



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 3 AUGUST  
2016

**Time:** 8.00 PM

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

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

## To Councillors on the Committee

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

**Published:** Tuesday, 26 July 2016

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*Putting our residents first*

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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held 21 June 2016 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

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

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	52 Bushey Road Ickenham  71297/APP/2016/529	Ickenham	One two storey 4-bedroom detached dwelling and one single storey 3-bedroom detached bungalow with associated off-street parking spaces, bin/cycle storage and amenity space and installation of vehicular crossover to front (involving demolition of garage to side/rear)  <b>Recommendation: Approval</b>	11 - 36  138 - 147
7	57 Copse Wood Way  24862/APP/2015/3571	Northwood	Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, 1 rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling (Additional information received).  <b>Recommendation: Approval</b>	37 - 62  148 - 159



8	11 Sandy Lodge Way 16948/APP/2015/4658	Northwood	Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover  <b>Recommendation: Approval</b>	63 - 80 160 - 168
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### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	227 Eastcote Road Ruislip 63116/APP/2016/2169	Eastcote & East Ruislip	Single storey rear extension and first floor side extension  <b>Recommendation: Approval</b>	81 - 92 169 - 179
10	Northwood Health & Raquets Club - 272/APP/2016/1562	Northwood	Variation of condition 14 (Operating Hours) of planning permission Ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts)  <b>Recommendation: Approval</b>	93 - 102 180 - 182
11	Land at Junction of Paddock Road 60595/APP/2016/2391	South Ruislip	Replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)  <b>Recommendation: Approval</b>	103 - 112 183 - 193

12	Breakspear Arms Pub 10615/APP/2016/1398	West Ruislip	Replacement of decking  <b>Recommendation: Approval</b>	113 - 122  194 - 198
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## **PART II - Members Only**

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

13	Enforcement Report			123 - 130
14	Enforcement Report			131 - 136

## **PART I - Plans for North Planning Committee**

137 - 198



**Minutes**

**NORTH PLANNING COMMITTEE**

**21 June 2016**

**Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge**

	<p><b>Committee Members Present:</b>                  Councillors John Morgan (Chairman), Jem Duducu, Jazz Dhillon, Ian Edwards, Raymond Graham, Henry Higgins, John Morse, John Oswell and Brian Stead.</p> <p><b>LBH Officers Present:</b>                  Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning and Enforcement), Syed Shah (Principal Highway Engineer), Nicole Cameron (Legal Advisor) and Jon Pitt (Democratic Services Officer).</p>
<p>16.</p>	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Eddie Lavery, with Councillor Brian Stead substituting, from Councillor Manjit Khatra with Councillor Jazz Dhillon substituting and from Councillor Duncan Flynn with Councillor Ian Edwards substituting.</p>
<p>17.</p>	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
<p>18.</p>	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 31 MAY 2016</b> (<i>Agenda Item 3</i>)</p> <p><b>Resolved: That the minutes of meeting held on 31 May 2016 be agreed as accurate.</b></p>
<p>19.</p>	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>No matters had been notified in advance or were urgent.</p>
<p>20.</p>	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all agenda items were Part I and would, therefore, be heard in public.</p>

21.	<p><b>53 PINN WAY, RUISLIP - 1244/APP/2016/342</b> (<i>Agenda Item 6</i>)</p> <p><b>Two storey rear extension, part single storey rear extension and two single storey side extensions involving demolition of existing side structures.</b></p> <p>Officers introduced the application, noting that the application had previously been deferred from the meeting held on 31 May to enable a site visit to be undertaken. Two letters and a petition had been received in relation to the application.</p> <p>The single storey rear extension would have a width of 15 metres, a part pitch and part flat roof to a maximum height of 3.4 metres and would project beyond the original rear of the dwelling at a depth of 5.5 metres. The proposals were considered to be acceptable and were recommended for approval. Members were also referred to the addendum sheet that had been circulated.</p> <p>There was no petitioner, applicant or agent present to speak in relation to the application.</p> <p>A Member stated that it had been agreed previously that a shading diagram would be provided to the Committee in relation to the proposals and that this had not been provided.</p> <p>The recommendation for approval was proposed, seconded and upon being put to a vote, was agreed by 8 votes for to 0 votes against, with 1 abstention.</p> <p><b>Resolved: That the application be approved, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.</b></p>
22.	<p><b>LAND TO THE REAR OF ROBINS HEARNE &amp; LITTLEWOOD DUCKS HILL ROAD, NORTHWOOD - 41674/APP/2015/2100</b> (<i>Agenda Item 7</i>)</p> <p><b>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)</b></p> <p>Officers introduced the application which was for outline planning permission for four houses. Only the means of access to the site and site layout was currently under consideration. It was noted that plans showing the siting and floor plans of the houses were only indicative. The application site lay within the 'Developed Area', as identified in the Hillingdon Local Plan: Part One and also lay within an Archaeological Priority Area.</p> <p>The local street scene was primarily residential in character and comprised mainly of two storey detached dwellings. Therefore, the proposals were considered to be in keeping with the character of the area. The application involved the development of garden land and although this would normally be unacceptable, the proposals needed to be considered in the context of other developments that had taken place in the area. There was no policy in place to prevent the development of garden land where this was in keeping with other development in the local area. There were developments close to application site where garden land development had already taken place.</p> <p>The Committee was advised that the site already had an extensive number of trees on it. Approval of the application was recommended.</p> <p>A petition had been submitted in objection to the application. In accordance with the</p>

Council's Constitution, the petitioner addressed the meeting and made the following points:

- The petitioners represented ten out of eleven houses in the particular section of the street relevant to the application.
- The officer report suggested that previous applications should be taken into account. The petitioners were not aware whether it was the first time that such an application had been considered by the Committee, but it was the first time that such a significant number of residents in the immediate area had objected.
- Petitioners were not experts in planning matters, but they were experts on the local area and had direct personal experience in relation to traffic levels, access and parking issues. Other developments in the area were also having an impact and were reducing the availability of parking.
- The proposals were considered to be too intensive for the location and were out of character with the area.
- Traffic was the main concern of the petitioners. The presence of four houses on the site would make it impossible for the applicant to accommodate adequate on street parking. It was unclear whether eight or 12 parking spaces would be provided. Traffic problems in the close would also increase. The street was too narrow to accommodate extra parking and even pavement parking was likely to obstruct HGVs and emergency vehicles.
- Extra visitor parking would push resident parking 100 yards towards the public highway. This would restrict access to the road. There would also be increased traffic noise and pollution.
- The Committee was asked to reject the application.
- In the event of future applications taking place at the site, it would be appreciated if the procedures for notifying residents could be re-visited.

In response to questions from the Committee, the petitioner further explained the difficulties that larger vehicles faced in accessing the road.

Members expressed unease about the application as it was felt that it was not clear what precisely the Committee was being asked to determine. This was due to the officer report specifying that the application was an outline planning application for access and layout with some matters reserved. Officers advised that the Committee was being asked to determine the principal of the development and showed Members the plans that they would be approving. The more detailed floor plans were not currently for determination and were subject to change. Details of the building elevations and designs had not been provided.

Members would be approving the principal of four dwellings on the site in a specific formation. Planning policies that had changed or entered into force since previous permissions had been granted at the site in the early 2000's had been reviewed. These included policies relating to back garden development within the London Plan, The National Planning Policy Framework and the Council's own policies. The impact that these changed policies had on the officer recommendation had been considered. The general view was that back garden or back land development would be unacceptable. However, consideration needed to be given to the character of the area. In relation to the application under consideration, officers had concluded that the area already had a considerable amount of back land development and therefore, approval had been recommended.

Committee Members expressed concern that approval of the in principle development could make it difficult to refuse future applications at the site. It was considered that the

proposed development of plots 3 and 4 would not be in keeping with the character of the area. The development was back land development and was out of character with the area. In view of this, it was proposed that the Committee should go against the officer recommendation and refuse the application.

It was noted that a similar development in Jackets Lane had recently been considered by the Committee and it was considered that the application under consideration amounted to too much development in the area. Access to the road and the limited turning space for vehicles was a cause for concern as was the potential for overlooking onto neighbouring properties. Approval of the development would contribute towards giving the area a new character, which was then likely to be exploited by future applications. The Council's back land policy was against the development of such land and it was felt that this principle should be upheld.

Officers confirmed that there were not considered to be highways reasons for refusing the application as the proposals met the Council's parking standard. In addition, refuse vehicles would not necessarily have to access the road immediately adjacent to the proposed four properties in order to be able to service them.

It was agreed that the precise wording for the refusal reasons would be agreed outside the meeting and that these would primarily relate to the fact that the application was back land development.

It was agreed to overturn the officer recommendation and to refuse the application. The proposal for refusal was proposed, seconded and upon being put to the vote, was agreed unanimously.

**Resolved: That the application be refused and that authority be delegated to the Head of Planning and Enforcement to agree the wording of the reasons for refusal in conjunction with the Chairman and the Labour lead.**

23. **68 RAISINS HILL, EASTCOTE - 62664/APP/2016/831** (*Agenda Item 8*)

**Two storey side extension and single storey rear extension involving demolition of garage to side.**

Officers introduced the application, which was for an extension to an existing two storey, semi-detached property located on the east side of Raisins Hill. The property was within the Raisins Hill area of special local character. Six letters and a petition had been received in objection to the proposals. The main issues for Members to consider were the impact on appearance and character of the existing property and the street scene and the impact on adjoining occupiers.

The Council's supplementary planning document on residential extensions set out the standards for these aspects. This document required that two storey side extensions for semi detached properties should be set in from the boundary of neighbouring properties by at least one metre and should be set back at least one metre from the main roof elevation, set below the main ridge by at least half a metre and should not be more than half to two thirds the width of the original property. The proposed extension would be set in by more than one metre from the boundary with the neighbouring property, set back from the front elevation by one metre, would have a roof set below the main ridge by half a metre and was not more than half or two thirds of the main width of the original property. Therefore, the two storey side extension would be in full compliance with the Council standards. In relation to the single storey rear extension,



the Council standards required that the depth should not exceed 3.6 metres and the maximum height should not exceed 3.1 metres, for a flat roof. The proposed single storey rear extension also complied with Council policies.

The proposals were not considered to impact unduly on the character and appearance of the existing property or the street scene. Both of the adjoining properties had been extended at ground floor level and in one case, also at roof level. The proposed extensions at the application site did not go beyond the extensions at the adjoining properties. The application was recommended for approval.

A petition had been submitted in objection to the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:

- The application proposed the conversion of a three bedroom, one bathroom house into a five bedroom, three bathroom house.
- The extension would be of a significant size, with a 74% increase in frontage and a 100% floor area increase. It would be an overdevelopment for the area that would not harmonise with the existing street scene.
- There would be an impact on the street scene and on the area of special local character and the property would be unbalanced when compared to the adjoining semi-detached property.
- It was considered that a number of policies of the Hillingdon Local Plan could be cited as possible reasons for refusal of the application. These included policies BE5, BE13 and BE19.
- The view over the single storey level would erode the area of special local character. The Planning Inspector had considered that the views into back gardens formed part of the setting of an area of special local character as part of an appeal decision in relation to number 2 Raisins Hill.
- The point of the Area of Special Local Character was to try to preserve the character of the area, as it stood. It was questioned what the purpose was of such an area if the development was to be permitted anyway.
- A drainage channel passed directly under the proposed two storey extension. Flood prevention was an important civic amenity for residents. The planning authority had a duty of care to residents with regard to this matter.
- As a compromise, the Committee could consider restricting the development to a single storey extension.

In response to a Member question which asked whether there had been similar developments to the proposals in the vicinity of the application, the petitioner stated that a similar extension had been proposed at number 41 Raisins Hill around two years ago. This had been rejected and subsequently rejected at appeal.

In accordance with the Council's Constitution, the applicant addressed the meeting in response to the petitioner and made the following points:

- The proposed extension rejected at number 41 Raisins had been different to the type of extension currently under consideration and there was another property in the area that already had a similar extension.
- The applicant had lived in the area for 38 years and had moved to their current house two years ago. Their children were settled into the area and there was a good community spirit.
- The applicant's architect had sought to ensure that the plans were sympathetic

to and complemented the area of special local character.

- It was stated that the proposals were sensitive to the existing street scene and were subordinate to the host property.
- None of the applicant's neighbours had raised objections directly to the applicant. Many of the immediate neighbours had expressed surprise that there had been objections to the application.
- It was proposed that existing bricks from the garage, which was to be demolished, would be reused for the extension to ensure that the appearance of the extension was similar to that of the existing property.
- The proposals would enhance the appearance of the property and result in it becoming a benchmark for others looking to improve their properties.
- Loss of light was not an issue as only one property could be affected and the proposed extension would be further in from the applicant's property boundary than the existing garage that was proposed for demolition. The residents of this neighbouring property supported the proposals.
- Flood risk would not be increased by the proposals. The applicant would be liable for repairs in the event that the culvert on their land was damaged. Discussions had taken place with Thames Water to ensure that the impact of the development was minimised.
- It was requested that the Committee approve the application.

In response to a Member question, the applicant confirmed that they had access to the culvert and that it did not have a cover.

Officers advised that the area of special local character had been recently designated. The designation of an area as having special local character did not necessarily prevent development, which would need to respect the character of the property and the spacing around the property. The design of the extension proposed was in character with the property and the setbacks from the boundary were in compliance with what was normally required in a conservation area.

The possibility of a site visit was discussed. This would be in order to consider how the view would be affected by the proposals.

Members raised some concerns due to the fact that the property was in an area of special local character. However, on balance, given the separations of existing properties in the area, the extension was not considered to cause sufficient detriment for it to be rejected. It was considered that the proposals were in character with the local area and complied with policy and on that basis, they agreed with the officer recommendation for approval.

Officers advised that a condition could be added to request that material samples be provided in advance of construction taking place in order to help ensure that the appearance of the extension matched the existing dwelling. There could be no guarantee of the condition of existing materials if material from the demolished garage was reused. Adding a condition in relation to providing a materials sample would help to overcome this issue.

The recommendation for approval was proposed, seconded and upon being put to a vote, was agreed by 8 votes for to 0 votes against, with 1 abstention.

**Resolved: That the application be approved, subject to the conditions and informatives set out in the officer's report and subject to an amendment to approval condition number 3 to specify that the applicant must provide material**

	<p><b>samples and have these approved by the planning authority prior to building work being commenced.</b></p>
<p>24.</p>	<p><b>38 OAK AVENUE, ICKENHAM - 25891/APP/2016/409</b> (<i>Agenda Item 9</i>)</p> <p><b>Single storey front, side and rear extensions, raising and enlargement of roof to create a 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.</b></p> <p>Officers introduced the applications, which was for front, side and rear extensions for a detached bungalow. The proposal was to raise the height of the roof to allow for the conversion of the bungalow to a two storey dwelling. There would also be single storey front, side and rear extensions and the conversion of the roof to a habitable roof, which would include two rear dormers. A petition had been received in objection to the proposals. The main issues to be considered were the design and appearance of the development, its impact on the street scene and the impact on adjoining properties. The application site was located between a bungalow to the south and a two storey property to the north. Oak Avenue currently contained a mix of two storey houses and bungalows. Therefore, the principle of two storey buildings in the road was not disputed.</p> <p>The proposed front elevation reflected the design of other two storey properties in the street and the appearance was considered to be in keeping with the area. The depth of the proposed extensions would not breach the 45 degree line of sight from the nearest habitable window of the neighbouring property. There were no windows in the side elevations of either of the two neighbouring properties. The proposed extension would extend beyond the rear elevation of adjoining properties by one metre at single storey level, so would not impact on either of these properties. The dormer windows complied with Council standards. The proposals were not considered to have an adverse impact on the character of the property or the surrounding area or on the amenity of the adjoining properties. Accordingly, approval was recommended.</p> <p>A petition had been submitted in objection to the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> <li>• There had been a similar application for an extension at 34A Oak Avenue in 2003. This application had been refused by Committee and had been dismissed upon appeal. The refusal had been due to a lack of privacy.</li> <li>• A subsequent application that had included obscured windows had been refused in 2004. These decisions had set a precedent. Article 8 of the European Convention on Human Rights was quoted, which related to respect for one's private and family life.</li> <li>• In relation to the proposed crossover, the officer report stated that the proposed crossover would be installed on a residential road that did not have a significantly high influx of traffic or vehicular movement. However, there were already high traffic volumes in the morning and mid afternoon due to children being dropped off at a nearby nursery. A local cricket club also generated significant traffic on weekend afternoons.</li> </ul> <p>In accordance with the Council's Constitution, the applicant addressed the meeting in response to the petition and made the following points:</p> <ul style="list-style-type: none"> <li>• The application submitted had taken into account all relevant planning</li> </ul>

considerations and pre planning advice had been sought twice in order to minimise any objection from neighbours.

- Extension of the property would future proof it and it enable it to accommodate their children and grandparents who would be moving in.
- There had been a number of previous applications from other householders in the street which had contributed to an increase in traffic.
- The crossover would not cause any difficulties for neighbouring properties and would enable visitor parking to be accommodated.
- Upstairs windows overlooking neighbouring properties would be obscured.
- None of the neighbours to the right hand side of the applicant's property had objected to the proposals. All the objections had come from residents on the left hand side, who would be least affected by the proposals.

Members felt that there would be grounds to reject the proposals if the property was located between existing bungalows but as it was not, it was felt that there was no alternative but to approve the plans.

It was requested that where proposals would result in a change to the footprint of an existing property, that an overshadowing diagram be provided, even if this confirmed that there would be no overshadowing. Officers agreed that increased use would be made of overshadowing diagrams but noted that the application currently under consideration was not one where the provision of such a diagram was likely to assist Members.

The recommendation for approval was proposed, seconded and upon being put to a vote, was agreed unanimously.

**Resolved: That the application be approved, subject to the conditions and informatives set out in the officer's report.**

25. **PEMBROKE HOUSE, PEMBROKE ROAD, RUISLIP - 38324/APP/2016/407**  
(Agenda Item 10)

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

Officers introduce the application, which had been deferred from the Committee meeting held on 11 May 2016 to allow clarification of the differences between the current proposals, the previously refused scheme and the scheme that had been dismissed at appeal. These differences had been set out in detail within the officer report. The length of the building had been reduced by approximately 1.5 metres but the extent of the two storey element had been increased to 11.3 metres, compared to a previous length of 8.6 metres. The first floor of the scheme that had gone to appeal measured 8.51 metres, compared to the 11.15 metre measurement of the current application. The length of the ground floor had been reduced from 12.75 metres to 11.22 metres. The height of the building had been decreased by 200 millimetres and the location of the building had been re-sited. The parking layout had also been altered. The issues for the Committee to consider related to its design, appearance and siting.

The Committee's attention was drawn to comments made by the Planning Inspector who had considered the previous proposal to be out of keeping with the pattern of development in the area and that the design and location would be harmful to the character and appearance of the locality. The pattern of development of the current application was not considerably different to that refused by the inspector and the

	<p>impact on the conservation area and area of special local character had also not changed significantly. Accordingly, the application was recommended for refusal. Members were referred to addendum sheet circulated. This noted a letter received from the applicant's agent to the Committee Chairman, which had been circulated to the Committee and a proposed amendment to a refusal reason.</p> <p>In response to a Member question, officers advised that the building was currently proposed to be used as an office, but it was possible that use could be considered for another purpose.</p> <p>The Committee considered the two storey development proposed to be unacceptable for the location, especially as the length of the two storey element had been increased in comparison to the previous application.</p> <p>The proposal to refuse the application was proposed and seconded and upon being put to the vote, was refused unanimously.</p> <p><b>Resolved: That the application be refused for the reasons set out on the officer's report.</b></p>
26.	<p><b>8 WINDMILL HILL, RUISLIP - 68915/APP/2015/3776</b> (<i>Agenda Item 11</i>)</p> <p><b>Loft conversion with two side dormers and one rear dormer.</b></p> <p>Officers introduced the application, noting that the site had a long history of enforcement. The original design of the property was similar to adjoining properties. The applicant had altered the roof, which had been considered to be out of character with the area. Enforcement action had been taken as a result. There had been part compliance with the enforcement notice. The roof had been removed, but the original roof had not been fully reinstated as required by the enforcement notice.</p> <p>The application currently being considered was recommended for approval, although it was noted that it did not fully comply with the Council's standards. Officers confirmed that this was the first application received by the Council for a particular type of development at the property.</p> <p>The Committee was not satisfied with the appearance of the proposals and considered them to be out of character with the local area. It was considered that the Committee would not be meeting the Council's design standards by approving the application. It was also noted that the height of one of the dormers in terms of its distance from the roof ridge did not meet the Council's standards by half a metre.</p> <p>It was agreed to overturn the officer recommendation and to refuse the application. The proposal for refusal was proposed, seconded and upon been put to the vote, was agreed unanimously.</p> <p><b>Resolved: That the application be refused due to the design and appearance of the building being out of character with the local area and the impact of the dormers on the host property and on the surrounding area. It was delegated to planning officers to agree the precise wording of the reasons for refusal, in conjunction with the Chairman and Labour lead.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.45 pm.</p>

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These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655 or [democratic@hillingdon.gov.uk](mailto:democratic@hillingdon.gov.uk). 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** 52 BUSHEY ROAD ICKENHAM

**Development:** One two storey 4-bedroom detached dwelling and one single storey 3-bedroom detached bungalow with associated off-street parking spaces, bin/cycle storage and amenity space and installation of vehicular crossover to front (involving demolition of garage to side/rear)

**LBH Ref Nos:** 71297/APP/2016/529

**Drawing Nos:** 151224/01 - Location Plan  
151224/02 - Site Plan  
Design and Access Statement  
151224/04 Rev A  
151224/05 Rev A  
151224/06 Rev A  
151224/07 Rev A  
151224 / 08 Rev B Street Scene  
151224 / 03 Rev D

**Date Plans Received:** 10/02/2016      **Date(s) of Amendment(s):** 10/02/2016

**Date Application Valid:** 10/02/2016

### DEFERRED ON 14th July 2016 FOR FURTHER INFORMATION .

This application was deferred at the committee of the 14th July 2016 in order that further information relating to the impact of the development, particularly in relation to overlooking to Nos. 50a and 54, could be sought.

An amended site plan (reference 151224/03 Rev D) has been provided which shows the layout of the windows at first floor level in the proposed bungalow. A sight line taken at 45 degrees from the first floor bedroom window in the front of No. 50a does not, at distance of 21 metres, dissect either the rear facing first floor window or the side dormer window serving the rear bedroom in the proposed bungalow. On the basis of this clarification there would be no requirement for the rear facing first floor window of the bungalow to be obscurely glazed.

The report has been updated to include the additional conditions that were previously proposed under the Committee Addendum Sheet. These relate to obscure glazing for any windows in the side elevations of the proposed two storey dwelling, obscure glazing for the central dormer window on the proposed bungalow, the provision of suitable sight lines for the proposed crossover, and the closure of the existing vehicular access and associated reinstatement of the footway.

#### 1. SUMMARY

This application proposal seeks planning permission for the demolition of the existing single storey detached bungalow on the site and erection of a two storey 4-bedroom detached dwelling and a single storey 3-bedroom detached bungalow with associated off-street parking spaces, waste bin/cycle storage and amenity space, and installation of vehicular crossover to front (involving demolition of garage to side/rear).

The application has been referred to the Planning Committee because of the receipt of a

petition and representations from local residents.

Notwithstanding the location of the application site in a prominent corner plot junction, it is considered that the proposed development by reason of its acceptable design, scale, form, proportions and footprint, would not constitute over-development of the site, and it would not constitute an over-dominant, obtrusive and/or overbearing impact on the character, appearance and visual amenities of the Bushey Road and Chiltern Close streetscenes.

The proposed new dwellings on the site would not cause any detrimental impact on the residential amenities currently enjoyed at adjacent properties in the immediate locality, in respect of natural light, outlook, overshadowing and visual intrusion. There are no privacy issues arising and adequate separation distances are proposed to avoid direct overlooking of adjacent properties to the sides and rear.

Satisfactory living environments would be provided for potential future occupants of the proposed dwellings in the form of internal floorspaces that exceed minimum required space standards, as well as adequate usable rear garden amenity spaces.

The proposed off-street parking provision with new associated vehicle crossover in a central position, is acceptable and would not be likely to result in a demand for additional on-street parking for occupants of the proposed dwellings. The new crossover and off-street parking would not have any adverse implications for general highway and pedestrian safety in the locality given the provision of appropriate visibility splays, and adequate soft-landscaping would be provided in the front gardens to ensure the preservation of the appearance of the streetscenes.

For these reasons, the application is recommended for approval.

## 2. **RECOMMENDATION**

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

#### **1 COM3 Time Limit**

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

#### **REASON**

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

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 151224/01 and 151224/02 (Received on 10/02/2016) and 151224/03 Rev B, 151224/04 Rev A, 151224/05 Rev A, 151224/06 Rev A, 151224/07 Rev A and 151224/08 Rev A (Revised and received on 21/04/2016), and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

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

#### **3 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the

development shall be constructed in accordance with the approved details and be retained as such.

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

#### REASON

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

#### **4 NONSC Non Standard Condition**

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

##### a) Suds features:

- i. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan (2015). Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards (safe access and egress must be demonstrated).

##### b) Receptors:

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. identify vulnerable receptors, i.e WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

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

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

##### d) Long Term Management and Maintenance of the drainage system:

- i. 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,

remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

e) During Construction:

i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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 to ensure the development does not increase the risk of flooding in accordance with Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 5.12 (Flood Risk Management) of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 (Sustainable Drainage) of The London Plan (2015) and conserve water supplies in accordance with Policy 5.15 (Water use and supplies) of The London Plan (2015).

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

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

##### 1. Details of Soft Landscaping

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

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

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

##### 2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

##### 3. Schedule for Implementation

##### 4. Other

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

4.b Proposed finishing levels or contours

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

#### REASON

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

#### **6 RES14 Outbuildings, extensions and roof alterations**

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

**REASON**

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7 HO5 No additional windows or doors**

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

**REASON**

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

**8 HO6 Obscure Glazing**

The windows in the first floor side elevation of the two storey detached dwelling facing No. 54 Bushey Road and the single storey detached dwelling hereby approved, as well as the dormer windows in the northern side roofslope of the single storey detached dwelling hereby approved, 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).

**9 COM6 Levels**

The bungalow property hereby approved shall not exceed a maximum height of 5.8 metres.

**REASON**

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

**10 HO6 Obscure Glazing**

The first floor window in the east facing, rear elevation of the bungalow hereby approved 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)

**11 H11A Visibility Splays**

Unobstructed sight lines above a height of 0.6 metres shall be maintained on both sides of

the repositioned access and new shared vehicular crossover for site, for a distance of at least 2.4m in both directions along the back edge of the footway.

**REASON**

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

**12 H12 Closure of Existing Access**

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policy AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management 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
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units



H5	Dwellings suitable for large families
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 5.16	(2015) Waste self-sufficiency
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

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

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

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

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

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

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

### **5            12                    Encroachment**

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

form of encroachment.

## **6 15 Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

## **7 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://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**

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

Guidance on how alter a front garden appropriately can be found on the RHS website: <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening>

You should ensure that water from your front drive does not flow on to the Highway

otherwise enforcement action could be undertaken to ensure this is rectified.

### **3. CONSIDERATIONS**

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

The application site constitutes a corner plot on the eastern side of Bushey Road and on the northern corner of the junction of Bushey Road and Chiltern Close, a small residential cul-de-sac.

The site currently comprises a single storey detached bungalow in a central position, a carport to the southern side and garages/outbuilding farther to the southern side and rear. The properties in that immediate section of Bushey Road consist of a mix of detached bungalows, and two storey semi-detached and detached dwellings. The immediate adjacent property to the north of the application site is the two storey semi-detached dwelling at No. 54 Bushey Road, whilst the immediate adjacent property to the south (on the southern corner of the junction) is the single storey detached bungalow at No. 36 Bushey Road. The properties to the rear of the site on Chiltern Close, consist of both detached bungalows and semi-detached houses. Directly opposite the application site on the western side is the grounds of the Breakspear School.

The site is situated within the 'Developed Area' as identified in the adopted Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### **3.2 Proposed Scheme**

Revised plans have been submitted with this application, which seeks permission for the demolition of the existing bungalow on the site and erection of a two storey 4-bedroom detached dwelling and a single storey 3-bedroom detached bungalow with associated off-street parking spaces, waste bin/cycle storage and amenity space, and installation of vehicular crossover to front (involving demolition of garage to side/rear).

The proposed dwellings would front onto Bushey Road and they would have front elevations that maintain the established front building line on that section of the eastern side of the highway. The proposed two storey detached dwelling would be 7.5m high with a main pyramidal hipped roof, a front projection with lower pitch roof and front porch with pitch roof canopy. The detached dwelling would be 8m wide and 11m deep. The dwelling would maintain a gap to the northern boundary with the adjacent dwelling at No.54 by 1m to the front and 1.4m to the rear. The proposed single storey detached bungalow would be 8m wide, 11m deep and 5.8m high. The bungalow would have a gable pitch roof and feature three dormers with barn-hipped roofs and obscure-glazed windows in the northern side roofslope facing the proposed two-storey detached dwelling. The dormers would each be 2.7m wide, 1.85m high and 2.7m deep. The bungalow would maintain a gap of 1.45m to the southern boundary with the adjoining Chiltern Close highway.

Two off-street parking spaces would be provided for each dwelling in the front gardens, and new 0.6m high brick walls and a new 4.8m wide centrally positioned vehicular crossover would be provided at the back of the adjoining footpath. An existing crossover on the front boundary would be reinstated as part of the adjoining footpath. Storage for cycle spaces (two per dwelling) and waste bins (two per dwelling) would be provided inside the subdivided existing outbuilding at the rearmost part of the rear garden. Two doors in the existing 2m close-boarded fence along the rear boundary would allow access to and from

Chiltern Close to the rear. Two rear gardens of approximately 11m depth are proposed and they would comprise usable amenity areas of approximately 108.4 sq.m for the proposed two storey dwelling and approximately 76 sq.m for the proposed bungalow.

This application follows on from the refusal of permission for a previous application (reference 71297/APP/2015/3835), which was refused permission on 21/12/2015 for two, two storey, 4-bedroom semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover to front (involving demolition of the existing bungalow).

### 3.3 Relevant Planning History

71297/APP/2015/3835 52 Bushey Road Ickenham

2 x two storey, 4-bed, semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing bungalow

**Decision:** 21-12-2015 Refused

71297/PRC/2016/7 52 Bushey Road Ickenham

Demolition of existing detached dwelling and erection of 2 new detached dwellings

**Decision:** 12-04-2016 OBJ

#### Comment on Relevant Planning History

71297/APP/2015/3835 - Two, two storey, 4-bedroom semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover to front (involving demolition of the existing bungalow)

Decision: Refused on 21/12/2015.

Reasons for refusal:

i) The proposal by reason of its siting in this open prominent position would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

ii) The proposal would result in the provision of a crossover of excessive width which allied to its position and the fact that the parking layout would result in vehicles reversing onto the street very close to the junction with Chiltern Close would result in conditions that are detrimental to highway and pedestrian safety contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Following on from the refusal of permission for the above application, the applicant sought formal pre-application advice for a scheme similar to this application proposal (reference 71297/PRC/2016/7) on 12/01/2016. The applicant was advised that the proposal, based on the submitted plans and supporting documents could not be supported at application

stage, as it would result in an unacceptable impact upon the character and appearance of the street scene. The applicant was advised to change the crown roof design of the proposed two storey dwelling and the flat roof design of the dormers in the proposed bungalow. The applicant was also advised to reduce the bulk of the dormers and set in the bungalow further away from the southern side boundary with the Chiltern Close highway. The proposed parking layout and vehicular crossover would have to be amended to incorporate one shared crossover, at least one parking bay to be parallel with Bushy Road, re-instating of the existing vehicular crossover as part of the adjoining footpath, provision of pedestrian visibility splays with no obstruction over 0.6m high at the back of the footpath and to each side of the proposed vehicular access.

The plans submitted with this application proposal broadly reflect the pre-application advice given.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 5.16	(2015) Waste self-sufficiency
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

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

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

## **6. Consultations**

### **External Consultees**

13 neighbouring properties and the Ickenham Residents Area were consulted about the application by letter dated 12/02/2016 and a site notice was also displayed in the area on 22/02/2016.

A petition containing 37 signatures and objecting to the application has been received from local residents. 1 letter of support and 7 letters of objection have also been received from local residents. 1 letter of objection has also been received from the Ickenham Residents Association. The grounds of the objections are summarised below:

- Over-development
- Loss of existing bungalow and out of keeping with character of area.
- Over-dominance as a result of excessive height
- New vehicular crossover and parking spaces will remove available on-street spaces and result in additional traffic and parking problems in area
- Close proximity of new crossover to junction and to the adjacent School will constitute traffic hazard
- Visual impact on streetscene as a result of loss of street greenery
- Use of rear access for parking onto Chiltern Close
- Loss of sunlight/daylight and outlook



- Overlooking and loss of privacy

#### CASE OFFICER'S COMMENTS:

With regards to the objection about use of a rear access for parking on Chiltern Close to the rear, it should be noted that a rear vehicular access is not proposed. Access in the form of doors in the existing 2m high rear boundary fence would only be used as access to the cycle and waste bin storage at the rearmost parts of the rear gardens.

The grounds of the letter of support received are:

- Proposed vehicular crossover and parking will improve parking on that corner of Chiltern Close
- Proposal will visually improve the site, which is currently unsightly with various wooden outbuildings in the garden
- Existing traffic and parking problems are associated with the adjacent School.

Ickenham Residents Association:

This second proposal is still an over-development of the site to the detriment of the character and the visual amenities of the area and has failed to overcome the Council's first reason for refusal on 21.12.15, i.e. it would not retain sufficient gaps or spacing expected, which would result in a cramped form of development.

Local residents have contacted the Association with their concerns about this overdevelopment and point out that the closeness to Breakspear Road School is not even mentioned, which causes parking problems at present and would do so even more with the above proposal. We understand that the original bungalow houses 3 people at the moment, whereas the proposed developments could possibly house up to 11 peoples with relating traffic movements.

There is also concern about the proposed second exit at the rear of the property into Chiltern Close for bins and a cycle shed, which would lead to more traffic and community vehicle movements in this approach road.

We strongly object to this application and are completely in the hands of your Planning Team with their greater expertise and facilities, and trust they will take our points into consideration to arrive at the correct decision.

#### **Internal Consultees**

HIGHWAYS OFFICER - Initial Comments:

- The site has very poor public transport accessibility (PTAL=1a). Provision for two car parking spaces per dwelling complies with LBH maximum parking standards.
- The proposed layout of the car parking and vehicular crossovers should be amended to provide a single shared crossover and with at least one parking bay to be parallel with Bushy Road. Existing crossover should be reinstated as footway. Unobstructed pedestrian access to the dwellings should be maintained.
- Pedestrian visibility splays measuring 1.5m x 1.5m with no obstruction over 0.6m high, should be provided at the back of footway and to each side of the vehicular access.
- It is recommended that a low wall (600mm with pedestrian gates) be provided at the back of footpath, to each side of the crossover - so as to prevent vehicles manoeuvring over / across the adjacent footpath.

Subject to the above, there are no highway objections.

CASE OFFICER COMMENTS: The applicant has submitted a revised proposed car parking layout plan that satisfactorily addresses the requirements of the Highways Officers.

DRAINAGE OFFICER:

The minor development scheme sits on a plot that is shown to be "At risk of surface water flooding" on the Environment Agency (EA) Mapping. A suitable condition should be added to this decision, requiring the submission and approval of a scheme for the provision of sustainable water management prior to the commencement of any works.

TREES OFFICER:

The site is occupied by a bungalow on the east side of Bushey Road, at the junction with Chiltern Close, a small residential cul de sac. The bungalow is sited centrally within an exceptionally wide plot, with a driveway, car port and garage along the southern boundary and garden space to the front, rear and north side of the building. While the garden is well-established, there are no specimen trees or features of merit, which would constrain development.

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

Landscape Considerations:

- No trees or other landscape features of merit will be affected by the proposal.
- The proposal includes the provision of two off-street parking space, to the front of each house.
- Both houses will also benefit from having front gardens (approximately 50% front garden coverage).
- Bin and bike stores have been discretely sited in the rear gardens near the back boundary which has gated access to Chiltern Close.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATION: No objection, subject to the above observations and imposition of a condition in respect of the submission and approval of a soft/hard landscaping scheme (Condition code RES9).

WASTE DEVELOPMENT OFFICER:

Space is allocated for waste storage which is good practice. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are: -

- Weekly residual (refuse) waste - using sacks / bins purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Weekly green garden waste collection - three specially marked reusable bags (each approximately 80 litre capacity) provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags.
- Weekly collection of textiles provided - using specially marked purple tinted sacks
- Weekly collection of food waste for residents wishing to participate. Those in the scheme are provided with a 7 litre internal 'caddy' and a 23 litre external storage container.

The waste and recycling should be presented near the curtilage of the property on Bushey Road when it is the allocated collection day.

## **7. MAIN PLANNING ISSUES**

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

In terms of the principle of the proposed development, there is no material objection to the replacement of an already established residential use on the site, and which is within an established residential area.

The National Planning Policy Framework (NPPF) (2012) specifies that there is a presumption in favour of sustainable development, which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (Brownfield land).

Policy 3.5 of The London Plan (2015), specifies that 'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live'.

The application site currently comprises of a single storey detached bungalow, with garages/outbuildings to the side and rear, which constitute 'previously developed land'. There is a presumption in favour of residential development on previously developed (Brownfield) land subject to other material planning considerations.

Subject to normal development control criteria and having regard to The London Plan (2015) and the Council's policies and guidelines, it is considered that the proposal would provide an increase in smaller housing stock within the Borough and is acceptable in principle, as it would provide additional housing within an area of low public transport accessibility.

The proposal therefore accords with Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in that respect, and there are, in principle, no objections to the development of the site.

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

Policy 3.4 of The London Plan (2015) seeks to ensure that new development 'take into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

Paragraph 4.1 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. However, density is only one indicator for the acceptance of the scheme, and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable, as the application site does not comprise any statutorily or locally listed buildings, and is not situated within any Archaeological Priority Zone, Conservation Area or

Area of Special Local Character.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application. The site is not situated within the Green Belt.

**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.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Local Plan (Part Two) requires new developments within Areas of Special Local Character (ASLC) to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

Paragraph 4.27 of the Residential Layouts SPD specifies that careful consideration should be given to building lines, and that these should relate well to the existing street pattern. Paragraph 5.6 of the HDAS SPD gives specifies that corners and junctions typically provide a more complex set of constraints than simple lengths of streets, and will often require a more sophisticated approach. Corner sites are often highly visible and give an opportunity to create a strong landmark building up the quality of the urban character for the area as a whole.

The objections to the proposed development from local residents in respect of over-development, over-dominance (as a result of height), out of keeping with the character of the area and visual impact on streetscene greenery are noted.

It is noted that the application site is visually prominent on both the Bushey Road and Chiltern Close streetscenes, given that it is significantly wider and more spacious in area than several adjacent sites in the immediate locality. The central positioning of the existing bungalow dwelling further emphasises the considerable sense of open spaciousness particularly to the southern side boundary with the Chiltern Close highway. A key factor therefore in the assessment of this proposal is the level of reduction, in particular by the proposed bungalow dwelling, on this spaciousness of the site.

The proposed two storey dwelling would be set in from the northern side boundary by 1m at the nearest point and it would only be 0.5m higher than the closest adjacent dwelling to the north at No.54. Given that there would be a gap of 4.2m between the flank walls of the proposed dwelling and the dwelling at No.54, it is considered that this gap would be adequate to offset any visual and/or dominating impact on the streetscene arising from the 0.5m height differential between the proposed two storey dwelling and the dwelling at No.54. The proposed two storey dwelling would be narrower than the adjacent dwelling at No.54, and its pyramidal hipped roof form is such that it would not feature any unacceptable crown section, and it would be characteristic of the general hipped roofscape in the immediate locality. As such, the design of the proposed two storey dwelling is

considered acceptable and that it would not result in any detrimental impact on the Bushey Road streetscene.

There would be an acceptable gap of 2m between the proposed two storey dwelling and the proposed bungalow dwelling, with a 1m set-in of the dwellings from their respective southern and northern side boundaries. The siting of the proposed two storey dwelling to the north and proposed bungalow dwelling to the south is considered an acceptable setting, as this positioning would reflect the existing transition of the higher adjacent two storey dwellings to the north (with the closest being No.54) to the lower single storey bungalow dwellings on the application site and the adjacent dwelling to the south (across the intervening Chiltern Close highway) at No.36.

There is an existing single storey side extension on the adjacent dwelling to the south (across the intervening Chiltern Close highway) at No.36. This encloses the space between the original part of the building the access road to the properties to the rear in Chiltern Close. Any development therefore at number 52 that extends towards Chiltern Close would further reduce the remaining space and increase this sense of enclosure.

The previous application (reference 71297/APP/2015/3835) was refused (in part) due to the siting of the proposed dwellings resulting in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The set back from the side elevation of the house proposed under the previous application was 1.45 metres and the proposed bungalow would be set back from the southern side boundary by the same distance of 1.45 metres.

Previously the refused scheme proposed semi detached properties with a half hipped roof design very similar to that already evident at numbers 54 and 56, the half hip meaning that the eaves level along the southern boundary was 4.5 metres. In contrast, the bungalow now proposed has a pitched roof that slopes away from Chiltern Close and the eaves level proposed is much lower at 2.75 metres.

The height of the houses proposed under the previous scheme was 6.9 metres to the ridge and the half hipped design meant the the full height of the roof was set away from the edge of the site by 4.3 metres. The pitched roof of the proposed bungalow is shown as 5.8 metres high. The overall impact of the roof further reduced as it is hipped away from Chiltern Close. The apex of the ridgeline is set 5.5 metres away from the edge of the site. The height of the overall building can be conditioned to ensure it remains as shown on the plans.

It is considered that the gable pitch roof design of the proposed bungalow dwelling is acceptable, and the proposed dormers to the northern side roofslope would not constitute a precedent on the streetscene, given the existence of front, side and rear dormers in neighbouring properties in the area. Paragraph 7.7 of the Council's adopted HDAS Residential Extensions (December 2008) specifies that 'a dormer window or roof extension must be constructed in the centre of the roof face. Paragraph 7.8 specifies that as a guide, any roof extension to a detached dwelling house should be set at least 1m below the ridge level, at least 1m above the eaves level and at least 1m from the sides of the roof. The scale, bulk and design of the proposed side dormers are such that it is considered they would constitute proportionate additions to the proposed bungalow dwelling, and be sufficiently contained within the northern side roofslope. The 'barn-style' hipped roofs of the side dormers are such that they would visually relate well with the characteristic pitch roof design of dormers in neighbouring properties, and ensure the breakup of the massing of



the proposed bungalow dwelling. It is therefore considered that the proposed dormers would compliment and harmonise with the character and appearance of the streetscenes and wider area.

The scale and design of the proposed rooflights in the proposed bungalow dwelling are considered acceptable, and it is also helpful to note that both the proposed two storey dwelling and bungalow dwelling would incorporate fenestration and design features that are characteristic of the immediate locality.

The bungalow is not positioned any further away from the site boundary than the previous application which was refused on the basis of its erosion of space. However, this current scheme is both lower in overall height and lower to the eaves. In addition the orientation of the roof means that the roof slopes away from Chiltern Close. There would continue to be a greater visual impact of the proposed development over and above the existing bungalow on the site. However, this impact is now less than that represented on the previously refused application. On balance it is considered that these factors in combination are sufficient to overcome the previous reason for refusal.

The proposal is therefore considered to accord with the design objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the advice contained within the HDAS SPDs: Residential Layouts and Residential Extensions.

#### **7.08 Impact on neighbours**

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new buildings should not result in the loss of sunlight or loss of residential amenity. Policy BE20 specifies that 'buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded'. Policy BE21 specifies that 'planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Paragraph 4.11 of the Residential Layouts HDAS gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The objections from the local residents in respect of loss of light, outlook, overlooking and loss of privacy are noted.

The proposed dwellings would not directly back onto any neighbouring dwellings, and their rear garden boundaries would back onto a turning head area on Chiltern Close. The relationship with the adjacent dwelling to the north at No.54 is not unusual, given that it would be sited in a linear street of dwellings. The proposed two-storey detached dwelling will be set in 1m and 1.4m from the side boundary with the adjacent dwelling at No.54, and would project beyond the rear wall of that adjacent dwelling by 2.4m. The submitted plans demonstrate that the proposed two storey dwelling would not breach any 45 degree line of sight from the nearest edges of the closest rear facing windows (ground and first floors) at the dwelling at No.54, therefore ensuring there would be no form of overshadowing or loss

of light and outlook for the occupiers at No.54.

The distance between the rear of the proposed two storey dwelling and the western side elevation of the closest neighbouring property to the rear, No. 50A Chiltern Close, is approximately 13.9m. It should be noted that it is not the same type of building relationship that applies with the 15m HDAS guideline as the buildings are not parallel to one another. The side elevation of the dwelling at No.50A would have a north-eastern orientation in relation to the rear of the proposed dwelling. The western side elevation of the dwelling at No.50A does not consist of any habitable room windows. The first floor rear windows of the proposed dwelling would only look directly onto the front drive of No.50a and not directly into any habitable rooms. Oblique views could be possible from the first floor window in the rear, eastern facing, window of the bungalow. To address this, it is recommended that an obscure glazing condition be imposed on any approval granted.

The proposed two storey dwelling would feature first floor windows in its northern and southern flank walls, which would serve non-habitable rooms. It is however considered expedient to recommend a condition to ensure that these windows are permanently obscure-glazed and non-opening from a height of 1.8m below the finished floor level of those rooms.

The proposed bungalow dwelling would have no adverse implications for residential amenities at the closest adjacent dwelling to the south at No.36, given the intervening Chiltern Close highway. The distance between the front elevation of the dwelling at No. 50A Chiltern Close to the rear and the rear elevation of the proposed bungalow would be approximately 21m, which complies with the guidance in paragraph 4.12 of the HDAS SPD. It has been considered that the 1m separation of the proposed bungalow from its northern side boundary with the proposed two storey dwelling is acceptable, and the proposed side dormers would be obscure-glazed. Even though two of the side dormer windows would serve habitable rooms, these dormer windows would constitute secondary openings for these habitable rooms.

It is considered therefore that the proposed development would be unlikely to result in any adverse impact on the residential amenities currently enjoyed by the occupiers of adjacent properties. Accordingly, in this regard, the proposed development would comply with the guidance contained in Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the Residential Layouts HDAS SPD.

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

Policy 3.5 of The London Plan (2015) specifies that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and the Mayor of London has adopted them as the Housing Standards Minor Alterations to The London Plan (March 2016). Table 3.3 of the adopted standards specify that for a two storey 4-bedroom 8 people dwelling, the required minimum gross internal area should be 124 sq.m, whilst it should be a minimum gross internal area of 102 sq.m for a two storey 3-bedroom 6 people dwelling.

The proposed two storey dwelling would consist of 4 bedrooms, whilst the proposed detached bungalow dwelling would consist of 3 bedrooms. The total internal area for the proposed two storey detached dwelling would be approximately 176 sq.m, whilst the total internal area for the proposed bungalow would also be approximately 176 sq.m. These provided floor areas would therefore significantly exceed the required minimum floor areas specified in the space standards, and ensure the proposed dwellings constitute satisfactory living environments for potential future occupiers.

The submitted plans show that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with the standards in the Mayor of London's Housing SPG (December 2012) and the Housing Standards Minor Alterations to The London Plan (March 2016).

#### External Amenity Space

The Residential Layouts and Residential Extensions HDAS SPDs give guidance that for a:  
· 3 bedroom house, at least 60 sq.m of private amenity space should be provided, and for a  
· 4 or more bedroom house, at least 100 sq.m of private amenity space should be provided.

The submitted plans show that the proposed two storey detached dwelling, which would consist of 4 bedrooms, would have approximately 108.40 sq.m of private rear garden space. The proposed detached bungalow dwelling, which would consist of 3 bedrooms, would have approximately 76 sq.m of private rear garden space.

Therefore the proposed development complies with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in respect of the provision of adequate usable amenity space.

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

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

Policy AM14 specifies that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards, which states that a maximum of 2 spaces should be allocated per dwelling.

The objections from local residents in respect of parking and traffic problems and hazard as a result of the siting of the new vehicular crossover in close proximity to the Breakspear School is noted.

The submitted plans show that each of the proposed dwellings would have 2 off-street parking spaces in their front gardens, and these spaces would be arranged in parallel and at right angles to the highway. The Council's Highways officer has not raised any objection in this regard, as the arrangement would allow for ease of passage and safe manoeuvrability of vehicles within the curtilages of the sites. Therefore, it is considered that the proposal would be unlikely to result in an increase in the demand for additional on-street parking to the extent that this would be prejudicial to both pedestrian and highway safety in the immediate vicinity. Storage for two cycles per dwelling is provided in the outbuilding in the rear gardens, which complies with the Local Plan and The London Plan standards.



It is also instructive to note that the existing vehicular crossover, which is sited very close to the junction with Chiltern Close, would be blocked off and re-instated as part of the adjoining footpath. Furthermore, the sole new crossover proposed would be sited further away from that junction and have a central positioning. The Highways Officer has not raised any objection to the width of the crossover and associated visibility splays, and the 0.6m high low-level walls provided along the front boundary would not be obstructive, and help guard against any overhanging of vehicles onto the adjoining footpath.

Given the above considerations, the proposal would provide adequate and sustainable transport/parking facilities within the site, and it would not be detrimental to highway/pedestrian safety in the immediate locality, thereby compliant with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

#### **7.11 Urban design, access and security**

It has been considered that the proposed development would incorporate a level of design that would not detract from the preservation of the character and appearance of both the Bushey Road and Chiltern Close streetscenes.

The proposed development would incorporate an acceptable level of accessibility and it would feature entrances and openings to the primary front elevation, which look out towards the Bushey Road highway, and ensuring that natural surveillance of the proposed dwellings from the highway is maintained.

#### **7.12 Disabled access**

Policy 3.5(c) of The London Plan requires all new homes to be built to Lifetime Homes standards. However, the new national standards, which comprise of new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specifies that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

Policy 3.5(d) of The London Plan requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. From October 2015, the new national standards specifies that this should be interpreted as requiring ten per cent of new housing to meet Building Regulation M4(3) - 'wheelchair user dwellings'.

The proposal incorporates only two new dwellings and as such, they do not constitute 'Wheelchair User dwellings'. The requirements of Part M4(3)4 is therefore not applicable in this regard. The submitted plans show the provision of adequate corridor/lobby/door opening widths and bathroom furniture layouts, which can enable bathrooms to be used as wet rooms in future, as well as the provision of level threshold access to the primary ground floor front entrance doors. As such, it is considered that the dwellings have been designed to Part M4(2)3, as set out in Approved Document M to the Building Regulations 2015, and comply with the requirements of Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 3.5 and 3.8 of The London Plan (March 2015) in this regard.

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

Not applicable with this applicable.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies seeks the protection and retention of existing trees and landscape features of merit, and considers

where appropriate the provision of additional landscaping as part of a proposed development.

Presently, there are no trees of any high amenity value within the site. Even though four off-street parking spaces with associated hardsurfacing are proposed within the front gardens of the two proposed dwellings, the Council's Trees Officers have commented that the proposal has made provision for additional soft landscaping and planting with more than 25% coverage of the front gardens. The Trees Officers has however recommended a suitable condition to ensure the implementation of a landscaping scheme, which would ensure an attractive and complementary appearance of the dwellings on the streetscene.

This would help ensure compliance with the requirements of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposal incorporates residential development for single family occupancy, and there would be adequate scope within the curtilages and rear gardens of the sites for the secure storage of domestic waste (refuse and recycling).

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

Not applicable to this application.

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

The Council's Flood and Water Management Officer has commented that the site is situated on a plot, which is shown to be "At risk of surface water flooding" on the Environment Agency (EA) Mapping. The Officer has therefore recommended the addition of a suitable condition to this decision, requiring the submission and approval of a scheme for the provision of sustainable water management prior to the commencement of any works.

This would help ensure compliance with the requirements of Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 5.12, 5.13 and 5.15 of The London Plan (March 2015).

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

There are no adverse noise or air quality issues to address as part of this application proposal.

The proposed development would not result in an over-intensification of the established residential use of the application site.

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

The representations (objection and support) from local residents in form of a petition and letters have been discussed extensively above in the main section of this report.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

COMMUNITY INFRASTRUCTURE LEVY

The total CIL liability has been calculated as £33,440.00

## **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**

Notwithstanding the location of the application site in a prominent corner plot junction, it is considered, on balance, that the proposed development by reason of its acceptable design, scale, form, proportions and footprint, would not constitute over-development of the site, and it would not constitute an over-dominant, obtrusive and/or overbearing impact on the character, appearance and visual amenities of the Bushey Road and Chiltern Close streetscenes.

The proposed new dwellings on the site would not cause any detrimental impact on the residential amenities currently enjoyed at adjacent properties in the immediate locality, in respect of natural light, outlook, overshadowing and visual intrusion. There are no privacy issues arising and adequate separation distances are proposed to avoid direct overlooking of adjacent properties to the sides and rear.

Satisfactory living environments would be provided for potential future occupants of the proposed dwellings in the form of internal floorspaces that exceed minimum required space standards, as well as adequate usable rear garden amenity spaces.

The proposed off-street parking provision with new associated vehicle crossover in a central position, is acceptable and would not be likely to result in a demand for additional on-street parking for occupants of the proposed dwellings. The new crossover and off-street parking would not have any adverse implications for general highway and pedestrian safety in the locality given the provision of appropriate visibility splays, and adequate soft-landscaping would be provided in the front gardens to ensure the preservation of the appearance of the streetscenes.

As such, the proposal is considered to comply with Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts.

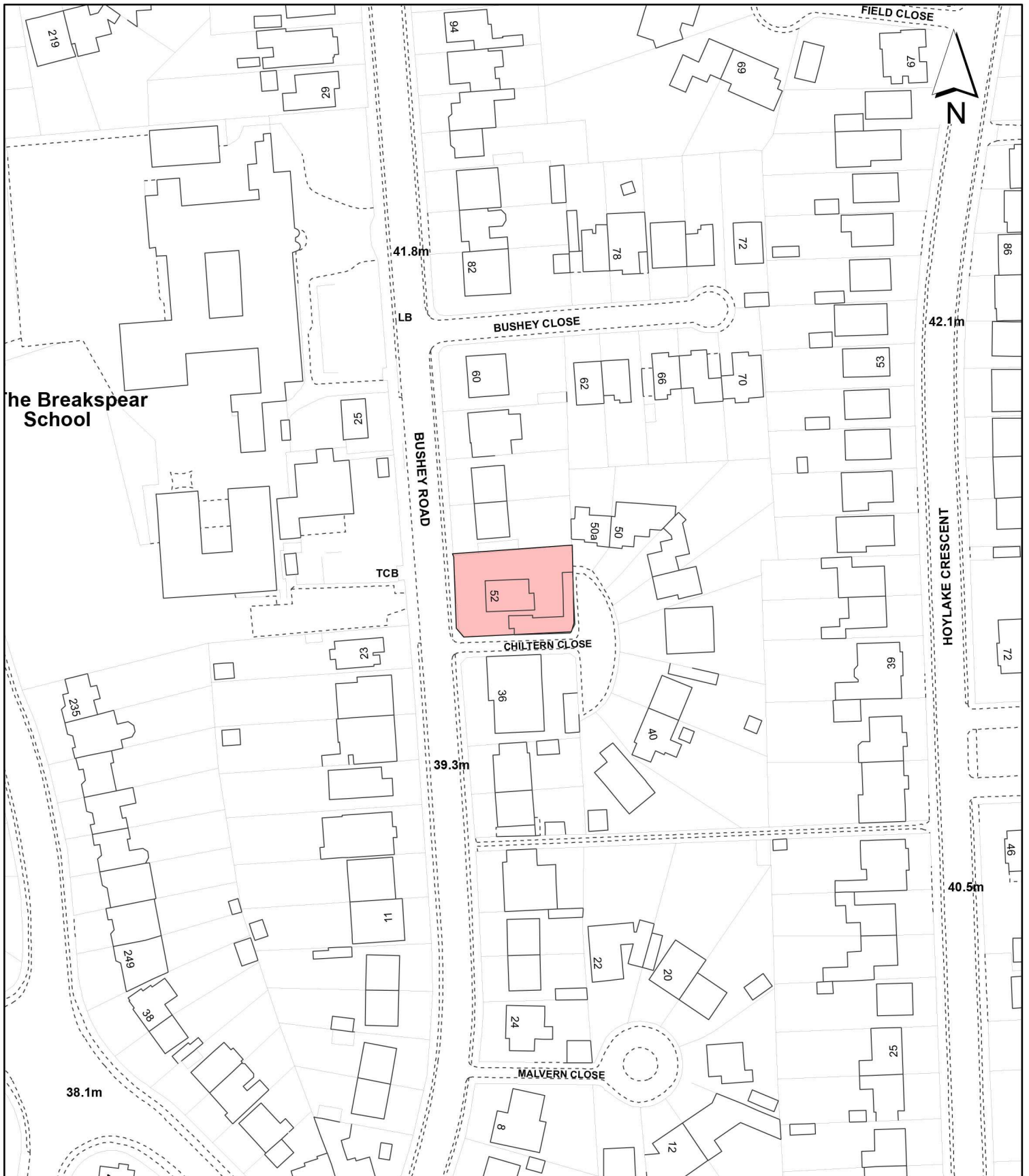
## **11. Reference Documents**

The London Plan (2015).  
Hillingdon Local Plan Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Mayor of London's Housing Supplementary Planning Guidance (November 2012)  
Housing Standards Minor Alterations to The London Plan (March 2016)  
Parking Standards Minor Alterations to The London Plan (March 2016)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Victor Unuigbo

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**52 Bushey Road  
 Ickenham**

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

Planning Application Ref:

**71297/APP/2016/529**

Scale:

**1:1,250**

Planning Committee:

**North** Page 35

Date:

**August 2016**



**HILLINGDON**  
 LONDON

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# Agenda Item 7

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

**Address** 57 COPSE WOOD WAY NORTHWOOD

**Development:** Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, 1 rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling (Additional information received).

**LBH Ref Nos:** 24862/APP/2015/3571

**Drawing Nos:** Location Plan  
Site Layout Trees  
Location Plan (1)  
Design and Access Statement  
Tree Survey  
Bat Survey Report  
15503-S1  
15503-F1  
669/03 Rev A  
669/01 Rev C  
669/02 Rev D  
669/11 Rev D  
Shadow Analysis prepared by Right of Light Consulting dated 20/07/16  
669/15 (Street Elevations Existing and Proposed)  
Overshadowing to Gardens and Open Spaces Study, prepared by Right of Light Consulting dated 17/06/16

<b>Date Plans Received:</b>	24/09/2015	<b>Date(s) of Amendment(s):</b>	21/07/2016
<b>Date Application Valid:</b>	05/10/2015		05/10/2015
			23/06/2016
			24/09/2015
			13/07/2016

### **DEFERRED ON 31st May 2016 FOR SITE VISIT .**

This application was deferred from the Council's North Planning Committee on 31st May 2016 to enable a site visit to be carried out by Members and to allow an overshadowing diagram to be provided to inform the Committee's future deliberations.

The applicant has now provided an 'Overshadowing to Gardens and Open Spaces Study' and a 'Shadow Analysis.' Furthermore, the street elevation drawings have been provided at a larger scale to enable them to be more clearly presented to Committee. These further drawings merely seek to better explain the proposed development and no alterations have been made to the proposal.

The late objections highlighted in the 31st May Committee addendum sheet are now summarised in part 6 of this report. Furthermore, since that Committee an additional 40 signature petition and four additional responses have been received, which are also summarised in part 6 of this report. Residents have been consulted on the additional information which has been provided and the consultation period expires on 31st July. Any further comments received will be reported to Committee by way of an addendum.

## 1. SUMMARY

This application proposes the demolition of the existing dwelling on the site and the erection of a replacement two storey, 5-bedroom, detached dwelling in similar siting with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to the rear.

The application has been referred to the Planning Committee because of the receipt of a petition and representations from neighbouring residents.

The proposed development, by reason of its design, scale, siting, form, proportions and footprint, is not considered to have a detrimental impact on the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate Area of Special Local Character. It is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent occupiers or on general highway/pedestrian safety. As such, the proposal is considered to comply with Policies BE5, BE6, BE13, BE19, BE20, BE21, BE22, BE23, BE24, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Accordingly, the application is recommended for approval.

## 2. RECOMMENDATION

**APPROVAL subject to the following:**

### 1 HO1 Time Limit

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

#### REASON

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

### 2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 669/01 Rev C, 669/02 Rev D, 669/03 Rev A and 669/11 Rev D (revised and received on 7 April 2016).

#### 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 RES7 Materials (Submission)

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

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

#### REASON

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



2012).

#### **4 RES8 Tree Protection**

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

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

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

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

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

#### **REASON**

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

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

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layout
  - 2.c Hard Surfacing Materials
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes

seriously damaged or diseased.

#### 4. Schedule for Implementation

#### 5. Other

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

5.b Proposed finishing levels or contours

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

#### REASON

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

#### **6 RES10 Tree to be retained**

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

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

#### REASON

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

#### **7 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

**8 RES14 Outbuildings, extensions and roof alterations**

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

**REASON**

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

**9 NONSC Non Standard Condition**

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

**REASON:**

To ensure an appropriate standard of housing stock is achieved and maintained in accordance with Policy 3.8 of The London Plan 2015.

**10 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 55 and 59 Copse Wood Way.

**REASON**

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

**11 HO6 Obscure Glazing**

All windows in the north elevation facing No. 55 Copse Wood Way and all windows in the south elevation facing No. 59 Copse Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished

floor levels 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)

**12 HO7 No roof gardens**

Access to the flat roof over the single storey side to rear addition of the dwelling hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

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

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

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

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

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

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

### **5 12 Encroachment**

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

### **6 15 Party Walls**

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

## **7 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

### **3. CONSIDERATIONS**

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

This application relates to a very spacious plot (No. 57 Copse Wood Way) with a site area of 0.114 hectares. It is located on the eastern side of Copse Wood Way.

The site comprises a detached two storey dwelling, which has a main cat-slide pitched roof with crown ridge and low sloping ends. The dwelling has white-rendered and tile-hung external finish, a central front gable projection, two side dormers, integral garage (to the southern end of the front elevation) and single storey infill and projecting rear extensions. The site is located within the designated Copse Wood Estate Area of Special Local Character (ASLC), and the very spacious plot and detached context of the dwelling are characteristic features of neighbouring dwellings in the ASLC. The front garden comprises an 'in and out' carriage-style driveway. The rear garden forms an extensive landscaped/wooded area that comprises dense screens of mature/protected trees and high hedges.

The streetscene and immediate locality are characterised by large detached two storey dwellings set within very spacious plots, which are interspersed with mature and protected trees. The application site is covered by Tree Preservation Order (TPO) reference 398 and it lies within the 'Developed Area' as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).



### 3.2 Proposed Scheme

This application proposes the demolition of the existing dwelling and erection of a replacement two storey, 5-bedroom, detached dwelling in similar siting with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to rear.

Revised plans/drawings have been submitted to show that the southern end of the front elevation of the proposed dwelling would be recessed, and would comprise an integral garage at ground floor. The first floor of the proposed dwelling would be stepped in three narrower sections from the front elevation to the rear elevation, and it would have a main hipped roof with crown apex/section. The main crown roof would also be stepped at the same ridge height to align with the narrower side elevations from front to rear at first floor level. The dwelling would feature a central front porch, two small front dormers and a rear dormer. The set-back of the first floor from the rearmost limit of the ground floor is such that the ground floor would feature two single storey side to rear projections with a gap of 2.9m between them.

The proposed dwelling would have a roof eaves height of 5.55m and ridge height of 9.4m. The dwelling would have an overall stepped depth of 15.5m and overall stepped width of 15m at ground floor level. The dwelling would have an overall stepped depth of 14.3m at first floor, and it would have stepped widths of 15m, 12.9m and 7.2m at first floor (from front elevation to rear elevation). The recessed front elevation at the southern end would be 3.5m wide and it would be set back from the main projecting frontage by 1.33m at ground floor and 2.45m at first floor. The single storey side to rear projections, which would essentially form ground floor infill additions, would each be 3.6m high and 5.6m wide. There would be a gap of 2.9m between the rear projections. The front porch would be 3.15m wide, 1.2m deep and 3.2m high. The front dormers would be set in from the northern roof side and southern roof side by 1.9m and 5.4m respectively. The front dormers would each be 1.5m high, 1.3m wide and 1.4m deep. There would be a gap of 2.4m between them and they would be set down from the roof ridge by 0.85m and set up above the roof eaves by 1.3m. The rear dormer would be 2.5m high, 2.1m wide and 2.1m deep. The rear dormer would be set down from the roof ridge by 0.85m and set up above the roof eaves by 0.4m.

The proposed dwelling would be constructed with traditional red multi-stock facing brickwork, brown clay plain tiles, white painted timber frames (doors/windows) and coping stone detailing to the edges of the front, side and rear elevations.

### 3.3 Relevant Planning History

24862/78/0403                      57 Copse Wood Way Northwood  
Householder development - residential extension (P)

**Decision:** 06-07-1978    Refused

24862/A/78/1799                      57 Copse Wood Way Northwood  
Householder development - residential extension (P)

**Decision:** 09-01-1979    Approved

24862/APP/1999/2683                      57 Copse Wood Way Northwood  
ERECTION OF A SINGLE STOREY REAR EXTENSION AND INSTALLATION OF SIDE



DORMER WINDOWS AND A PITCHED ROOF TO SIDE GARAGE

**Decision:** 17-02-2000 Approved

24862/B/83/0231 57 Copse Wood Way Northwood  
Householder development - residential extension (P)

**Decision:** 19-04-1983 Approved

24862/D/85/1854 57 Copse Wood Way Northwood  
Householder development (small extension, garage etc.)(P)

**Decision:** 14-02-1986 Approved

24862/F/93/1530 57 Copse Wood Way Northwood  
Tree surgery to one Oak in front garden in area A1 on TPO 398, including the removal of one la  
limb (lowest) on south side facing the house

**Decision:** 01-11-1993 Approved

24862/TRE/2003/62 57 Copse Wood Way Northwood  
TO FELL ONE OAK (A1) ON TPO 398

**Decision:**

24862/TRE/2014/27 57 Copse Wood Way Northwood  
To carry out tree surgery, including a crown reduction by up to 20%, to two Oaks and three  
Hornbeams in Area A1 on TPO 398.

**Decision:** 19-03-2014 Approved

**Comment on Relevant Planning History**

24862/APP/1999/2683 - Erection of a single storey rear extension and installation of side  
dormer windows and a pitched roof to side garage  
Decision: Approved on 17/02/2000

24862/D/85/1854 - Householder development (small extension, garage)  
Decision: Approved on 14/02/1986.

**4. Planning Policies and Standards**

**UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.4 (2015) Local character
- NPPF National Planning Policy Framework

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

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

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

## **6. Consultations**

### **External Consultees**

7 neighbouring properties (Nos. 51, 52, 53, 54, 55 & 59 Copse Wood Way and Toowoomba, Oak Glade) and the Northwood Residents Area were consulted on the application by letter on 07/10/2015. A site notice was also displayed in the area on 16/10/2015.

A petition containing 56 signatures and objecting to the application has been received from neighbouring residents. Four letters of objection have also been received from two adjacent neighbouring properties. The grounds of the objections are summarised below:

- Impact on neighbouring amenities by reason of loss of sunlight, outlook, overlook, overshadowing of rear gardens, loss of privacy and over-bearing and over-dominating impact.
- Loss of views to woodlands to rear from streetscene.
- Excessive increase in height, width, scale, massing and footprint resulting in over-development.
- Dominating appearance on streetscene because of projection beyond front building line
- Overall design is not in keeping with character and appearance of neighbouring properties and surrounding Area of Special Local Character.
- Loss of protected tree and hedge screening along side boundaries with neighbouring properties.
- All windows in the side of the proposed dwelling should be obscure glazed and non openable.
- This is a special area not because of the individual houses but how they fit together in their setting.
- The side wall is not parallel to the boundary - it is 1.6m away at the maximum.
- The hedging along the shared boundary does not provide a continuous screen.
- Surveillance from No. 55's ground floor side window would be blocked.

Case Officer comments: It is instructive to note that the objections received (petition and letters) were in respect of the original and revised drawings submitted with the application. The lead petitioner and previously consulted neighbours have had knowledge of the receipt of the revised drawings, and a number of them have made further representations in respect of the revised drawings.

Following deferral of the application from the Council's 31st May North Planning Committee, a second 40 signature petition has been received. This does not raise any new issues.

Four additional responses have also been received from and on behalf of neighbouring residents, which raise the following concerns:

- i) Residents should be reconsulted and given 21 days to comment on the new information provided.
- ii) Residents should be informed of when the Members site visit will take place.
- iii) The Overshadowing Study submitted is inadequate as it only assesses the impact on rear gardens and fails to fully assess the impact on no.55. An alternative shadowing diagram similar to those accepted for other developments in the area should be requested.
- iv) The Council should insist that the front corner of the new property is no nearer the highway than the existing.
- v) The rear french lounge window and upstairs bedroom windows of no.55 will be overshadowed.
- vi) The new building, particularly the central two-storey rear element, will encroach on the 45 degree line from the rear lounge window of no.55. This is contrary to BRE guidelines.

Officer's requested additional overshadowing information, which better demonstrated the impact on the development on adjacent buildings. The applicant agreed to carry out a study similar to that which was accepted and approved for a nearby development at 37 Copse Wood Way and this was provided on 21/07/16. Residents have been reconsulted for a period of 10 days. Comments received will be reported at Committee.

#### **Internal Consultees**

Trees Officer:

This site is covered by TPO 398. There are several mature, protected trees within and adjacent to this site that significantly contribute to the amenity and arboreal / wooded character of the Copse Wood Estate Area of Special Local Character. The submitted tree report outlines a good level of detail and outlines the proposed protection.

A final Tree Protection Plan (also confirming foundation design and no-dig driveways) is still required, but this matter can be dealt with by condition.

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 BS 5837:2012):

- A tree protection plan to show how the trees (to be retained) will be protected during development;
- Final specification of foundation design and no-dig driveway
- 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.
- A landscape scheme that conforms to HDAS guidelines to retain at least 25% soft landscaping.

Conclusion: Acceptable subject to the addition of conditions in respect of the submission and approval of a method statement (outlining the sequence of development on the site including demolition, building works and tree protection measures prior to site clearance or construction work) and a hard/soft landscaping scheme before any development takes place (Condition codes RES8, RES9 and RES10).

## **7. MAIN PLANNING ISSUES**

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

In terms of the principle of the proposed development, there is no material objection to the replacement of an already established residential use on the site, which is within an established residential area.

Subject to normal development control criteria and having regard to The London Plan (March 2015) and the Council's policies and guidelines, it is considered that the proposal would provide a family sized dwelling in accordance with the aims of Policy H5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy 3.4 of the London Plan (2015) states that development proposals should 'take into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

Paragraph 4.1 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. However, density is only one indicator for the acceptance of the scheme, and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The application site is located within the Copse Wood Estate Area of Special Local Character (ASLC).

A detailed assessment of the visual impact of the proposed development on the Copse Wood Way streetscene and surrounding ASLC is provided below in the 'Impact on the character & appearance of the area' section of this report.

It has been considered that the design, scale, siting, form, proportions and footprint of the proposed replacement dwelling are acceptable, and that the proposed development would not have a detrimental impact on the preservation of the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate ASLC.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application. The site is not situated within the Green Belt.

**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.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Local Plan (Part Two) requires new developments within Areas of Special Local Character (ASLC) to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policies BE6 and BE22 of the Hillingdon Local Plan (Part Two) apply specifically to developments within the Copse Wood Estate. These policies seek to ensure that two-storey developments in the Copse Wood Estate are set in 1.5m from the side boundary. Further, there is a requirement for these to be constructed on building plots of a similar average width as surrounding residential development, be constructed on a similar building line (formed by the front main walls of existing houses), be of a similar scale, form and proportion as adjacent houses, and reflect the materials, design features and architectural style predominant in the area.

The grounds of objection from local residents in respect of loss of views to woodlands to rear, excessive increase in width, scale, massing, footprint, over-development, dominating appearance on streetscene (because of projection beyond front building line), increase in storey height, overall design and loss of protected tree and hedge screening along neighbouring side boundaries are noted.

With regards to the objection in respect of the loss of views to the woodlands to the rear from the streetscene, it is instructive to note that the woodlands in the rear garden of the application site are on private land, and there is no 'right to views' over private properties. As such, this ground of objection does not constitute a material planning consideration.

In terms of the layout and siting of the proposed dwelling, the predominant character within this part of the Copse Wood Estate is for the dwellings to be set back a substantial distance from the front boundaries with the highway, to ensure that a sizeable frontage is maintained. The front building line of the existing dwelling and adjacent dwellings on the immediate section of the eastern side of Copse Wood Way addresses a bend on the highway and is established with slight variations in a curved arrangement and not in a linear form. It is noted that the proposed dwelling would be built further forward of the front

building line than the existing dwelling on the site by 1.5m. However, the projecting front elevation of the proposed dwelling would extend beyond the front building line of the adjacent dwelling to the north, No. 55 Copse Wood Way, by 0.3m. This projection is considered very marginal. The projecting front elevation of the proposed dwelling would extend beyond the furthest point of the front elevation (front gable projection) of the adjacent dwelling to the south, No. 59 Copse Wood Way by approximately 2m. However, there would be a distance of 12.4m between the projecting front wall of the proposed dwelling and the front gable projection of No.59. This separation distance is considered adequate to offset the visual impact arising from the 2m projection beyond the front building line at No.59. Furthermore, the front elevation of the proposed dwelling would be set back from the site's front boundary (with the highway) by approximately 14.7m at the nearest point (front porch), and as such, it would maintain the varied building line established with the neighbouring properties along the curve on the bend on the eastern side of the Copse Wood Way highway.

Within the surrounding area, there is a wide variety of house designs in the Copse Wood Estate, which as Policy BE6 of the Local Plan specifies, is characterised by large, individually designed houses. It is noted that a number of properties in the wider Estate and along Copse Wood Way have been built relatively recently, and these now form part of the character of the area. This is an important consideration when assessing the detailed design of the replacement dwelling and it is important to give weight to the design and appearance of other redeveloped houses along Copse Wood Way.

In terms of the overall size, scale and massing of the proposed dwelling, it would be higher than the existing dwelling by 0.2m, which is considered very marginal. The proposed dwelling would be 0.5m higher than the dwelling at No.55 and 1.8m higher than the dwelling at No.59. It is acknowledged that the cat-slide roof of the existing dwelling, which has a crown ridge width of 2.7m, creates a considerable degree of upper level spaciousness to the sides as the roof slopes steeply away from the side boundaries. The proposed dwelling would be vertically built up with a less steep hipped roof, but it is not considered that it would result in an unacceptable loss of spaciousness to the side boundaries. The proposed dwelling would be set-in 1.6m from the boundary with No.55, which represents a reduction of 1m (2.6m) from the existing separation distance. However, this 1.6m set-in marginally exceeds the required minimum of 1.5m separation distance of buildings from side boundaries (as required by Policy BE6 of the Local Plan). The adjacent dwelling to the south at No.59 is built up to the shared boundary given that it has an attached side garage abutting that boundary. The existing dwelling on the application site is set-in 0.35m from the boundary with No.59. However, the proposed dwelling would be set-in from the boundary by a greater distance of 1.3m, which is marginally less than the required minimum separation distance of 1.5m. Even though the proposed dwelling would not steeply slope away from the boundary as it would be vertically built-up, it is considered that this 1.3m set-in from the boundary is such that the proposed dwelling would not result in the creation of a 'terracing effect' with the adjacent dwellings at both Nos. 55 and 59. It is important to note that several properties in the immediate locality have been built up to their side boundaries in the form of side extensions and attached garages, so it is considered that the proposed dwelling would maintain a degree of spaciousness to the side boundaries relative to neighbouring properties in the immediate locality.

It is considered that the stepping of the proposed dwelling in narrower sections towards the rear elevation would not result in a contrived and awkward appearance. It is considered that the stepped form of the dwelling is such that it would ensure a break-up of the massing of the building, and ensure it does not result in an unduly dominating appearance in relation to



the adjacent dwellings at both Nos. 55 and 59. The footprint of the existing dwelling is 192 sq.m and even though the proposed property would be sited on the same position as that of the existing dwelling, it would have a resultant footprint of 243 sq.m. This new footprint would exceed the existing by 51 sq.m and account for a percentage increase of 26.5% on the existing. This percentage increase is considered modest and not excessive, as asserted by the objectors. The application site is not narrow and the overall massing of the dwelling would sit comfortably within the context of what is a very spaciouly sized plot measuring 1,140 sq.m. The proposed dwelling would be wider and deeper than the existing dwelling by 0.4m (at the widest point) and 1.6m (at the deepest point) respectively. It is considered that the increase in width and depth is not excessive, and that they would not be excessive or disproportionate relative to the proportions of the adjacent and neighbouring properties on the streetscene. The proposed dwelling would be 3.1m wider than the dwelling at No.55 to the north, and 2.3m wider than the dwelling at No.59 to the south. The width of the dwelling at No.59 excludes the attached side garage for the purposes of the measurement.

Given the above considerations, the proposed dwelling would not appear dominating, incongruous, obtrusive or cramped within the plot or its setting to an unacceptable degree. As has been mentioned above, on Copse Wood Way and in the wider Copse Wood Estate ASLC, there are several examples of similarly re-developed dwellinghouses that occupy similar plot widths and have similar sizes, scales and proportions. The proposed dwelling would therefore not appear out of character with the scale and massing of the prevailing development in the streetscene and wider area.

In terms of the design and detailing of the proposed development and with regard to the objections about design and appearance, it is considered that the proposed dwelling would complement the general standard of new design evident in Copse Wood Way and the wider Copse Wood Estate ASLC. The proposed dwelling would have features that are characteristic of the area such as the front and rear dormers, coping stone detailing on the edges of the front, side and rear walls and front porch. These additions would be subordinate in scale and add architectural interest to the proposed dwelling. The front dormers and front porch in particular would not constitute precedents in the streetscene. The proposed use of traditional red-brick finish and clay roof tiles is such that they would be in keeping with the prevalent use of red brick in the external finishes of properties in the immediate locality. The creation of a relatively large crown section of the hipped roof as a result of the width of the proposed dwelling is noted. However, it is considered that the incorporation of hipped pitches for the roof over the side elevations would mitigate the effects of the bulk of the dwelling to the sides. The roof design is therefore considered acceptable in this regard.

The objection in respect of loss of protected tree and hedge screening along the side boundaries with neighbouring properties is noted. The Trees Officer has recommended the imposition of suitable conditions for the protection of trees in the rear garden as well as for the implementation of a soft/hard landscape scheme. It is considered that as part of any submitted landscape scheme, appropriate and complementary permeable materials would be required for the proposed re-surfacing of the driveway in the front garden. Even though the existing driveway in the front garden would be retained, it is not proposed to displace any significant area of soft landscaping in the front garden, which is an attractive feature that positively contributes to the appearance of the Copse Wood Way streetscene.

Given the above, the objections from local residents has been addressed and the proposed development is considered acceptable, as it would comply with Policies BE5, BE6, BE13,



BE19, BE22 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

#### **7.08 Impact on neighbours**

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that planning permission will not be granted for new buildings, which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

The objections from the local residents in respect of adverse impact on neighbouring amenities by reason of loss of sunlight, outlook, overlook, overshadowing of rear gardens, loss of privacy, over-bearing and over-dominating impact are noted.

With regards to the impact of the proposal on the property to the north at No.55, the proposed dwelling would be sited on a marginally lower ground level from that at No.55, given that the ground levels on that section of Copse Wood Way slope downwards in a north to south direction. The proposed dwelling would have two ground floor windows and two first floor windows in the northern side elevation looking out to the boundary with No.55. One of the first floor windows would have a floor to ceiling height and serve a landing. The other first floor window would be a secondary opening for a dressing rooms. The submitted plans detail that the first floor windows would be obscure-glazed, so as to prevent any views from them towards windows in the southern side wall of the dwelling at No.55 and its rear garden. Even though the size of the first floor side windows are such that they could result in a perception of overlooking of the dwelling at No.55, it is considered that the imposition of a condition, requiring the windows to be permanently obscure-glazed and fixed shut above a height of 1.7m from the floor, would be sufficient to ensure there is no intrusive overlooking and/or loss of privacy to that neighbouring dwelling. There is a high and dense screen of hedging along the shared boundary with No.55, which it is considered would completely screen off the ground floor side windows and 3.6m high single storey side to rear projection of the proposed new property from views at the dwelling and rear garden at No.55. The applicant has proposed to retain this hedge on the side boundary. The nearest edge of the stepped rear wall of the proposed dwelling would project 0.5m beyond the rear wall of No.55, and the rearmost stepped rear wall of the proposed dwelling would not intersect a 45 degree line of sight from the nearest edge of the closest first floor rear window at No.55. The size and rearward projection of the proposed dwelling in relation to No.55 is therefore considered acceptable. It is noted that the proposed dwelling would be sited closer to the boundary than the existing dwelling. However, the increase in roof height of the proposed dwelling from that of the existing is a marginal 0.2m, and given that it would be 0.5m higher than the dwelling at No.55, it is considered that this increase is such that the proposed dwelling would not appear unduly overbearing or over-dominating to the occupiers at No.55, or adversely overshadow the rear garden at that property.

With regards to the impact of the proposal on the dwelling to the south at No.59, the proposed house would be sited on a marginally higher ground level. The proposed dwelling

would not have any first floor windows in the southern side elevation looking out to the boundary with No.59. There would however be a ground floor side window, which would be a secondary opening for a kitchen. Given that the ground floor side window would only be 0.8m set in from the shared boundary, it is considered that the imposition of a condition, requiring the window to be permanently obscure-glazed and fixed shut above a height of 1.7m from the floor, would be sufficient to ensure there is no overlooking and/or loss of privacy to the rear garden of that neighbouring dwelling. There is hedge screening along the shared boundary with No.59, which is not as high as that on the boundary with No.55. The 3.6m height of the flat-roof single storey rear projection is noted. However, there is a single storey side to rear garage extension at No.59, which has a similar roof height and which would screen off a great section of the single storey rear projection from the rear openings at No.59. The nearest edge of the stepped first floor rear wall of the proposed dwelling would project 1.1m beyond the rear wall of No.59, and the rearmost stepped rear wall of the proposed dwelling would not intersect a 45 degree line of sight from the nearest edge of the closest first floor rear window at No.59. The size and rearward projection of the proposed property in relation to No.59 is therefore considered acceptable. It is noted that the proposed dwelling would be sited farther away from the boundary than the existing, which would help to offset any visual impact from the increase in roof height of the proposed dwelling relative to No.59. It is therefore considered that the proposed dwelling would not appear unduly overbearing or over-dominating to the occupiers at No.59, or adversely overshadow the rear garden at that property.

It is however considered expedient to impose a condition that restricts the use of the flat roof of the single storey side to rear addition of the proposed dwelling as an external balcony or as any other form of amenity use, to prevent direct overlooking of the neighbouring rear gardens at Nos. 55 and 59, and resultant loss of privacy to those properties. Subject to the imposition of this condition, it is considered that the proposal would not have any detrimental impact on the residential amenities of the occupiers of the neighbouring properties in terms of increased overshadowing, loss of sunlight, loss of outlook and visual intrusion.

The proposed dwelling would be set away from the rear boundary with neighbouring properties on Oak Glade by 38m, and the distance away from the properties on the opposite side of Copse Wood Way is considered sufficient to ensure that the proposed development would not have a detrimental impact on the amenities of the adjacent occupiers.

Notwithstanding the above, following deferral of the application from Committee on 31st May, the applicant submitted an 'Overshadowing to Gardens and Open Spaces Study.' The report, which is based on Building Research Establishment (BRE) guidelines, focuses on the impact of the proposed dwelling on the gardens of adjoining properties rather than specifically on the houses themselves. It confirms that the development will not result in an unacceptable loss of daylight to adjoining gardens and complies with BRE guidelines in this respect.

At officer's request, a more detailed shading study has subsequently been provided, which considers the impact of the development on the adjoining properties, and not just the gardens. The study provided assessed the overshadowing which would occur throughout the day in mid-July. This is considered to be acceptable as it represents a time of year when most sunlight would be expected. It shows that no overshadowing would occur to neighbouring properties during the morning but that some overshadowing would occur during mid-afternoon. Notably, later in the day properties would overshadow themselves

and so very limited additional overshadowing would occur. Overshadowing would also occur to ground floor windows from the existing tall boundary hedge between the properties. Taking this into consideration, and notwithstanding the strong objections which have been received relating to overshadowing, on balance, it is not considered that the proposed development would result in such an unacceptable loss of daylight to no.55 Copse Wood Way that refusal could be justified.

The proposal would therefore be compliant with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards").

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

The proposed dwelling would comprise five bedrooms, which would all be double sized. The maximum occupancy level of the dwelling would therefore be ten persons. Policy 3.5 and Table 3.3 of The London Plan (March 2015), which is substituted by Table 1 of the nationally described space standard, specify that the minimum internal floor space area/standard for a three-storey (including the habitable roofspace), five-bedroom/eight-person plus house should be 134 sq.m. The nationally described space standards defines the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The gross internal floor space area of the proposed dwelling across the ground, first and roofspace floors would be approximately 481.63 sq.m, which significantly exceeds the minimum required area. It is therefore considered that the proposed dwelling would result in the provision of satisfactory internal accommodation of an adequate size for future occupiers. The gross internal floor area of the dwelling is such that it provides floor space areas for the bedrooms that significantly exceed the minimum required nationally described space standard of 11.5 sq.m for a double bedroom. The new national standards have removed the previous standard for minimum areas for combined living/kitchen and dining areas. The new nationally described space standards specify that plans for new dwellings should demonstrate that all homes are provided with adequate space and services to be able to work from home. Given that the proposed dwelling would have adequate widths and areas for living areas, it is considered that there would be adequate scope for the provision of services to enable occupiers to work from home.

Given that the separation distances of the proposed dwelling to the front, side and rear boundaries are considered acceptable, it is considered that the habitable rooms to the front and rear elevation of the dwelling would have an adequate and acceptable level of outlook and entry of daylight/sunlight. As a result, the proposal would be compliant with the

guidance contained in the standards in the Mayor's Transition Statement, Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts HDAS SPD (July 2006).

With regards to the provision of private usable external amenity space, the HDAS SPD guidelines require a minimum of 100 sq.m of rear garden amenity space for a four bedroom plus dwelling. The very expansive and spaciouly sized plot is such that a usable area of approximately 630 sq.m would be retained in the rear garden following development. This significantly exceeds the required minimum and, as such, the proposed amenity spaces would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed dwelling. The proposal therefore complies with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

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

The proposed dwelling would benefit from the sufficient parking spaces on the driveway in the front garden, which would be retained as part of this proposal. A new integral garage would be provided in the proposed replacement dwelling, and it is considered that there is adequate scope within the curtilage for the provision of secure cycle storage, to help service the sustainable transport requirements of the proposed dwelling, and to satisfactorily offset the site's poor Public Transport Accessibility Level (PTAL) score of 1a.

Given the above considerations, the proposal would provide adequate and sustainable transport/parking facilities within the site, and it would not be detrimental to highway/pedestrian safety, thereby compliant with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

#### **7.11 Urban design, access and security**

It has been considered that the proposed development would incorporate a level of design that would not detract from the preservation of the character and appearance of the Copse Wood Way streetscene and the Copse Wood Estate ASLC.

The proposed development would incorporate an acceptable level of accessibility and it would feature entrances and openings to the primary front elevation, which look out towards the Copse Wood Way highway, and ensuring that natural surveillance of the proposed dwelling from the highway is maintained.

#### **7.12 Disabled access**

Policy 3.5(c) of The London Plan requires all new homes to be built to Lifetime Homes standards. However, the new national standards, which comprise new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specify that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

Policy 3.5(d) of The London Plan requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. From October 2015, the new national standards specifies that this should be interpreted as requiring ten per cent of new housing to meet Building Regulation M4(3) - 'wheelchair user dwellings'.

The proposal incorporates only one new replacement dwelling and as such, it does not constitute a 'Wheelchair User dwelling'. The requirements of Part M4(3)4 is therefore not

applicable in this regard. Even though the submitted plans show the provision of adequate corridor/lobby/door opening widths and bathroom furniture layouts, which can enable bathrooms to be used as wet rooms in future, the plans show the provision of a stepped route access to the primary ground floor front entrance door. Given that level access is required to all entrances (primary and secondary) to enable inclusive access into the dwelling, it is recommended that a condition be imposed, requiring the provision of a step-free route and level access threshold to all primary and secondary entrances, including accessibility to and into the amenity area of the dwelling. The condition is such that it would enable the dwelling be designed to Part M4(2)3, as set out in Approved Document M to the Building Regulations 2015, and comply with the requirements of Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 3.5 and 3.8 of The London Plan (March 2015) in this regard.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The Trees Officer has commented that suitable landscape conditions should be imposed with any approval to ensure the protection of mature and high-amenity value trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of tree protection measures and soft/hard landscape details in the front and rear gardens.

It is expected that any hardsurfacing materials for the re-surfacing of the existing driveway in the front garden should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider ASLC.

**7.15 Sustainable waste management**

The proposal incorporates a residential development for a single family occupancy, and there would be adequate scope within the curtilage and rear garden of the site for the secure storage of domestic waste (refuse and recycling).

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The application site is not situated within any flood zone so it is not shown as being at risk of surface water flooding. However, it is considered expedient to impose a condition requiring that prior to commencement of the development, a scheme for the provision of sustainable water management and control of surface water on the site should be submitted for approval and implementation.

This would help ensure compliance with the requirements of Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.12 of The London Plan (March 2015).

**7.18 Noise or Air Quality Issues**

There are no adverse noise or air quality issues to address as part of this application proposal.

The proposed development would not result in an over-intensification of the established residential use of the application site.

**7.19 Comments on Public Consultations**

The originally raised representations (objections) from local residents have been discussed extensively above in the main section of this report.



Further to receipt of the 'Overshadowing to Gardens and Open Spaces Study,' which was produced following the deferral of the application from the 31st May North Planning Committee, three additional comments have been received.

Point (i) suggests residents should be reconsulted. The submitted report raises no new issues. Accordingly, there is no statutory requirement to reconsult residents.

Point (ii) asks that residents be informed of when the Member's site visit will take place. The visit is to enable Members to familiarise themselves with the site and its surrounds. It is not an opportunity for debate or discussion of the scheme, which must take place in public at the relevant Planning Committee. As such, it would not usually be open to members of the public to attend. However, this decision is ultimately at the discretion of Members.

Points (iii) to (vi) raise concerns over overshadowing. This issue is discussed in part 7.08 of the report.

#### **7.20 Planning Obligations**

None.

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

Not applicable to this application.

#### **7.22 Other Issues**

##### **COMMUNITY INFRASTRUCTURE LEVY**

The total CIL liability has been calculated as £45,754.85

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

#### **General**

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

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

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

#### **Planning Conditions**

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

#### **Planning Obligations**



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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

The proposed development, by reason of its acceptable design, scale, siting, form, proportions and footprint, is not considered to have a detrimental impact on the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate Area of Special Local Character.

It is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent occupiers, and general highway/pedestrian safety.

As such, the proposal is considered to comply with Policies BE5, BE6, BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

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

The London Plan (2015).

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

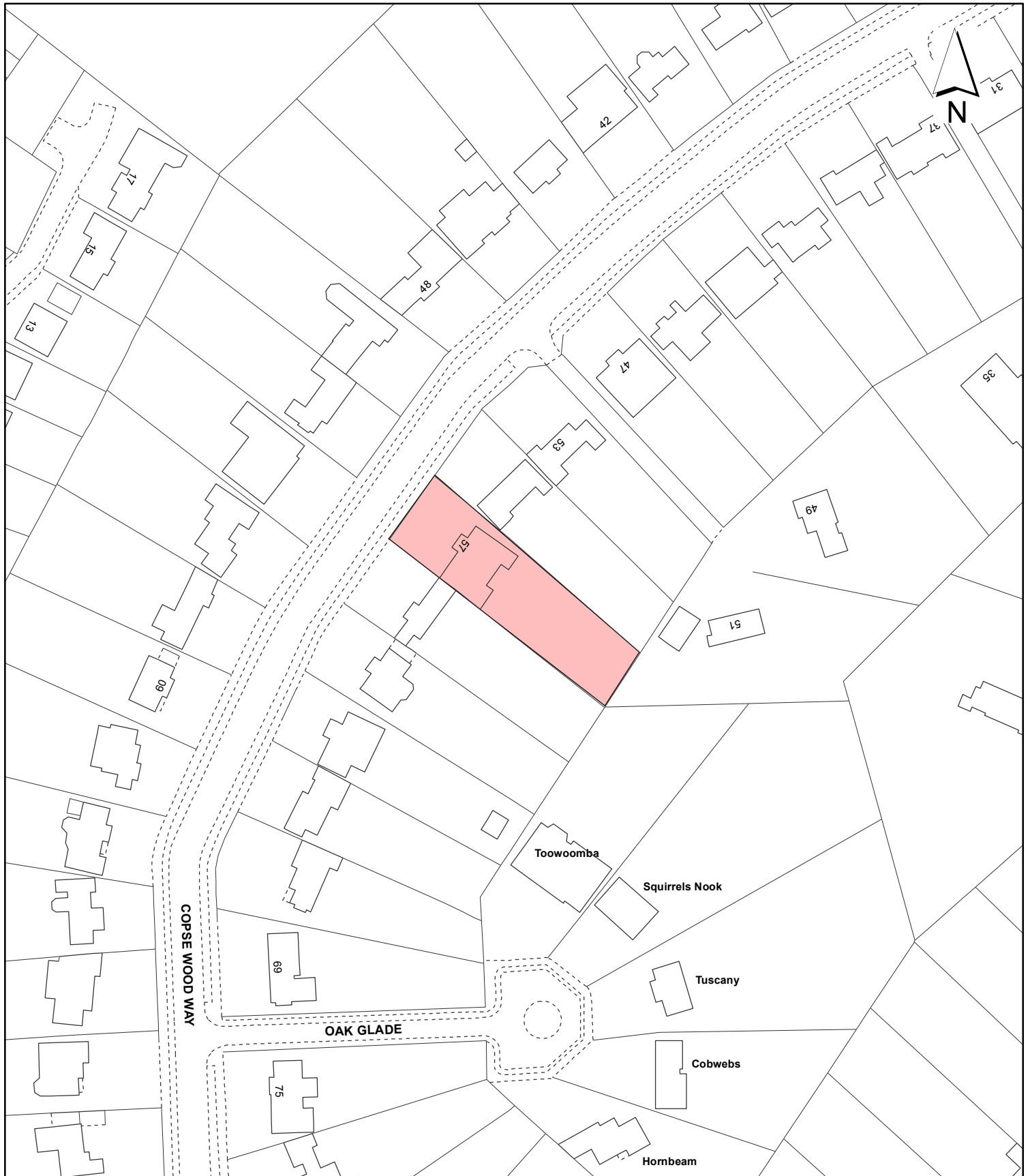
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Mayor of London's Housing Supplementary Planning Guidance (November 2012)

Mayor of London's Housing Standards Policy Transition Statement (October 2015)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Residential Extensions (December 2008)  
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**57 Copse Wood Way  
 Northwood**

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

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

Planning Application Ref:

**24862/APP/2015/3571**

Scale:

**1:1,250**

Planning Committee:

**North** Page 61

Date:

**August 2016**



**HILLINGDON**  
 LONDON

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

**Address** 11 SANDY LODGE WAY NORTHWOOD

**Development:** Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover

**LBH Ref Nos:** 16948/APP/2015/4658

**Drawing Nos:** 01F  
Planning and Design Statement  
Arboricultural Survey  
05A  
04H  
Location Plan  
06B  
02L  
03L  
01G

**Date Plans Received:** 21/12/2015      **Date(s) of Amendment(s):** 22/12/2015

**Date Application Valid:** 23/12/2015

### DEFERRED ON 3rd March 2016 FOR SITE VISIT .

The application was heard at the 3rd March 2016 North Planning Committee. It was deferred for the following reasons:

1) The Applicant was asked to submit a Drainage Report:

A Hydro-Geo-Assessment (Drainage Report) was submitted on 4th April 2016. The Council's Flood Water Management Officer reviewed the document and advised that it was sound and that no objections were raised in this regard subject to the imposition of a SUDs condition. Officers therefore consider that the proposed basement would not result in any drainage or flooding issues.

2) Site Visit to be arranged for Members:

A Members site visit has been arranged for the week beginning 25th July 2016. Any additional comments raised by them during this visit will be reported in the Addendum.

3) Officers were asked to establish what room is served by the flank elevation window at 9 sandy Lodge Way. More specifically they were asked to clarify whether the window serves a habitable or non-habitable room:

The Case Officer visited no. 9 Sandy Lodge Way on 17th March 2016. The Officer observed that the window in question at first floor level serves a dressing room, which is considered to be a non habitable room. Outlook from and daylight to a non habitable room window is not protected. The layout is as indicated on the submitted plans showing no. 9 Sandy Lodge Way, with the bedroom facing the back garden, is correct. The open plan dressing room is located between the bedroom and the bathroom, and contains a large wardrobe together with a chest of

drawers.

Furthermore, the flank elevation window at ground floor level is a secondary window to the large open plan kitchen/diner. The kitchen/diner has several large windows that face the back garden and provide the area with daylight and sunlight. Officers therefore consider that the proposed development would not lead to unacceptable overlooking to any habitable room windows or unacceptable loss of outlook.

4) Members requested that outstanding Crossover and parking matters are resolved:

The applicant submitted additional plans relating to the crossover and parking layout. The frontage parking has been re-arranged in discussion with the Council Highway's Engineer. A shared central front access point now enables vehicles to enter and leave in forward gear, while retaining frontage landscaping opportunities. The front street parking bay is to be slightly re-positioned. The amended plans have been reflected in the plans list and in Condition 2.

These have been assessed by the Council's Highways Engineer to has raised no objection to the proposals.

A 14 day neighbour reconsultation was undertaken on 28/06/2016. Neighbours were notified by letter. A site was not displayed as one is only required when the application is first submitted. To date an additional petition in objection with 22 signatures has been received. The objections raised are as follows:

'The committee is respectfully requested to refuse this application as it is not in accordance with policy BE19, BE21, BE23 and BE24 of the UDP. The proposed highway solution increases risk of RTA in what is a busy road.'

Any further comments received before Committee will be reported in the Addendum.

The additional comments and additional condition identified in the Addendum for the original 03rd March 2016 North Planning Committee have been reflected in the report. Members are advised that the exact wording of this condition (condition 11 in this report) has been slightly amended by Officers from that shown in the previous Addendum in order to fully reflect the nature of the proposed development. The condition ensures that the flat roofs of the single storey rear elements of both houses cannot be used as roof terraces.

## 1. SUMMARY

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 fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 2 off street parking spaces is acceptable in this location and the proposed the crossover is not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.



## 2. **RECOMMENDATION**

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

A) To the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

1. To secure all necessary highway works

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreement/s have not been finalised by the 3/11/16 or any other date that may be agreed by the Head of Planning and Enforcement, that delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to agree to provide a Legal Agreement to undertake all necessary highway works. The proposal therefore conflicts with Policy AM7 and AM14 of the Local Plan Part 1.'

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

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

### **1 RES3 Time Limit**

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

#### REASON

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

### **2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02L; 03L and 04H and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

**3 RES7 Materials (Submission)**

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

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

**REASON**

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

**4 RES13 Obscure Glazing**

The side windows at ground and first floor level of both new dwellings hereby approved 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 9 Sandy Lodge Way, 11A Sandy Lodge Way and 11B Sandy Lodge Way.

**REASON**

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

**6 RES14 Outbuildings, extensions and roof alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extensions or roof alterations to any dwellinghouses hereby approved, shall be erected without the grant of further specific planning permission from the Local Planning Authority.

**REASON**

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 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 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.

#### **9 RES15 Sustainable Water Management (changed from SUDS)**

Prior to commencement, suitable ground investigations should be carried out that demonstrate the basement will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed. A scheme for the provision of sustainable water management shall also be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:
- b) Suds features: incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

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 to ensure the development does not increase the risk of flooding contrary to Policy EM6 FloodRisk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011).

#### **10 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's Supplementary Planning Document '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

#### **11 NONSC No Roof Terraces**

The roof area of the single storey rear elements of the two houses hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

#### REASON

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

### **INFORMATIVES**

#### **1 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.

## **2 147 Damage to Verge - For Council Roads:**

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

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

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

## **3**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **3. CONSIDERATIONS**

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

The application site is a large sized corner plot, located on the western side of Sandy Lodge Way at the junction with Grove Road. It currently comprises a large detached chalet bungalow with an attached garage to the side. The front garden is mainly landscaped with a driveway to one side leading to the garage which provides an additional parking space. It also benefits from a good sized rear garden.

The street scene is residential in character with two storey properties to the southern side and the rear as well as on the opposite corner of the junction. The properties on the opposite side of Sandy Lodge Way are more modern 3 storey flatted developments.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by TPO 746.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing dwelling and the erection of 2 x two storey, 4-bed, detached dwellings which include a habitable roofspace and basement with associated parking to the front and the installation of 1 x vehicular crossover.

#### **3.3 Relevant Planning History**

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

16948/PRC/2015/135 - Demolition of existing house and replace with 2 new houses

The pre application considered the principle of developing the site, which in principle is

acceptable. However there was a concern over the potential impact on the protected tree to the rear of the property as a result of the proposed parking arrangements. That assessment was based on the information provided, which did not include full details of the proposal as submitted.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
  
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

- 5.1 Advertisement Expiry Date:-** Not applicable



**5.2 Site Notice Expiry Date:- 28th January 2016**

## **6. Consultations**

### **External Consultees**

15 neighbours were consulted for a period of 21 days expiring on the 19 January 2016. The site notice was also erected on the parking notice directly in front of the existing dwelling. Six responses were received from near by neighbours who raise the following points:

- Detrimental to the street scene
- Area characterised by spacious properties on large plots resulting in high property values. Developing 2 properties where there is currently one will lower average house prices
- I object to the two garages on Grove Road in place of trees and greenery
- Increased noise and parking, as the garages will move commuter parking further into Grove Road
- Will effect future resale value of my property as it will be opposite 2 concrete monstrosities instead of a beautiful garden
- The development is purely for financial gain
- The garage block will have a negative impact on my property and potential for future development into a house, which would overlook my property
- Noise from construction vehicles
- No other houses with basements in the area, excavation could damage other houses
- Increased pressure on services
- The deeds for my property state one dwelling on a plot, I believe other houses have a similar clause
- In addition to the garage an 8m crossover will change the streetscene
- The consultants report is misleading suggesting the Council Officer has somehow validated the application then reveals in initial discussions neither the garages or basements were included
- Creates a blind spot when turning out of Grove Road
- The Lime trees on Grove Road are not shown
- Loss of daylight and sunlight, report identifies a transgression of BRE guidelines beyond the 20% benchmark
- The two houses protrude significantly further into the garden than the existing dwelling, which will result in overshadowing of out garden
- Loss of privacy as windows on the second and third floor directly face habitable rooms of our property
- The replacement dwellings are excessive in terms of bulk, scale and massing
- Sets a precedent for other plots to be subdivided
- Over development
- The single storey garages are out of keeping with the three storey properties on Grove Road
- Could establish the principle of car parking garages as an acceptable for of 'infill' development
- Impact in the mature Oak tree from driving over the root protection area
- No information provided on potential impact of these structure with regard to drainage groundwater conditions and structural stability, therefore unclear whether the basements will exacerbate this
- 'Right to Light' assessment identifies a significant impact on the kitchen, which is identified as having only a window in the flank wall facing the proposed house. However it also recognises that the kitchen is part of an open plan living arrangement with daylight available via the main rear elevation. It further advises it would be inappropriate for planners to make a decision without the benefit of a formal daylight and sunlight assessment. Failure to do so will result in the potential to pursue a judicial review.
- Loss of light to no. 9 Sandy Lodge Way,

- Overdevelopment.

A petition against the proposal of 55 signatures was also received

Officer response: Issues of property value are not material planning considerations in the assessment of the proposal. If this proposal were deemed acceptable, it would not set a precedent for other development as all applications are assessed on their own merit with regard to compliance with planning policy. Also it is not considered that the increase of one residential unit would significantly impact upon local services. It is acknowledged that the redevelopment of the site would result in some disruption from construction works, however this would be for a limited time and hours of the hours of construction works are restricted and controlled by other regulations (Building Regulations) to offer residents protection from unneighbourly hours of working. Restrictions imposed within the deeds are civil issues and any grant of planning approval would not override the need to comply with any other form of legal agreement. Rights of Light are a civil matter and not a material planning consideration. Loss of daylight and sunlight are material planning considerations which are discussed within the report. Other planning issues raised from the responses will be addressed in the main report.

Northwood Residents Association: The development includes basements for which no geotechnical or hydrological surveys have been provided, so it is not possible to determine the potential impact on drainage or flood risk in accordance with policy.

#### **Internal Consultees**

Environmental Protection - No objection

Access Officer - No response

Highways - off-street car parking should be reduced to no more than 2 spaces per unit (Officer comment: this has been achieved through the removal of the Grove Road parking)

- Existing road markings and street trees should be shown on a plan to demonstrate how they are affected (Officer comment: There are no street trees, therefore this is not considered a reasonable request. There is an existing CPZ bay located outside the site, which would be lost and the applicant has agreed to enter into a legal agreement to secure the consultation and removal of this bay)

- the proposed vehicular access on Sandy Lodge Way is too close to the junction of Sandy Lodge Way and should be removed (Officer comment: Whilst the highways officer comment is noted, the location of this new crossover would lead out onto the position of the existing permit holder bay, and therefore the long term removal of the permit holder bay would improve visibility for road users and is not considered to be a hazard on Sandy Lodge Way which does not have high volumes of vehicular and pedestrian movement. It is not considered that the proposed crossover objection could be substantiated in an appeal situation.)

Flood and Water Management - The site is in Flood zone 1, however the applicant has failed to provide sufficient evidence that the basement will not effect local surface water or contribute to future issues should climate change worsen. Also the applicants haven't submitted a suitable scheme for the control of surface water.

The objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site.

Trees/Landscaping - This site is covered by TPO 746. There is a very large, mature, protected Oak (T1 on TPO 746) at the rear of the site. The tree has been surveyed by a consultant and a tree report and tree protection plan have been provided to support the application; however I am not convinced that a 'no dig' construction will work so close the Oak's stem because the ground around

the tree is slightly raised and there is also the issue of how to continue the new, raised level down the existing level of the public highway.

Recommendations: In order to provide protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012): An arboricultural method statement to show how the points above will be addressed and details of how the tree protection measures will be assessed before construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Officer Response: The rear parking and garages have been removed from the proposal, ensuring the protection of the tree.

## **7. MAIN PLANNING ISSUES**

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

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious corner plot, which is considered to be a brownfield site.

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

Given the residential character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

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

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

The site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 17 units per hectare, which is significantly less than the London Plan range permissible.

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

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new

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

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey detached dwellings on the western side of Sandy Lodge Way and Grove Road and three storey modern flatted properties opposite. The existing dwelling spans virtually the whole width of the plot, with the garage extending to the side boundary with no. 9 and set back 1.75m from the boundary with Grove Road.

The proposed dwellings are relatively simple in design, with a footprint of approximately 120sqm, slightly larger than nos. 29 - 33 Grove Road, on the opposite side of the site. The proposed dwellings measure 11.5m deep by 7.5m wide, with a hipped roof detail of 8.05m, similar in height to the adjacent property. The roof forms do include a small crown however these are small in comparison to the overall roof form. Given the hipped nature of the design and the angle of pitch, it is considered that the roofs would not appear unduly bulky within the street scene.

There is a single storey flat roofed front bay window proposed, extending as a canopy over the front door and a small front gable detail to one side of the roof, a feature not uncharacteristic of the area. To the rear there is an additional single storey projection of 4.5m in depth with a flat roof of 2.8m in height, enclosed with a small parapet. Plot 11A maintains the existing front building line and is set back from the side boundary with no. 9 by 1.65m. Plot 11B is set back 1.25m from the existing front building line and is set back 1.7m from the side boundary adjacent to Grove Road. The proposal also includes a basement, but this will have no visual impact on the wider area.

The scheme originally included access from Grove Road and garages to the rear of the properties, which had raised concerns from residents on the potential visual impact. This element of the proposal has been removed from the scheme. As such in terms of design the proposal is considered to be in keeping with the character and appearance of the surrounding area. To maintain this control, and also in light of the protected tree on the site, it is recommended that permitted development rights are removed from the plots.

Therefore the proposal reflects the architectural character and appearance of the wider area and complies with the requirements of Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

#### **7.08 Impact on neighbours**

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The main bulk of the proposed dwelling 11A is set in 1.6m from the side boundary and runs parallel to the north facing flank wall of no. 9, which is also set in approximately 1.6m (total

separation of 3.2m). To the rear the proposed dwelling extends approximately 0.5m beyond the rear elevation of the neighbouring property at first floor level with an additional 4.5m projection at ground floor level only. It is acknowledged that this would exceed HDAS guidance for an extension, however given the degree of separation, that the proposal is situated to the north of the neighbouring property and that it would not compromise a 45 degree line of sight from the rear windows, it is not considered the proposed rear projection would result in over dominance or loss of outlook to the neighbouring property. It is noted that there are windows on the side elevation of no. 9 facing the application site and concern has been raised regarding the loss of light as a result of the proposal. The proposal would bring the main bulk of the dwelling slightly closer to the neighbouring property and be slightly higher than the existing dwelling. However it would also remove the existing single storey element currently situated adjacent to the boundary. It is also noted that the ground floor window serves the kitchen area of an open plan living space with additional windows on the rear elevation, the first floor window is a secondary window serving a dressing area to a bedroom, with a primary window facing the rear elevation and the second floor window serves the loft space. Therefore as none of these windows are primary windows serving habitable rooms and are all north facing, it is not considered that the proposal would result in the loss of sunlight or a significant loss of light or amenity to the adjacent property. The proposal includes windows within the side elevations which at ground floor, serve secondary windows to the kitchen/dining area and at first floor serve bathrooms and the staircase, which could be conditioned to be obscure glazed and fixed shut below 1.8m. Given the corner location of the proposal it is not considered there would be any potential impact on neighbouring properties other than no.9, as there is a separation distance of over 40metres to properties to the rear of the site on Grove Road.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden or any habitable room windows of the neighbouring properties. It is not considered that the proposed dwelling increases overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwelling has floor area of approximately 215sqm (not including the basement) which is in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.



It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The proposal provides 217sqm and 279sqm of usable private amenity space for plots A and B respectively in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwellings are served by two parking spaces to the front and retain in excess of 25% landscaping. The proposal incorporates the existing cross over and creates a further separate identical crossover 4.5m to the north to serve plot 11B, in compliance with the requirements of Policy AM14. Whilst there have been concerns raised about the installation of this new crossover to serve Plot 11B, there is sufficient visibility to ensure that the provision of this crossover would not impact on highway safety.

With regard to the creation of a blind spot when turning out of Grove Road, the proposed dwellings maintain or are set back from the existing front building line and maintain a similar level of set back from the boundary. It is therefore considered there will be no material change in visibility into or out of the road to that currently existing.

#### **7.11 Urban design, access and security**

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

#### **7.12 Disabled access**

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

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

Not applicable to this application

#### **7.14 Trees, Landscaping and Ecology**

The plans originally included parking and garages to the rear of the property, which could have potentially impacted upon the mature protected Oak tree situated there. This element of the proposal has now been removed and the Landscape/Tree Officer has no further objections subject to condition to ensure adequate long term protection for the Oak.

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

Not applicable to this application

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

Not applicable to this application

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

The Drainage Officer has advised that the site is in Flood zone 1, however the applicant has failed to provide sufficient evidence that the basement will not effect local surface



water or contribute to future issues should climate change worsen. Nor have they submitted a suitable scheme for the control of surface water. This objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site. If all other aspects of the proposal were acceptable this could be conditioned for submission prior to the commencement of any works.

**7.18 Noise or Air Quality Issues**

Not applicable to this application

**7.19 Comments on Public Consultations**

The issues raised have been addressed appropriately in the report.

**7.20 Planning Obligations**

The proposal would necessitate the provision of legal agreement to secure a scheme of works to remove the resident permit bay located on Sandy Lodge Way. The applicants have agreed to enter into such a legal agreement.

The scheme would also be liable for payments under the Community Infrastructure Levy.

**7.21 Expediency of enforcement action**

**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**

### **10. CONCLUSION**

The application seeks planning permission for the demolition of the existing dwelling and the erection of 2 x two storey, 4-bed, detached dwellings which include a habitable roofspace and basement with associated parking to the front and the installation of 1 x vehicular crossover.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 2 off street parking spaces is acceptable in this location and the proposed additional crossover is not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

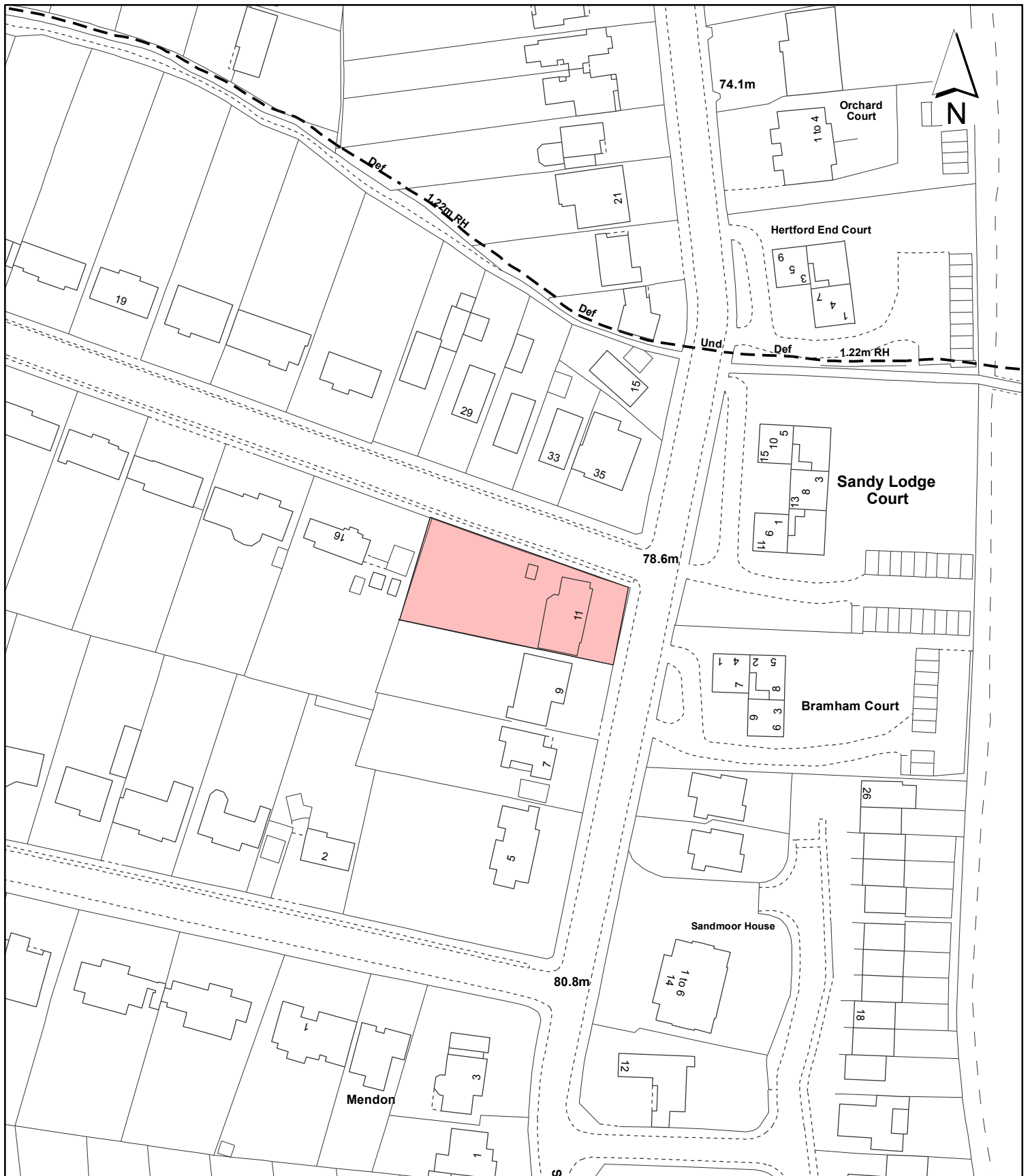
### **11. Reference Documents**

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

The London Plan Housing Policy Transition Statement (May 2015)

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**11 Sandy Lodge way**

Planning Application Ref:

**16948/APP/2015/4658**

Planning Committee:

**North Page 80**

Scale:

**1:1,250**

Date:

**August 2016**

**LONDON BOROUGH OF HILLINGDON**

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



**HILLINGDON**  
 LONDON

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

**Address** 227 EASTCOTE ROAD RUISLIP

**Development:** Single storey rear extension and first floor side extension

**LBH Ref Nos:** 63116/APP/2016/2169

**Drawing Nos:** 160411.01  
160411.02  
160411.04  
160411.05  
160411.03  
160411.06 A  
160411.07 A

**Date Plans Received:** 06/06/2016

**Date(s) of Amendment(s):** 04/06/2016

**Date Application Valid:** 06/06/2016

16/06/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached two-storey dwelling with mock Tudor detailing to the front elevation. It is located at the junction between Evelyn Avenue and Eastcote Road. The site and close locality are on flat ground. Of particular note is a substantial mature tree within the highway verge close to the rear elevation of the application dwelling.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

This application proposes a single storey rear extension and first floor side extension.

It is important to note that permission was granted on 11/10/2007 for a two storey side extension with first floor frontage supported by a brick pillar and single storey side/ rear extension (application 63116/APP/2007/2583). The single storey rear and side extension had been implemented, however the first floor side extension has not been implemented, but as the development approved has been commenced, this remains extant.

This application has been called to the committee by a local Councillor.

#### 1.3 Relevant Planning History

63116/APP/2007/1481 227 Eastcote Road Ruislip

ERECTION OF A TWO-STOREY SIDE EXTENSION WITH PART OF FIRST-FLOOR FRONTAGE SUPPORTED BY A BRICK PILLAR AND PART OF REAR FIRST-FLOOR SET BACK FROM GROUND- FLOOR (INVOLVING DEMOLITION OF EXISTING OUTBUILDING)

**Decision Date:** 10-07-2007      **Refused**      **Appeal:**

63116/APP/2007/2583      227 Eastcote Road Ruislip

ERECTION OF A TWO STOREY SIDE EXTENSION WITH FIRST FLOOR FRONTAGE SUPPORTED BY A BRICK PILLAR AND SINGLE STOREY SIDE/ REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING OUTBUILDING).

**Decision Date:** 11-10-2007      **Approved**      **Appeal:**

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

63116/APP/2007/2583 - Erection of a two storey side extension with first floor frontage supported by a brick pillar and single storey side/ rear extension (involving demolition of existing outbuilding).

Decision: Approved on 11/10/2007.

63116/APP/2007/1481 - Erection of a two-storey side extension with part of first-floor frontage supported by a brick pillar and part of rear first-floor set back from ground- floor (involving demolition of existing outbuilding).

Decision: refusal on 10/07/2007.

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

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

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

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

7 neighbouring properties, along with the Ruislip Residents Association and Eastcote Residents Association, were consulted by letter dated 16/06/2016 and a site notice was displayed in the area on 21/06/2016.

By the close of the consultation period on 12/07/2016, no objections had 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:

AM14      New development and car parking standards.

BE13      New development must harmonise with the existing street scene.

BE15      Alterations and extensions to existing buildings

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

BE20      Daylight and sunlight considerations.

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



BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
NPPF	National Planning Policy Framework

## 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 existing 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 and garden space for the application property and adequate off-street parking provision.

- Design and Visual Impact

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites.

The proposed first floor side extension would be set back from the side boundary with Evelyn Road by 1.11m, thereby would not comply with the guidance in paragraph 5.1 of the HDAS SPD: Residential Extensions (December 2008), which requires first floor side extensions to be set in a minimum of 1.5m from a side boundary, where there is an existing single storey side extension within 1m of the boundary. However, the distance across the highway to the eastern side of the proposed extension means that there would be a reasonable space between properties and the character and appearance of the street scene still would be protected.

The proposed first floor side extension would be 10.14m deep, 2.5m wide and it would be set back from the front wall of the dwelling by 0.75m, which is compliant with the guidance in paragraph 5.7 of the HDAS SPD, requiring no specific set-back from the main front building line. Paragraph 5.8 of the HDAS SPD specifies that the roof height of side extensions for detached houses could be equal to that of the main roof line. Paragraph 5.9 of the HDAS SPD requires a subordinate roof with existing roof. The matching hipped roof of the first floor side extension would be lower than the existing main roof by approximately 1m. The original width of the dwelling is 5.45m, and the proposed 2.5m width of the side extension would comply with paragraph 5.10 of the HDAS SPD, which specifies that the width of a side extension should be between half and two thirds of the main house depending on the plot size and character of the area.

The first floor side extension would not extend beyond the return front building line on Evelyn Avenue, given the retention of a 1m visual gap from the side boundary. The height of the existing building is approximately 7.89m from ground level. The proposed plans show that the height of the side extension proposal would be approximately 6.89m from ground level and 4.19m from ground floor existing side extension. As such, the first floor side extension proposal with new pitch roof would integrate well visually with the host dwelling, and not appear incongruous and over dominating in relation to the neighbouring properties and the streetscene.

The roof design does incorporate two areas of flat roof, one over the first floor side extension and one to the rear of the property. Whilst flat roof features are generally seen as negative features, as highlighted in the Council's HDAS guidance, in this instance it allows for the height of the roof to the side extension to be reduced ensuing that it appears subordinate to the roof of the main house. The location of the first floor extension next to the adjacent roadway will allow for more public views of the extensions. The flat roof section on the first floor side extension takes the form of a crown roof and would sit above a hipped, pitched roof that matches with that on the main house. It is the pitched roof element that would be more visually dominant and the flat crown section should be largely unseen. Similarly the other flat roof section to the rear sits between the existing projecting gable and the rear projection of the proposed extension. The combination of its limited size and positioning between two more prominent elements of the building means that it is not considered that this would be visually harmful on the street scene.

The proposed single storey rear extension would be 4m deep along the shared boundary with No.225, 5.82m deep at eastern side from the rear wall of the original house, 8.46m wide and 3.4m high with a pitch roof. The height of the proposed rear extension would comply with the related guidance in paragraphs 3.7 of the HDAS SPD. The 4m deep rear extension at western side of the boundary would comply with paragraphs 3.4 of the HDAS SPD. The rear extension 5.28m depth at eastern side would protrude further from the rear wall of the original house and normally would be considered to be contrary to HDAS, however, it would be still acceptable. By virtue of the distance across the highway, the extension would not block daylight and sunlight received by neighbouring properties to the northeast and northwest.

The proposed rear extension will be situated on the Evelyn Avenue frontage, which consists of a two storey semi-detached and detached properties. The proposed rear extension will be situated along the building line of the main dwelling. The materials of the proposal will harmonise with the materials of Nos.1 and 1a Evelyn Avenue, which consist of a brick external facing. The proposal would not have a negative impact upon the character of the street scene or to the appearance of the existing local area. As such, the rear extension proposal with new pitch roof would integrate well visually with the host dwelling, and not appear incongruous and over dominating in relation to the neighbouring properties and the streetscene.

Given the above considerations, the proposed first floor side extension and single storey rear extension would be subordinate and sympathetic additions to the existing dwelling, and be in keeping with the character and appearance of the existing dwelling and the surrounding area, compliant with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008).

- Impact on Residential Amenity

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

Given that the proposed single storey rear extension and first floor side would comply with the guidance limits specified in the HDAS SPD, it is considered that the proposal would not result in an unacceptable impact on the residential amenities of No. 225 and the neighbour to the northeast by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook.

The proposed first floor side extension would contain two windows which would only offer direct views towards the Eastcote Road. As such, it is considered that the sufficient distance across the highway means that the neighbour to the northeast would also be unaffected. Therefore the proposal would accord with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Other matters

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension. Even though the proposal would result in the creation of a four bedroom dwelling, an approximate area of 224 sq.m would be retained as adequate usable amenity space in the rear garden for the occupiers. This would ensure compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to tree, policy BE38 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. This extension would be set back at least 1.3m from the side boundary to the eastern side. In this case the proposal would result in no harm to existing gap between the dwelling and the highway and would not change the relationship between the dwelling and the large street tree. As a result, the proposal complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, 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, numbers 160411/07 A, 160411/06 A, and 160411/03.

**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** NONSC Non Standard Condition

The render and timber cladding detail on the front and side elevation of the extension hereby approved shall match in colour and finish the render and timber cladding 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** 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).

- 2** 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).

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

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

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

### **Standard Informatives**

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

(prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
NPPF	National Planning Policy Framework

- 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.

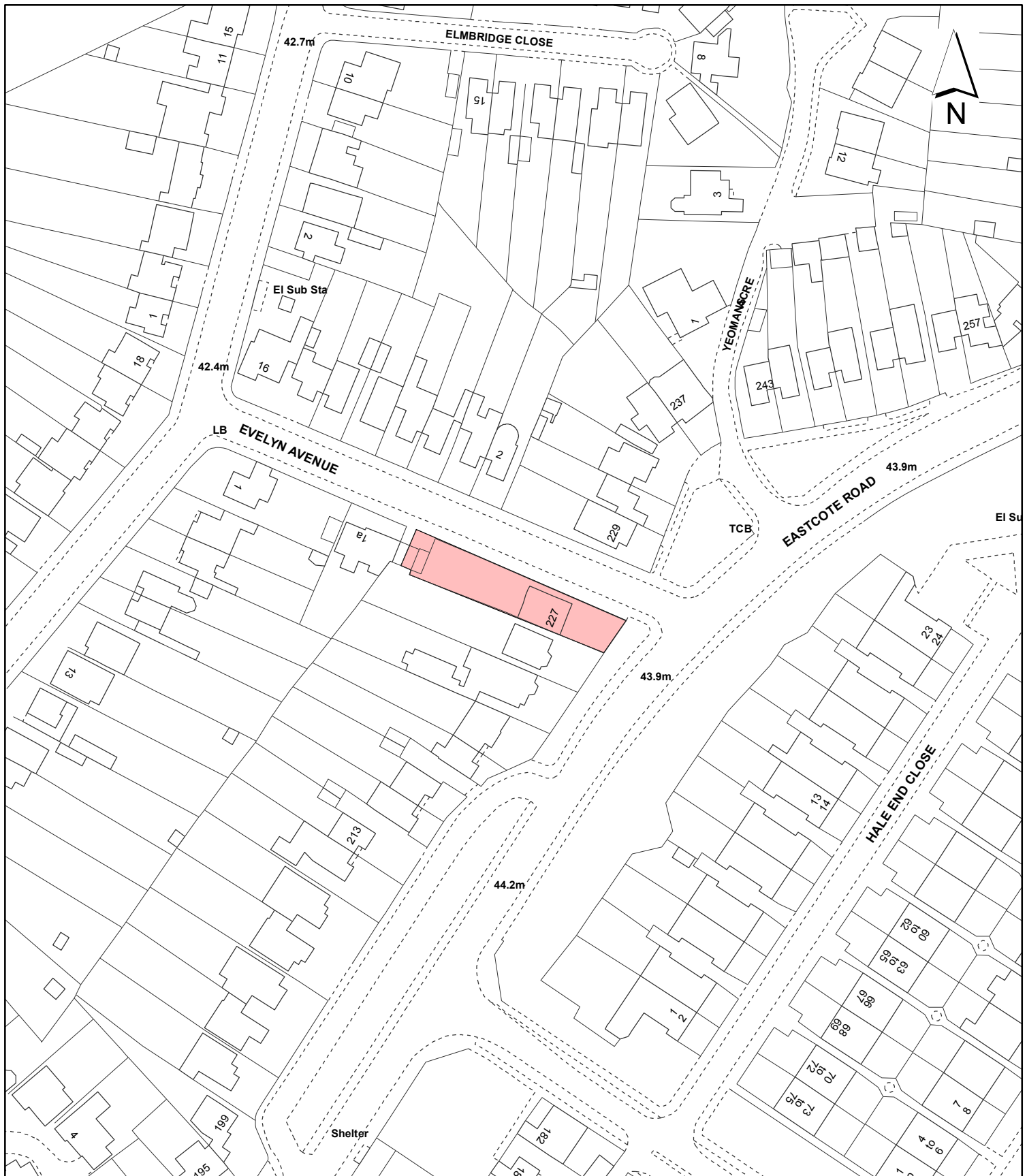
D) No bonfires that create dark smoke or nuisance to local residents.

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 (CO<sub>2</sub>) 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:** Hoda Sadri

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**227 Eastcote Road  
 Ruislip**

**LONDON BOROUGH  
 OF HILLINGDON**

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

Planning Application Ref:

**63116/APP/2016/2169**

Scale:

**1:1,250**

Planning Committee:

**North Page 91**

Date:

**August 2016**



**HILLINGDON**  
 LONDON

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

**Address** NORTHWOOD HEALTH & RAQUETS CLUB 18 DUCKS HILL ROAD  
NORTHWOOD

**Development:** Variation of condition 14 (Operating Hours) of planning permission Ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts)

**LBH Ref Nos:** 272/APP/2016/1562

**Drawing Nos:** 166-A01 Rev. P5

**Date Plans Received:** 22/04/2016

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

**Date Application Valid:** 22/04/2016

### 1. **SUMMARY**

The application seeks permission for the variation of condition No. 14 (Opening Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 to allow the extension of the opening hours from 6.30 - 23.30 Monday to Friday and 8.00 - 23.30 Saturday and Sunday, to 6.00 - 23.30 Monday to Friday and 7.00 - 23.30 on Saturdays and Sundays; an additional half hour on the week day mornings and one hour earlier on the weekends.

The Health Club has extensive grounds and a dedicated access with no residential properties in close proximity to the Health Club. As such, the proposed increase in opening hours will not have a discernible or detrimental impact upon the amenities of the area, but will offer an improved service to members. The Club has a large amount of car parking that is situated a good distance from any residential properties, so there will be no discernible adverse highways or noise impacts from the slightly earlier opening times.

The proposal is therefore recommended for approval with the inclusion of all relevant conditions carried forward from the previous consent.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1 NONSC **Non Standard Condition**

Operation of the site shall be restricted to 06.00 hours to 23.30 hours Monday to Fridays, and 07.00 to 23.30 hours on Saturdays and Sundays.

#### REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with the NPPF and Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### 2 NONSC **Non Standard Condition**

The roads/turning/loading facilities and parking areas (as identified in the approved plans under application 272/DL/93/1539) shall be permanently retained and used for no other purpose.

REASON

In the interest of Highway Safety in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 NONSC Non Standard Condition**

The planting screen and/or hedgerows shown as boundary treatment to Cygnet Close shall be maintained to a maximum height of 2.3m and any gaps which may occur shall be filled with replacement planting of a similar size and species.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with the NPPF and Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 A21 Parking for Wheelchair Disabled People**

A proportion of parking spaces (with dimensions of 4.8m x 3.6m to allow for wheelchair transfer to and from the side of car) shall be reserved exclusively for people using wheelchairs and clearly marked with the Universal Wheelchair Symbol both vertically and horizontally. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided in accordance with the Council's adopted car parking standards. Thereafter, these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances.

**5 ADV6 Hours of Illumination**

The floodlights on the tennis courts adjacent to the lake shall only be used until 21.30 hours each day.

REASON

In order to protect the visual amenities of the area in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

**6 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995**

Notwithstanding the provisions of Part 3, Schedule 2 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), the building(s) shall be used only for purposes within Use Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

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

**7 NONSC Non Standard Condition**

No national or international sporting events; public entertainments (other than for members and their guests); nor markets, fairs or circuses, shall be held on site, without the prior written consent of the local planning authority.

REASON



To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with the NPPF and Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **8 NONSC Non Standard Condition**

No amplified or other music shall be played on the premises during the extended opening hours of 06.00 hrs to 07.00 hrs Monday to Fridays, 0700 to 08.00 hrs on Saturdays and Sundays.

### **REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

## **INFORMATIVES**

### **1 I59 Councils Local Plan : Part 1 - Strategic Policies**

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The Northwood Health and Raquets Club is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the north western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the south and east side of the building, with a small lake in front.

The site is adjoined to the north west by the grounds of Mount Vernon Hospital, to the north by the grounds of the Northwood Cricket Club, to the east and south east by residential development fronting Ducks Hill Road and Cygnet Close and to the west by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the south, west and north, as identified in the adopted Hillingdon Local Plan (November 2012).

### **3.2 Proposed Scheme**

The proposal is for the variation of condition No. 14 (Operating Hours) of planning permission ref:272/DL/93/1539 dated 09/01/1995, to change the operating hours to allow extended opening hours. The premises is currently open to the public between 6.30 - 23.30 Monday to Friday and 8.00 - 23.30 Saturday and Sunday. It is proposed to extend this to 6.00 - 23.30 Monday to Friday and 7.00 - 23.30 on Saturdays and Sundays.



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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

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

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

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

## **6. Consultations**

### **External Consultees**

313 neighbouring properties were consulted with an expiry date for comments of 29th July. A site notice was erected on the lamp post in front of 20 Ducks Hill Road expiring on 23 May 2016. At the time of writing the report there have been 3 responses received with the following comments:

- There are occasions when the exterior doors of exercise studios are opened during exercise sessions. This allows the noise of the instructors amplified instructions and music to travel some distance and annoy surrounding residents. I have no objection to the extended hours provided this annoying noise is controlled during the proposed early morning time extension
- I have no objections provided no new building works are proposed
- Is this privately owned/member's club or access to the public? Okay if the latter and affordable to the local community. How will traffic be mitigated against during construction.

Officer response: This proposal is for the change in opening hours for an existing establishment only, there is no building works associated with this proposal. A condition could be included to restrict the playing of amplified music during the extended hours

### **Internal Consultees**

Environmental Protection - No objections

Trees/Landscape - No landscape issues with regard to this proposal.

## **7. MAIN PLANNING ISSUES**

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

Although the application site is situated within the Green Belt, it is considered that the principle of development is acceptable given that the proposed development would assist in the function of the permitted recreational use.

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

Not applicable to this proposal.

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

Not applicable to this proposal.

### **7.04 Airport safeguarding**

Not applicable to this proposal.

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

National Planning Policy Framework and Policy OL1 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the provision of facilities for outdoor sport and outdoor recreation is considered as appropriate development within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt and does not create a 'built-up appearance'.

The current use of the site is considered appropriate, as a Health and Sport Club under 'outdoor recreation and sport'. The proposed slight extension to the hours of operation would assist in its function and service provided to customers.

The minimal scale of the proposed change to operational hours would not involve any new built form nor would it lead to a significant intensification of the level of activity at the site. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.06 Environmental Impact**

Not applicable to this proposal.

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

It is not considered that the proposal would lead to any changes to the character and appearance of the street scene.

#### **7.08 Impact on neighbours**

The proposed amendment would open the Health Club by an additional half hour in the mornings during the week and an hour in the mornings at the weekend.

The Health Club has extensive grounds and a dedicated access with no residential properties in close proximity to the Health Club. The Club has a large amount of car parking that is situated a good distance from any residential properties, so there will be no discernible adverse highways or noise impacts from the slightly earlier opening times. As such, the proposed increase in opening hours will not have a discernible or detrimental impact upon the amenities of the area, but will offer an improved service to members.

The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1.

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

Not applicable to this application.

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

There is potential for an increased number of vehicle movements between the established opening times and the extended opening hours. However, due to the relatively minor amendment proposed, and the time of day, it is considered unlikely that the proposal would result in such a significant increase in usage. On this basis it is not considered that the proposal would cause increased noise and disturbance or increased traffic movements which would have any greater impact on local residents than what is already existing.

#### **7.11 Urban design, access and security**

The proposal would not change the appearance of the premises.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

None

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Not applicable to 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.

#### **10. CONCLUSION**

The application for the variation of Condition 14 is considered to be acceptable and the recommendation is to approve.

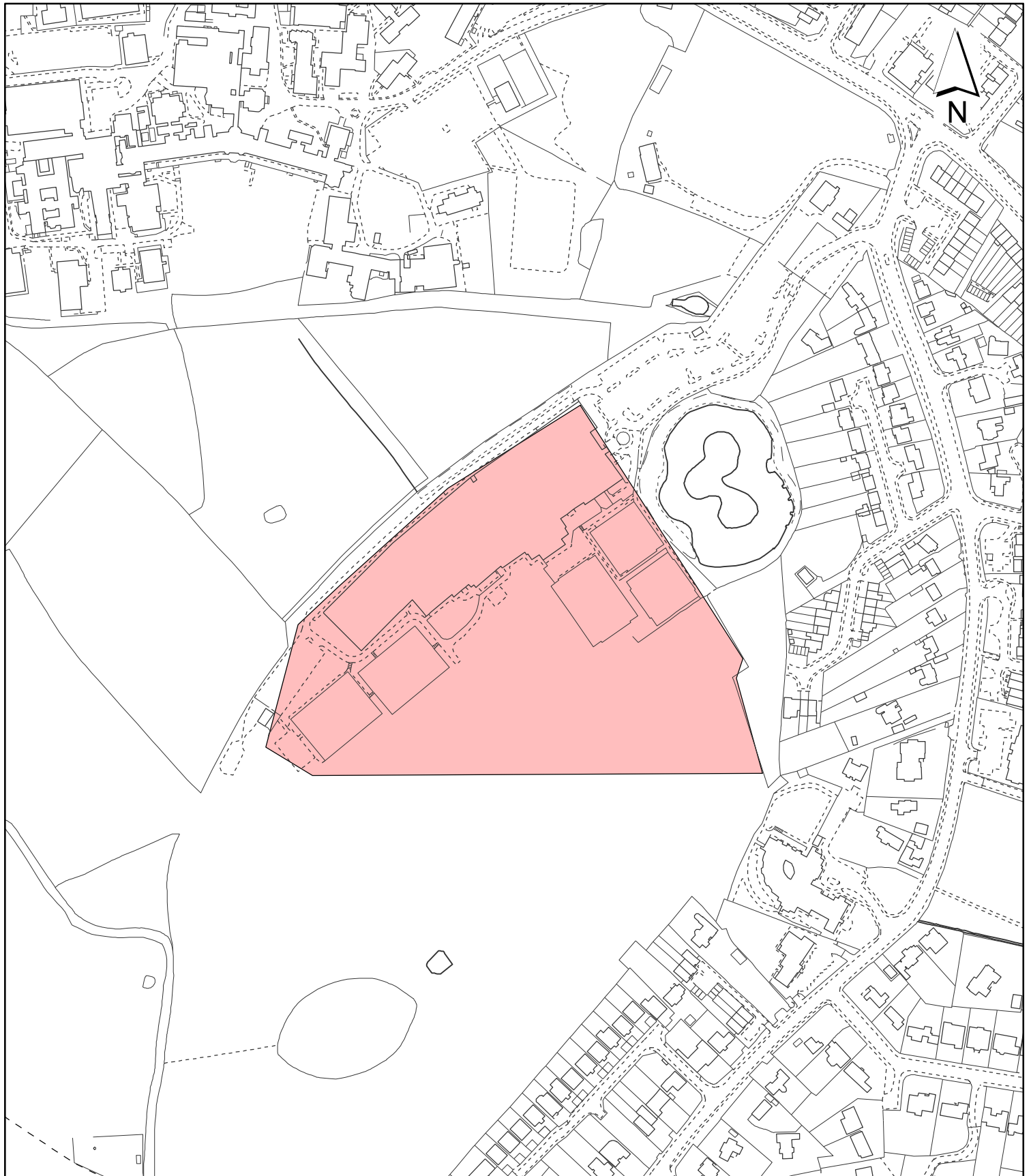
#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (2015).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Northwood  
 Health & Raquets Club**

**LONDON BOROUGH  
 OF HILLINGDON**

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

Planning Application Ref:

**272/APP/2016/1562**

Scale:

**1:3,500**

Planning Committee:

**North** Page 101

Date:

**August 2016**



**HILLINGDON**  
 LONDON

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

**Address** LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD RUISLIP

**Development:** Replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**LBH Ref Nos:** 60595/APP/2016/2391

**Drawing Nos:** HGN009-02 Site Layout  
HGN009-03 Existing Site Elevator  
HGN009-04 Proposed Site Elevator  
HGN009-05 Equipment Details  
HGN009-06 Equipment Layout  
HGN009-11 Construction Notes  
HGN009-07 Antenna and Root Details  
HGN009-08 Antenna Line Key  
HGN009-09 Equipment Schematic  
HGN009-10 Construction Details  
Covering Letter re Emergency Services Network (ESN) - Briefing Note  
HGN009-12 ICNIRP Details (1 of 2)  
HGN009-13 ICNIRP Details (2 of 2)  
Covering Letter/Planning Statement  
Emergency Services Network (ESN) - Information Note  
Site Specific Supplementary Information  
ICNIRP Declaration  
Developers Notice  
HGN009-01 Site Location Plan

**Date Plans Received:** 20/06/2016                      **Date(s) of Amendment(s):**

**Date Application Valid:** 20/06/2016

## 2. RECOMMENDATION

**APPROVAL** subject to the following:

### 1 COM3 Time Limit

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

#### REASON

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

### 2 COM4 Accordance with Approved Plans

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

HGN009-01 Site Location Plan  
 HGN009-02 Site Layout  
 HGN009-03 Existing Site Elevation  
 HGN009-04 Proposed Site Elevation  
 HGN009-05 Equipment Details  
 HGN009-06 Equipment Layout  
 HGN009-07 Antenna and Root Details  
 HGN009-08 Antenna Line Key  
 HGN009-09 Equipment Schematic  
 HGN009-10 Construction Details  
 HGN009-11 Construction Notes  
 HGN009-12 ICNIRP Details (1 of 2)  
 HGN009-13 ICNIRP Details (2 of 2)

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

**REASON**

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

**3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

**REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to APPROVE details of siting and design 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 APPROVE details of siting and design 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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE37 Telecommunications developments - siting and design  
NPPF5 NPPF - Supporting high quality communication infrastructure

**3 147 Damage to Verge - For Council Roads:**

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

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

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

**4**

The applicant is advised that any maintenance work to the telecommunications installation should be carried out from Paddock Road rather than Field End Road in order to reduce impact on Field End Road, a classified road on the Council's Road Network.

**5**

With a telecommunications monopole of the size proposed it is likely the operator will require a crane to lift the item into position along with traffic management. Any such activity requires the approval of the Council's Highways Maintenance Team - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site comprises an existing telecommunications installation located on a 7.05m wide grass verge between Field End Road and Paddock Road. 592 Field End Road is located 17.5m south-west of the application site with 590 Field End Road located approximately 30m to the north-west. 635 and 637 Field End Road are located approximately 29m opposite the application site.

**3.2 Proposed Scheme**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to provide improved 3G coverage.

The proposed scheme involves the removal of the existing 11.7m high telecommunications monopole, the installation of a 15m high telecommunications monopole and the installation of two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, and associated development.

The replacement monopole would be located 6m north-west of the existing monopole, which is to be removed. The proposed stacked equipment cabinets would be located

alongside the existing cabinets.

### 3.3 Relevant Planning History

60595/APP/2005/1205 Land At Junction Of Paddock Road & Field End Road Ruislip  
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 07-06-2005 Refused

60595/APP/2005/3498 Land At Junction Of Paddock Road & Field End Road Ruislip  
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

**Decision:** 07-02-2006 Refused **Appeal:** 31-08-2006 Allowed

### Comment on Planning History

## 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.  
BE13 New development must harmonise with the existing street scene.  
BE19 New development must improve or complement the character of the area.  
BE37 Telecommunications developments - siting and design  
NPPF5 NPPF - Supporting high quality communication infrastructure

## 5. Advertisement and Site Notice

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

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

## 6. Consultations

### External Consultees

Consultation letters were sent to 10 local owners/occupiers and a site notice was displayed. No



responses were received:

South Ruislip Residents Association:  
No response received

### **Internal Consultees**

Highways:

The proposal is to erect a replacement telecommunications mast and cabinet close to the junction of Paddock Road and Field End Road Ruislip. Field End Road at this location is a classified road on the Council's Road Network whereas Paddock Road is a local road with high traffic flows and traffic speeds.

There is a wide verge and footpath on Field End Road in the area of the two Paddock Road junctions along with highway trees. There is an existing 11.7m high telecommunications monopole and associated cabinets installed close to the Field End Road carriageway.

This application is to replace the existing pole with a taller version and make amendments to the cabinets provided. The plan provided shows a maintenance access from Field End Road and from a highways perspective we would prefer that any maintenance is carried out from Paddock Road. With a pole of the size proposed it is likely the operator will require a crane to lift the item into position along with traffic management. Any such activity requires the approval of the Council's Traffic Manager.

I have no fundamental highway objections to the application.

## **7. MAIN PLANNING ISSUES**

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

Principle of development:

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The proposed telecommunications monopole would be located adjacent to an existing installation that is to be removed. Whilst the siting proposed would be 6 metres away from the existing pole, it would remain within the the grass verge area between the roadways and partially screened in longer views by existing trees. It is not therefore considered that the proposal would significantly change the impact of the character and appearance of the immediate and surrounding area.

The two proposed replacement equipment cabinets, stacked on top of one another, are also considered to be acceptable in terms of their size and location amongst existing equipment cabinets. Stacking the units would reduce the footprint of the verge needed to accommodate this ancillary equipment and helps to keep the whole development more visually compact.

It is therefore considered that the proposal would comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.06 Environmental Impact**

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The site, comprising an existing telecommunications installation, is located on a 7.05m wide grass verge between Field End Road and Paddock Road. The proposal would replace an existing 11.7m high telecommunications monopole with a 15m high telecommunications monopole. Two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, would be located amongst existing equipment cabinets.

The proposed replacement monopole and equipment cabinets are considered to be acceptable in regards to their locations within an existing telecommunications installation. Existing trees along the grass verge would continue to provide screening of the development. The proposal would not significantly impact on the character and appearance of the immediate street scene and surrounding area, thereby complying with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

The proposed replacement monopole and equipment cabinets would form part of an existing telecommunications installation located along Field End Road and opposite Paddock Road. The nearest residential properties are located at least 17.5m away from the application site and so the proposed upgrade to the site would not significantly impact on residential amenity.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The replacement telecommunications column would be located 6m north-west of the existing monopole which is to be removed. Due to the location within the grass verge between Paddock Road and the pavement along Field End Road, it is considered that the proposed development would not impact on either pedestrian or highway safety. The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Council's Highways Engineer raises no objection to the proposed scheme.

**7.11 Urban design, access and security**

The telecommunications monopole would be 15m high and would hold three antennae at the top within a 0.58m diameter shroud. The proposed equipment cabinets would be 0.60m wide x 0.48m deep x 0.70m high and stacked on top of each other. The proposed monopole and equipment cabinets are considered to be acceptable in design terms.

**7.12 Disabled access**

Not applicable to this application.

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

- Not applicable to this application.
- 7.14 Trees, Landscaping and Ecology**
- Not applicable to this application.
- 7.15 Sustainable waste management**
- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- No responses were received during the public consultation.
- 7.20 Planning Obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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 this application.

#### **10. CONCLUSION**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to provide improved 3G coverage.

The proposed scheme involves the removal of the existing 11.7m high telecommunications monopole, the installation of a 15m high telecommunications monopole and the installation of two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, and associated development.

The replacement monopole would be located 6m north-west of the existing monopole, which is to be removed. The proposed replacement stacked equipment cabinets would be located alongside the existing cabinets.

The proposed replacement column and equipment cabinets would not result in a detrimental impact on the character and appearance of the street scene and the

surrounding area, and would not cause harm to pedestrian or highway safety. The proposed development complies with AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework.

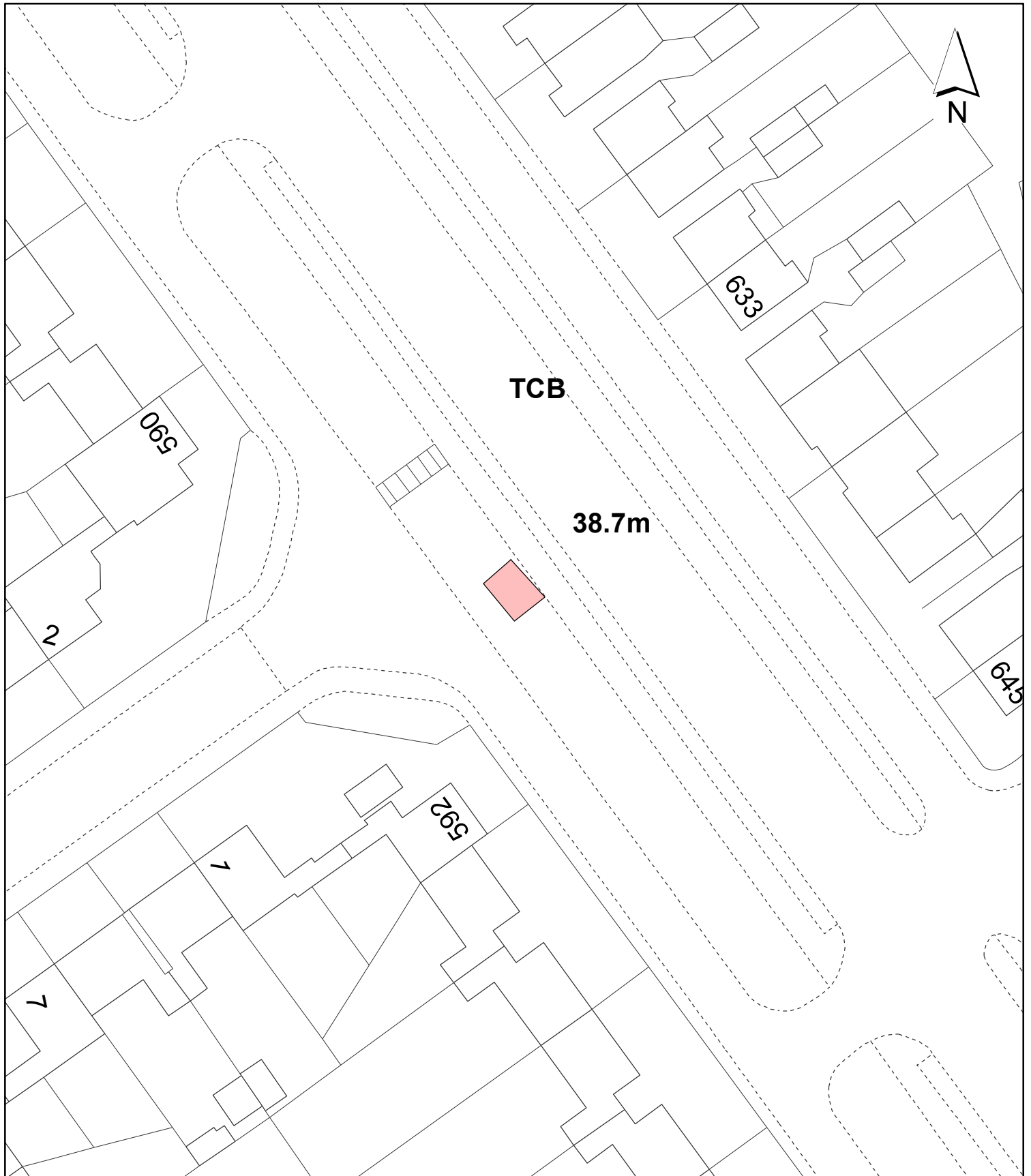
It is therefore recommended that prior approval be required in this instance and that approval be granted.

**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land at Junction of Paddock Road**

Planning Application Ref:

**60595/APP/2016/2391**

Scale:

**1:500**

Planning Committee:

**North Page 112**

Date:

**August 2016**

**LONDON BOROUGH OF HILLINGDON**

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



**HILLINGDON**  
 LONDON



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

**Address** THE BREAKSPEAR ARMS P.H. BREAKSPEAR ROAD NORTH HAREFIELD  
**Development:** Replacement of decking  
**LBH Ref Nos:** 10615/APP/2016/1398  
**Drawing Nos:** Location Plan  
MO-001 Rev A  
MO-003 Rev A  
MO-002

**Date Plans Received:** 08/04/2016      **Date(s) of Amendment(s):**  
**Date Application Valid:** 21/04/2016

### 1. **SUMMARY**

The applicant proposes the replacement of outside seating area from bark to timber decking. The proposal would resurface the outdoor seating area with timber decking, but would not change the use. Overall, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

The proposal would cause no significant harm to the amenity of any adjoining occupier. The outdoor seating area is enclosed by a picket fence, set in from the boundary and highway and would only be visible from the Pub car park. As such, the proposal would preserve the character and local distinctiveness of the surrounding natural and built environment. Given the above, the application is recommended for approval.

The application is referred to the committee for determination due to the location of the application site within the Green Belt.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1      COM3      **Time Limit**

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

#### REASON

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

#### 2      COM4      **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, MO-001 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

## INFORMATIVES

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. 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.

### 2 152 Compulsory Informative (1)

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

### 3 153 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character

### 4 147 Damage to Verge

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

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

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3

3EU (Tel: 01895 277524).

## **5 159 Councils Local Plan : Part 1 - Strategic Policies**

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

### **3. CONSIDERATIONS**

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

The application site comprises a two storey detached public house situated on the crossroads where Breakspear Road and New Years Green Lane intersect. The public house is situated on a large plot of land (3.6ha) with a car park and childrens play area to the north and seating areas in front of the entrance to the west. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly north and south of the site are open fields. To the south west, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex.

The area is on the edge of the open countryside with a large residential area situated 80m west of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The applicant proposes the replacement of outside seating area from bark to timber decking

#### **3.3 Relevant Planning History**

10615/APP/2012/488      The Breakspear Arms Breakspear Road North Harefield  
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property

**Decision:** 07-06-2012      Withdrawn

10615/APP/2013/47      Breakspear Arms Breakspear Road South Harefield  
Conservatory to side and provision of outdoor seating areas to exterior of property

**Decision:** 08-05-2013      Approved

10615/APP/2015/3318      Breakspear Arms Breakspear Road South Harefield  
Resurfacing of car park

**Decision:** 18-11-2015      Approved

## **Comment on Relevant Planning History**

No relevant planning history.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.16 (2015) Green Belt
- LPP 7.4 (2015) Local character

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

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

## **6. Consultations**

### **External Consultees**

2 neighbouring properties and the Ruislip Residents Association were notified of the proposed development on 8th September 2015 and a site notice was erected adjacent the site on 12th September 2015. No comments received.

### **Internal Consultees**

N/A

## **7. MAIN PLANNING ISSUES**

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

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in bark. This area is already in use as an outdoor seating area and was annotated as a beer garden on previous applications relating to this site. The proposal would resurface this outdoor seating area with timber decking, but would not change the use.

Overall, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

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

Not applicable to this site.

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

Not applicable to this site.

#### **7.04 Airport safeguarding**

Not applicable to this site.

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

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in bark. The proposal would resurface the outdoor seating area with timber decking, but would not change the use. Overall, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

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

The outdoor seating area is enclosed by a picket fence, set in from the boundary and highway and would only be visible from the Pub car park. As such, the proposal would preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

**7.08 Impact on neighbours**

The proposal is for resurfacing of an existing outdoor seating area from bark to timber decking and would cause no significant harm to the amenity of any adjoining occupier, in compliance with Policy BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

Not applicable to this application.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

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

On this matter, there are no existing natural features, protected or otherwise, likely to be affected and there is no need for protection or further landscaping control by means of conditions. The proposal is thus acceptable in landscaping terms.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The site is in flood zone 1 (low potential for flooding) and the surface is remaining porous. As such, the proposal would not conflict with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No neighbour responses were received.

**7.20 Planning Obligations**

Not applicable to this application.

**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.

**10. CONCLUSION**

The proposal would resurface the outdoor seating area with timber decking, but would not change the use. The proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

The proposal would cause no significant harm to the amenity of any adjoining occupier. The outdoor seating area is enclosed by a picket fence, set in from the boundary and highway and would only be visible from the Pub car park. As such, the proposal would preserve the character and local distinctiveness of the surrounding natural and built environment.

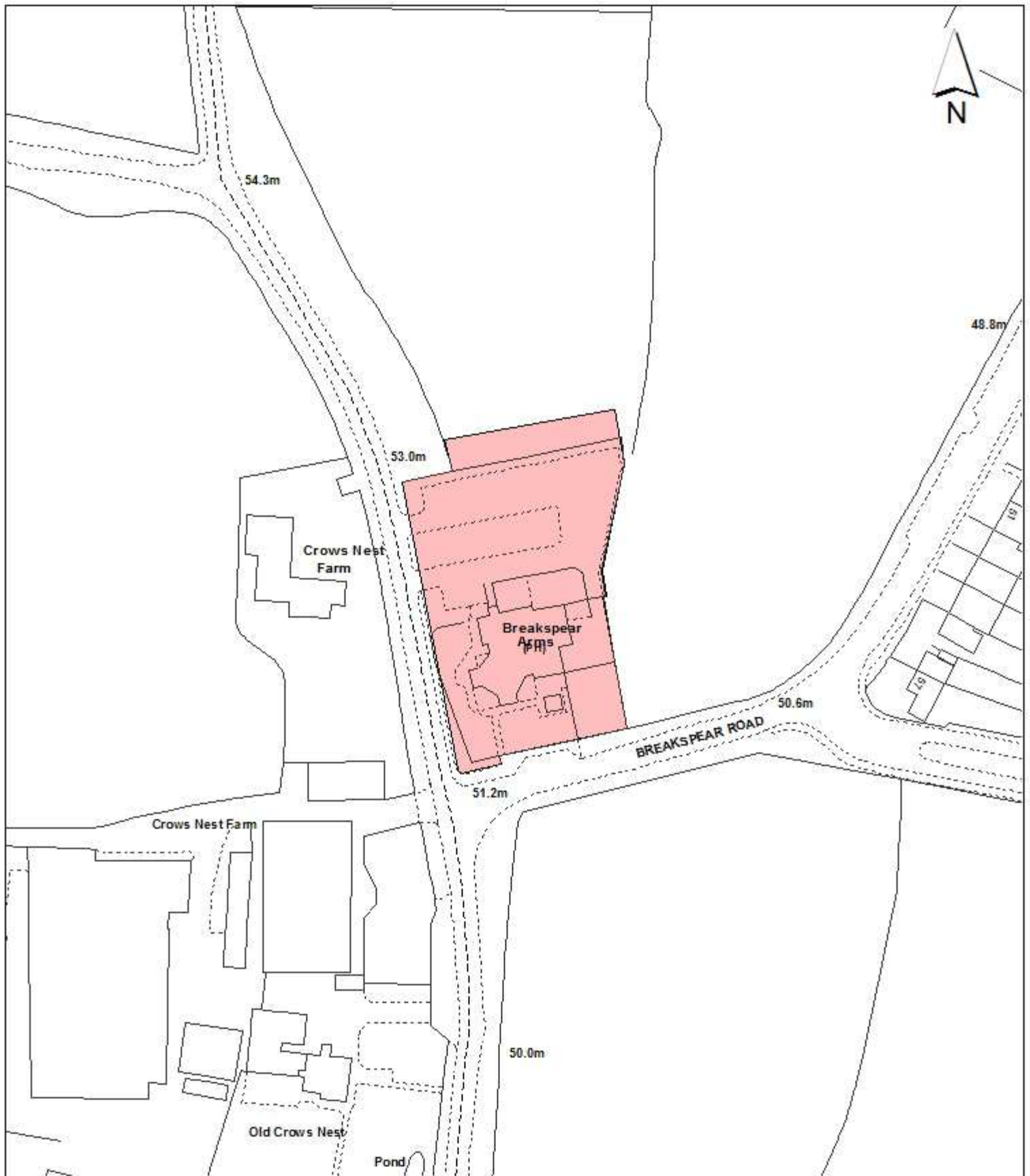
The application is recommended for approval.

**11. Reference Documents**

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Breakspear Arms Pub**

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

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

Planning Application Ref:

**10615/APP/2016/1398**

Scale:

**1:1,250**

Planning Committee:

**North** Page 121

Date:

**August 2016**



**HILLINGDON**  
LONDON

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# Plans for North Applications Planning Committee

Wednesday 3rd August  
2016



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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

**Address** 52 BUSHEY ROAD ICKENHAM

**Development:** One two storey 4-bedroom detached dwelling and one single storey 3-bedroom detached bungalow with associated off-street parking spaces, bin/cycle storage and amenity space and installation of vehicular crossover to front (involving demolition of garage to side/rear)

**LBH Ref Nos:** 71297/APP/2016/529

**Date Plans Received:** 10/02/2016

**Date(s) of Amendment(s):** 10/02/2016

**Date Application Valid:** 10/02/2016

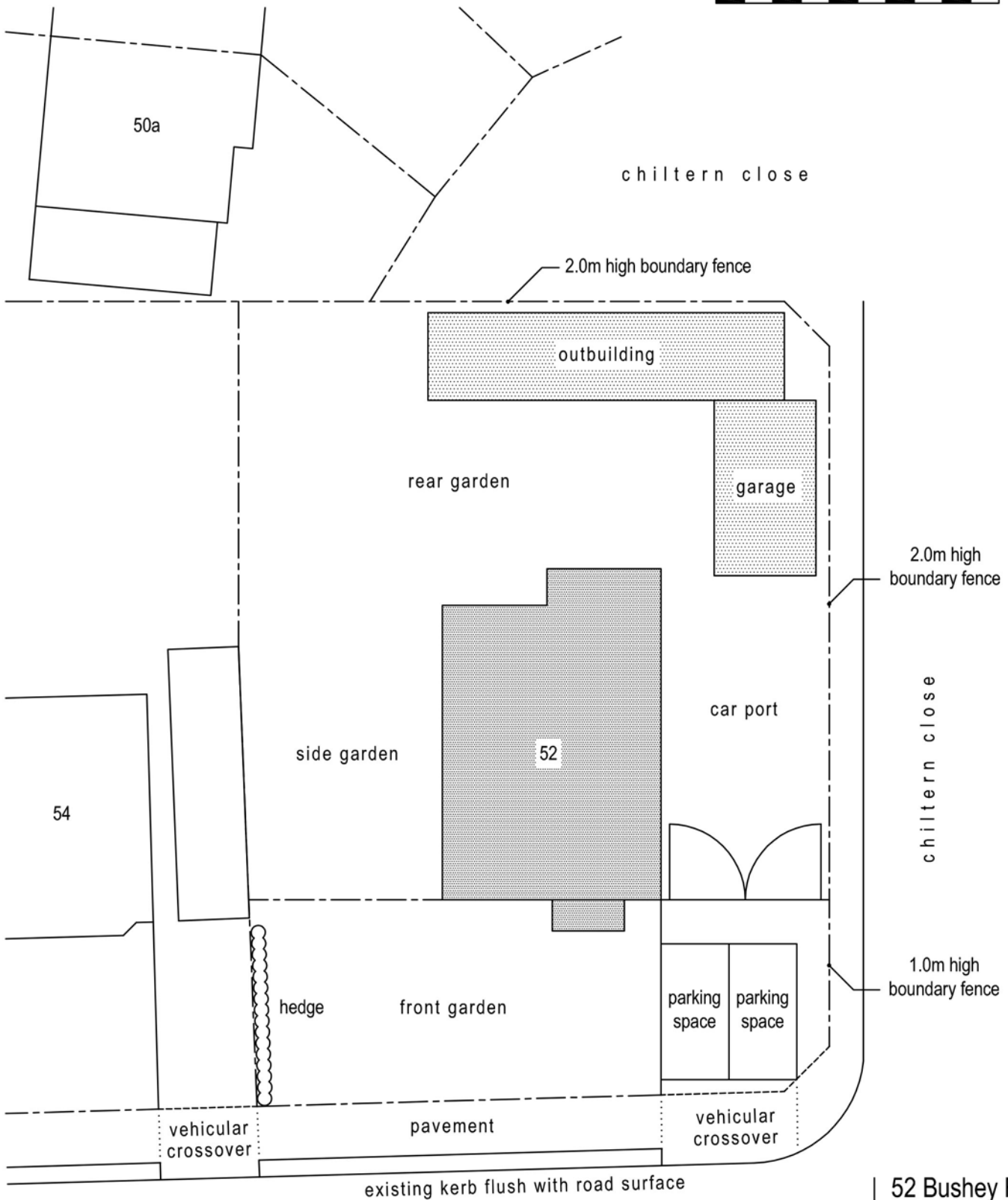
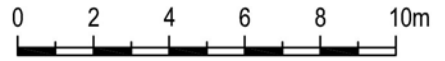


LOCATION PLAN

1 to 1250 on A4

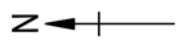
52 BUSHEY ROAD ICKENHAM MIDDX UB10 8JS





existing kerb flush with road surface

bushey road



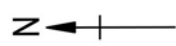
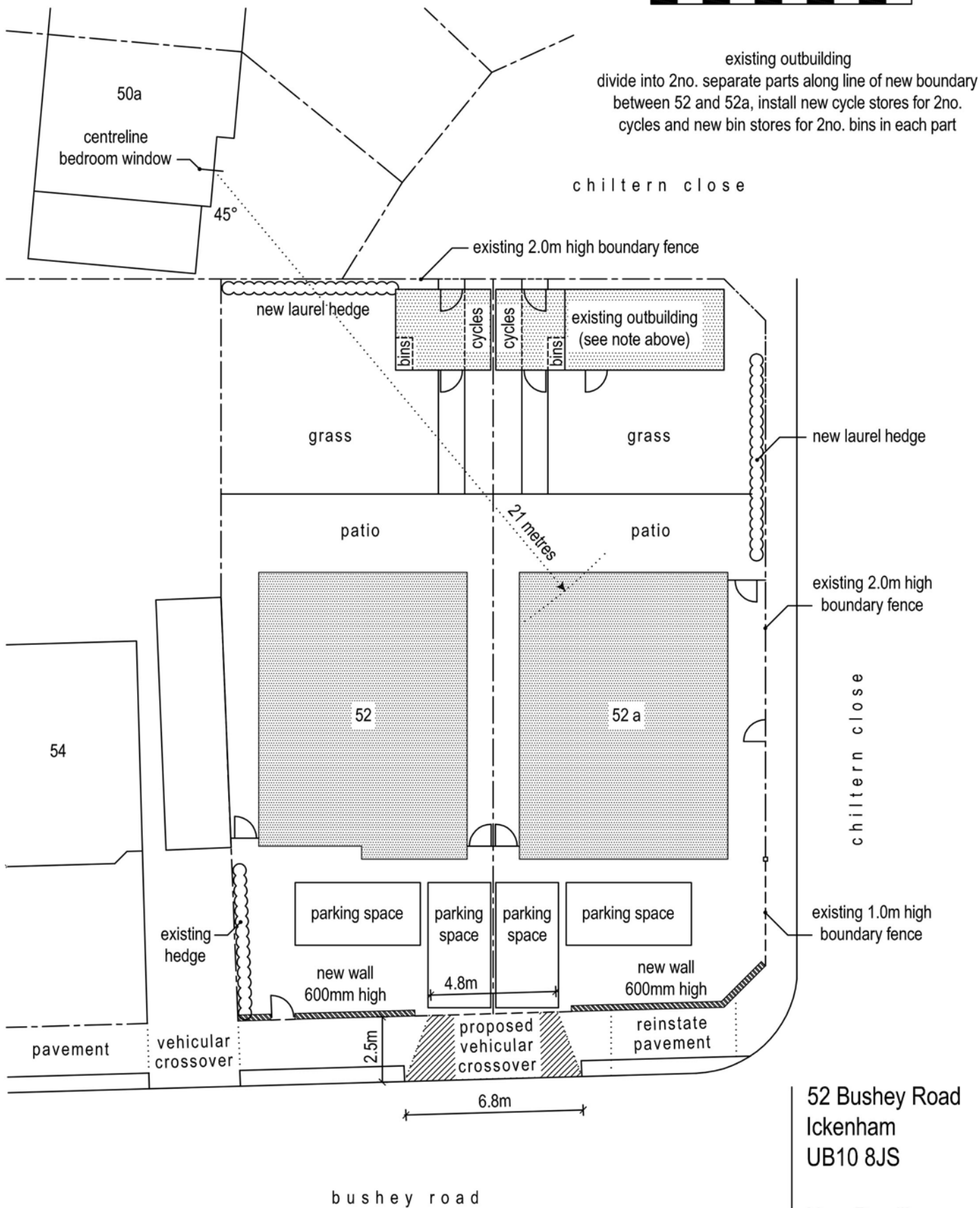
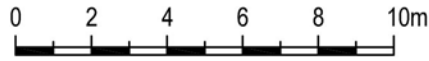
52 Bushey Road  
Ickenham  
UB10 8JS

New Dwellings  
Site Plan - Survey

1:200 on A4

151224 / 02





52 Bushey Road  
Ickenham  
UB10 8JS

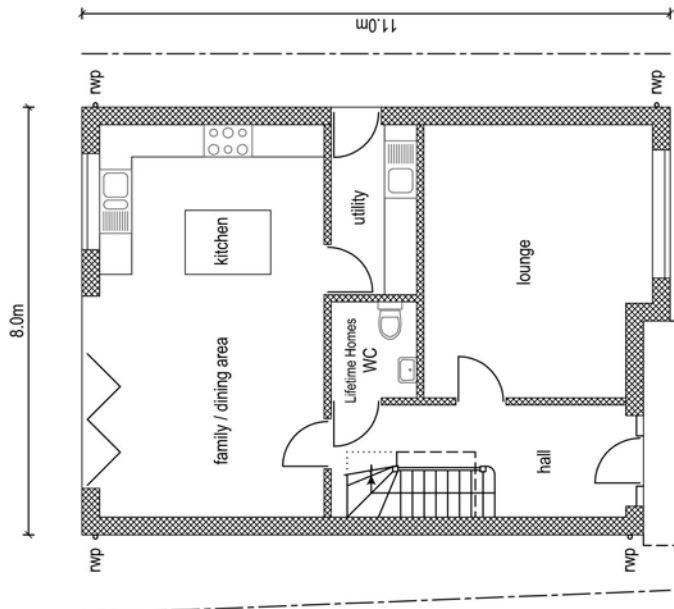
New Dwellings

Site Plan - Proposed

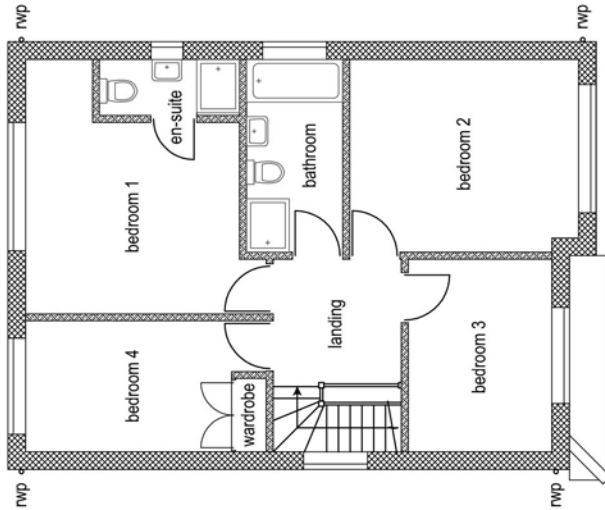
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**151224 / 03 B**

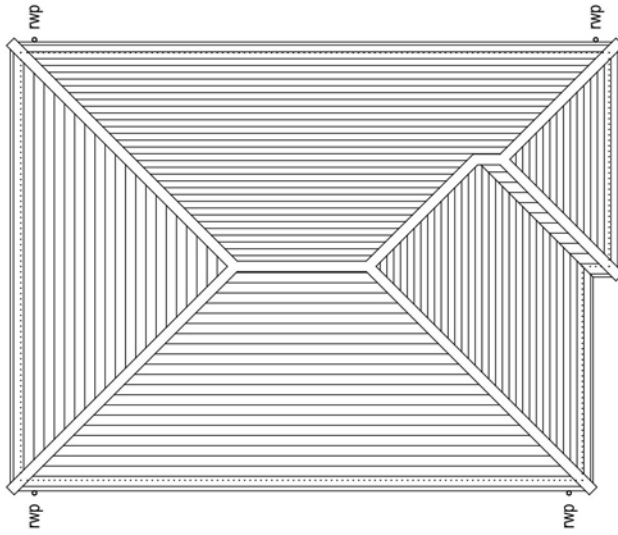
rev	date	details
A	21.03.2016	planning amends
B	21.04.2016	planning amends



ground floor plan



first floor plan



roof plan



all work to comply with current building regs and allied legislation  
this drawing is not to be scaled

52 Bushey Road  
Ickenham  
UB10 8JS

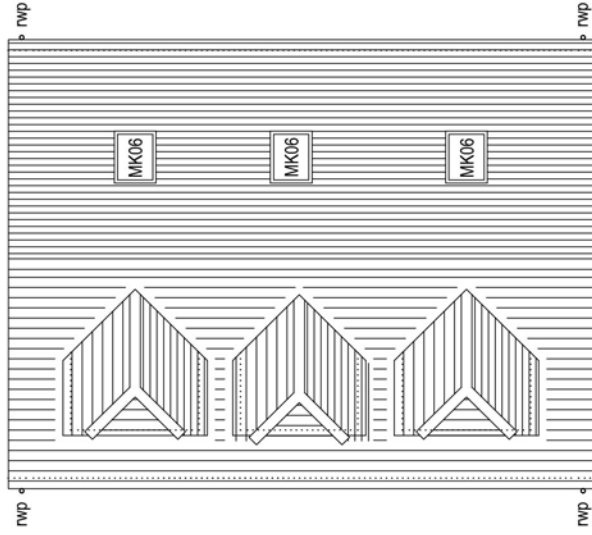
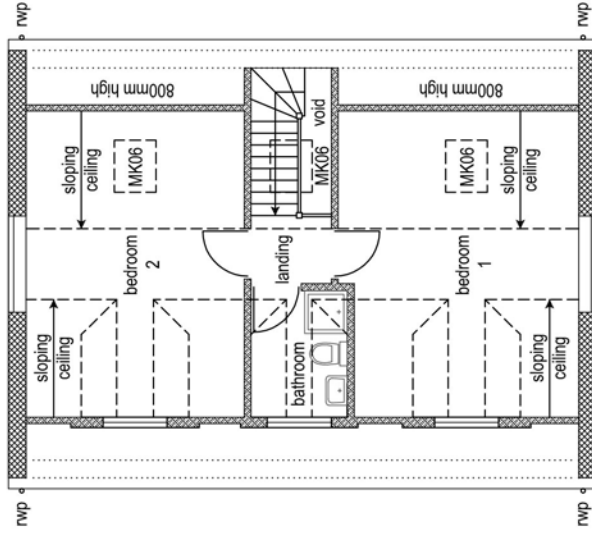
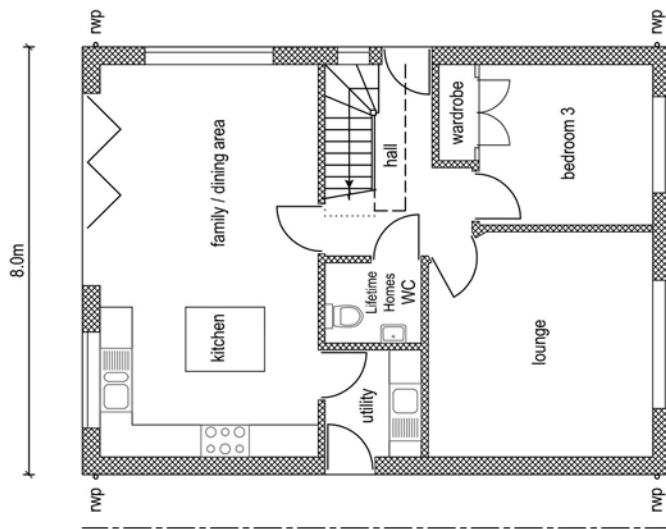
New Dwellings

Floor / Roof Plans (52)

1:100 on A3

151224 / 04 A

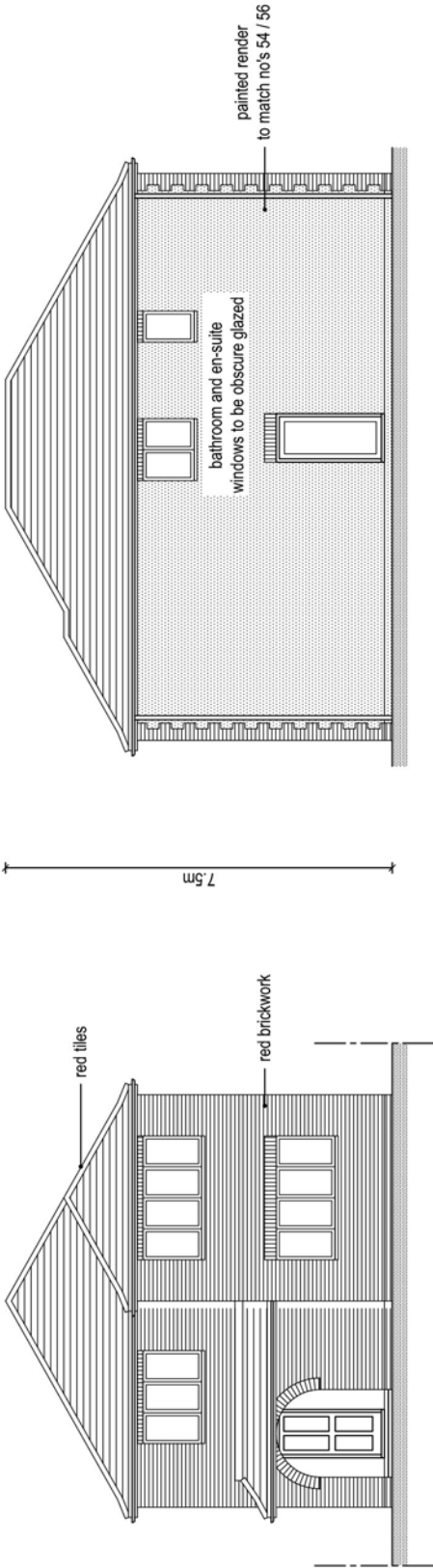
rev	date	details
A	21.04.2016	planning amends



all work to comply with current building regs and allied legislation  
this drawing is not to be scaled

52 Bushey Road  
Ickenham  
UB10 8JS  
New Dwellings  
Floor / Roof Plans (52a)  
1:100 on A3  
151224 / 06 A

rev	date	details
A	21.04.2016	planning amends

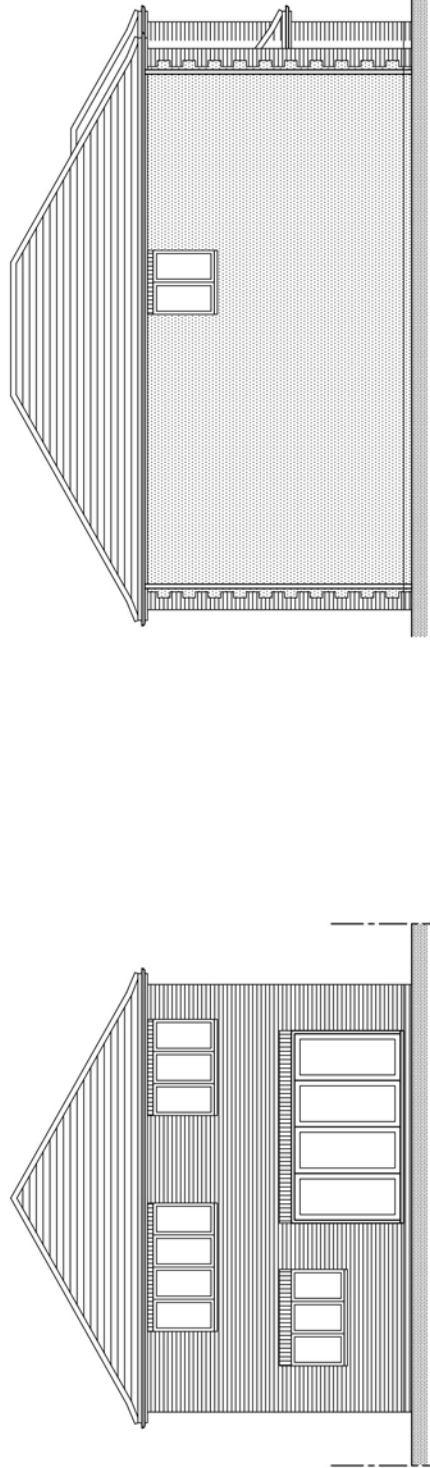


west elevation

south elevation

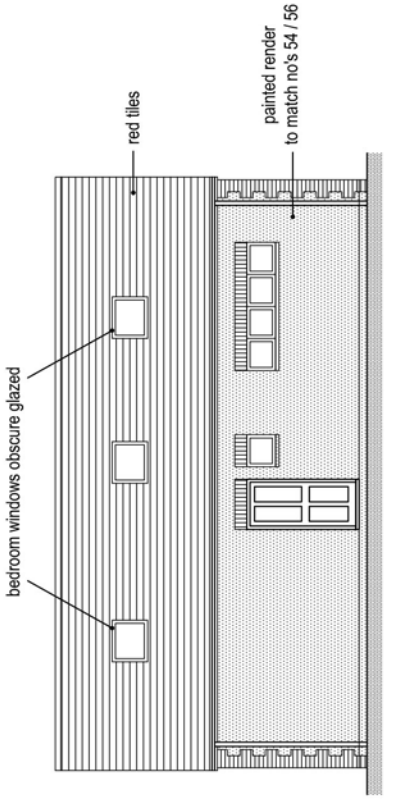


all work to comply with current building regs and allied legislation  
 this drawing is not to be scaled



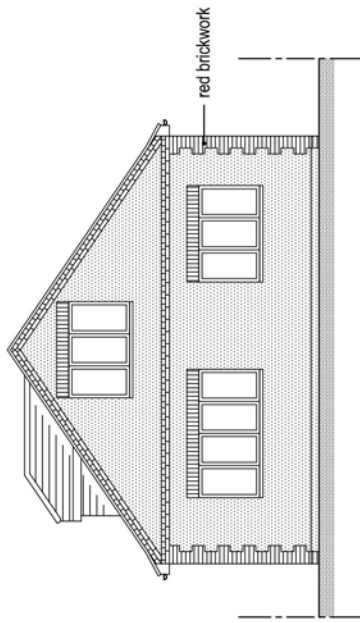
east elevation

north elevation



south elevation

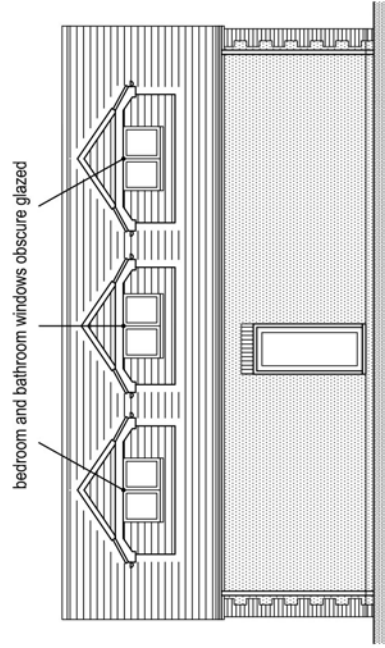
5m



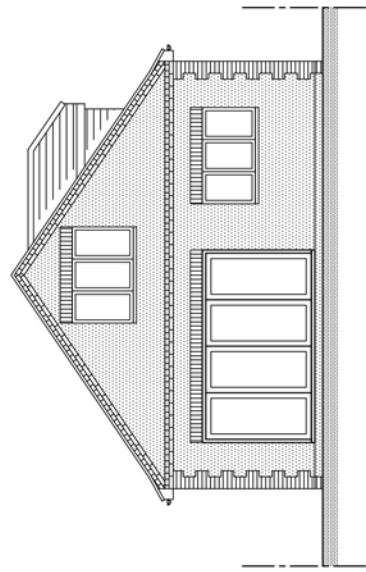
west elevation



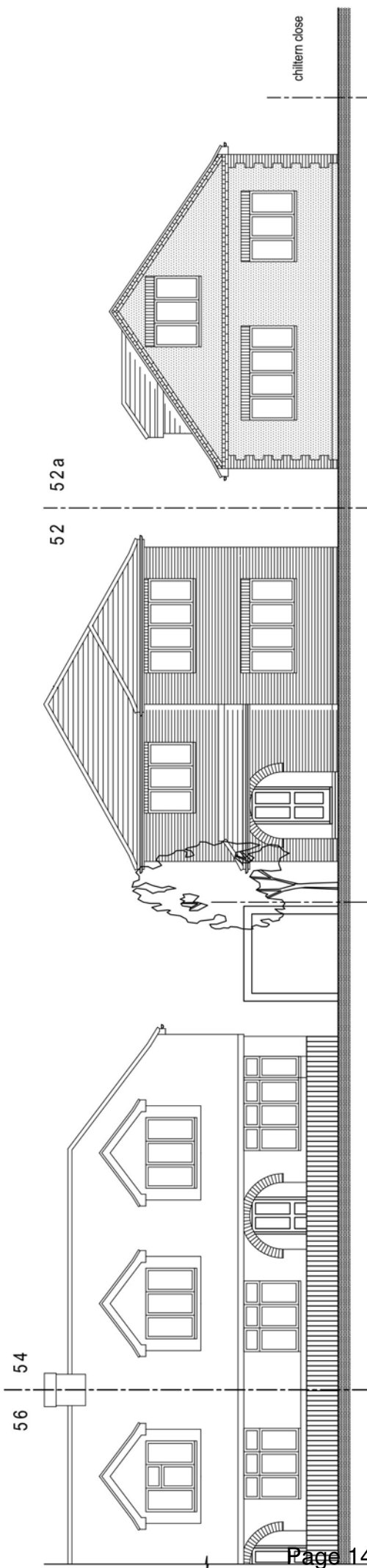
all work to comply with current building regs and allied legislation  
 this drawing is not to be scaled



north elevation



east elevation



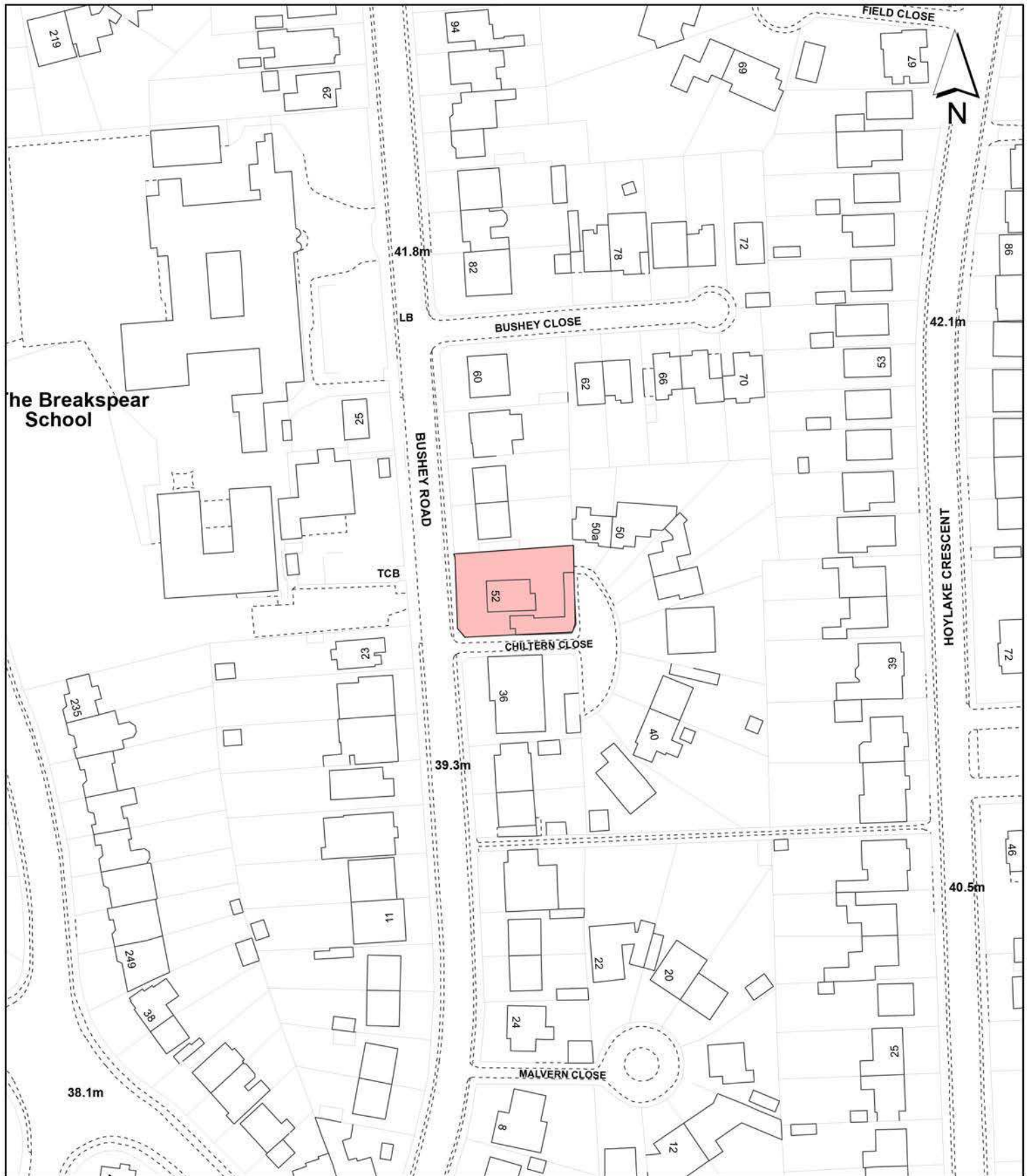
street scene - bushey road



52 Bushey Road  
 Ickenham  
 UB10 8JS  
 New Dwellings  
 Street Scene  
 1:100 on A3  
**151224 / 08 A**

rev date details  
 A 21.04.2016 planning amends





The Breakspear School

**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**52 Bushey Road  
Ickenham**

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

Planning Application Ref:  
**71297/APP/2016/529**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 147**

Date:  
**August 2016**



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

**Address** 57 COPSE WOOD WAY NORTHWOOD

**Development:** Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, 1 rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling

**LBH Ref Nos:** 24862/APP/2015/3571

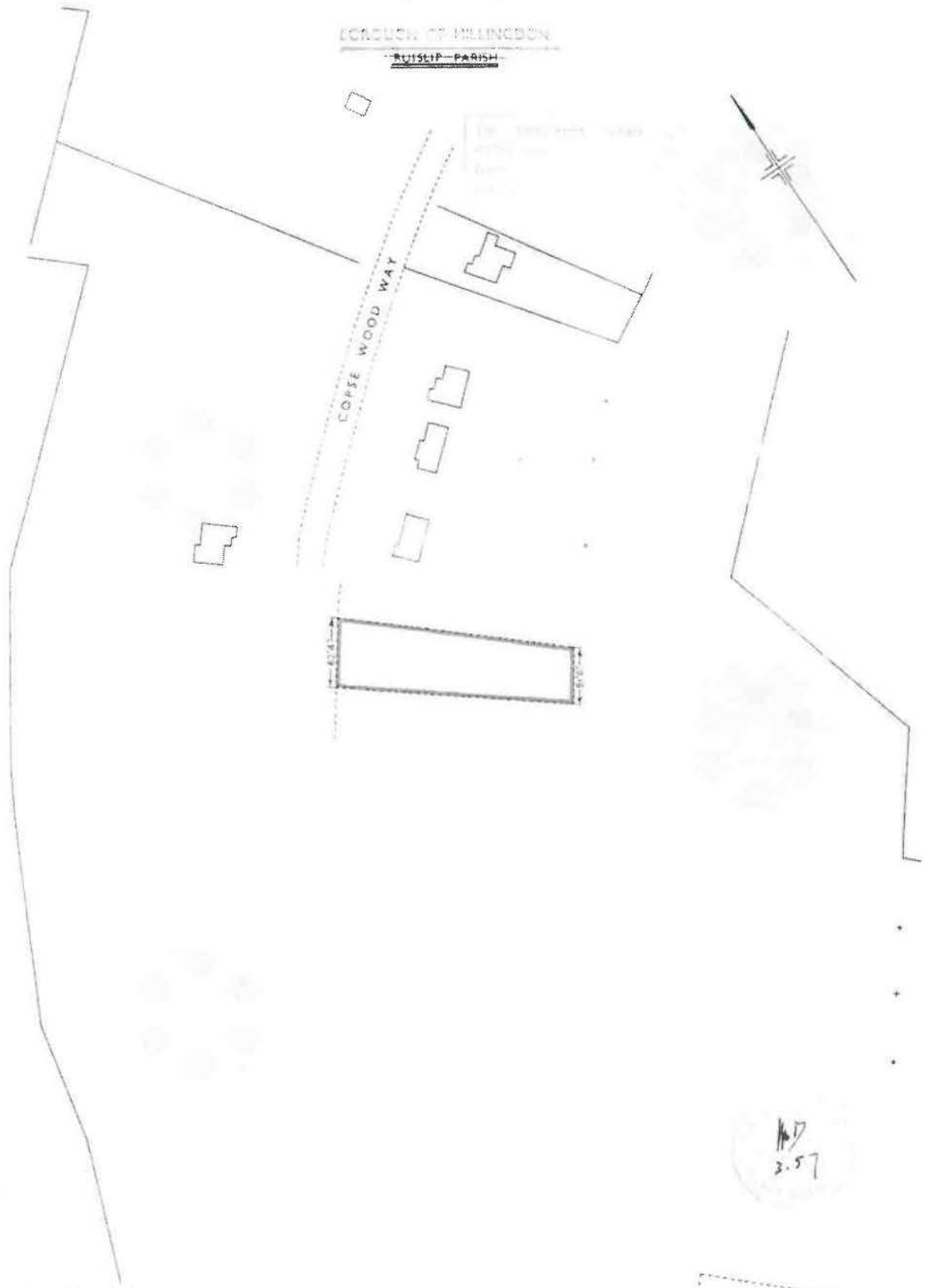
<b>Date Plans Received:</b>	24/09/2015	<b>Date(s) of Amendment(s):</b>	05/10/2015
<b>Date Application Valid:</b>	05/10/2015		23/06/2016
			24/09/2015

# H. M. LAND REGISTRY

GREATER LONDON  
MIDDLESEX SHEET IX.4

Scale 1/1250  
Enlarged from 1/2500

EDGEMOND PARISH  
RUISLIP PARISH



Crown Copyright Reserved

167  
3.57

Filed Plan of Title No. 11338108

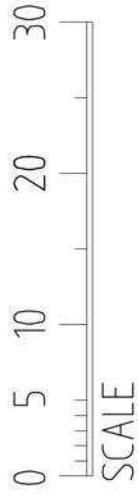
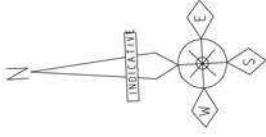
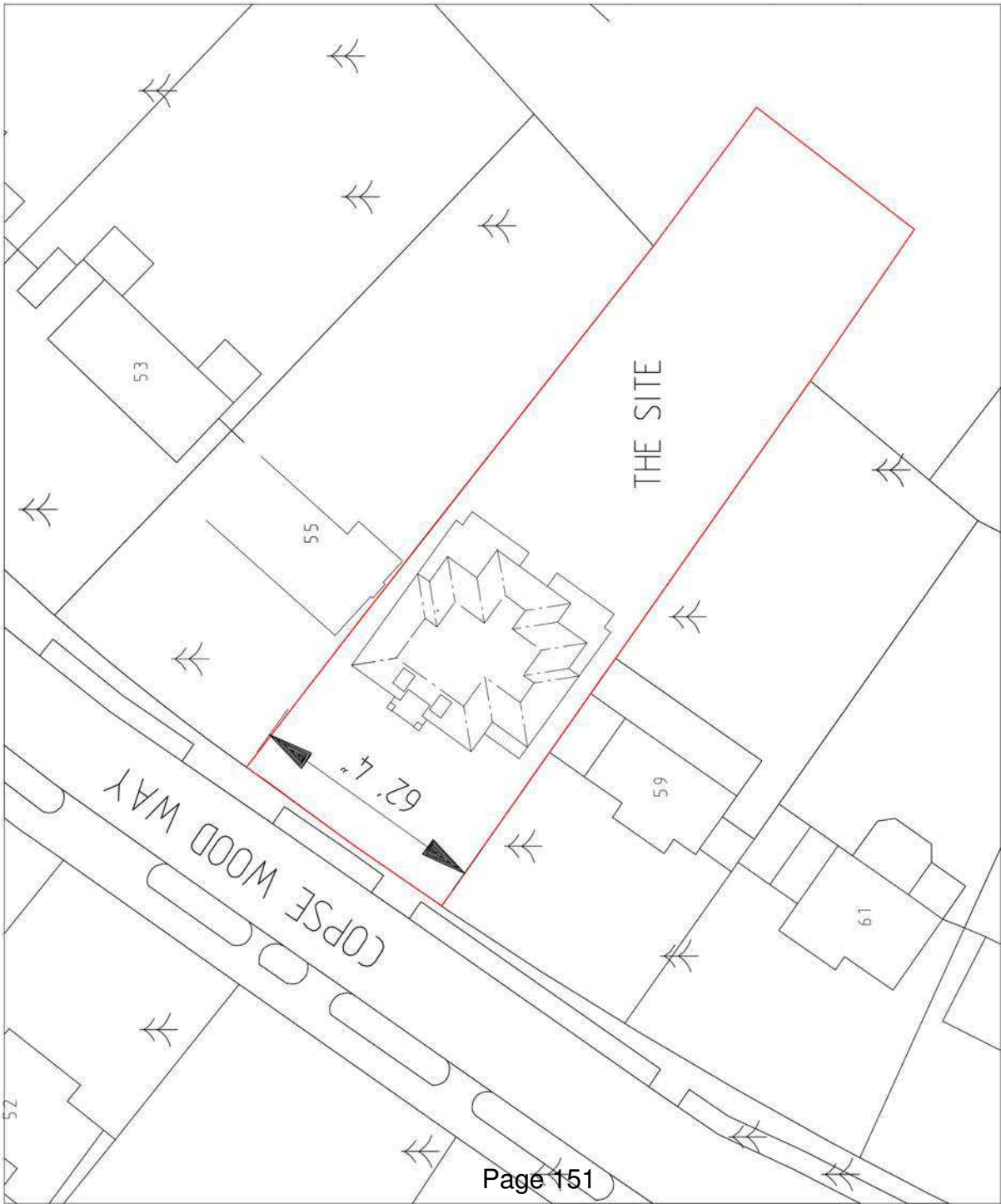


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Octagon Developments





Revision	Date

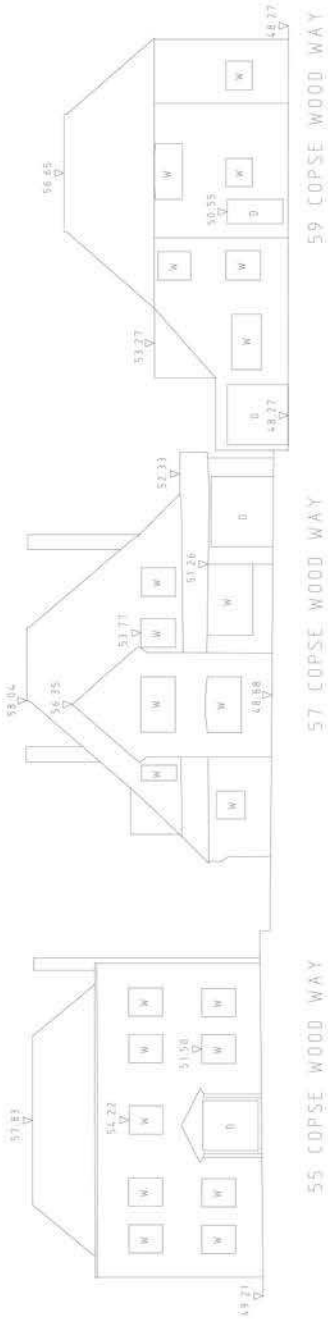


Octagon Developments Limited  
 Weir House, Hurst Road  
 East Melesey, Surrey, KT8 9AQ  
 T: +44 (0) 208 481 7500  
 F: +44 (0) 208 481 7501  
 E: Octagon@octdev.co.uk  
 W: www.octdev.co.uk

Project  
**57 COPSE WOOD WAY**  
**NORTHWOOD**  
**MIDDLEX**

Title  
**BLOCK PLAN**

Status	Drawn	Date
<b>PLANNING</b>	TT	<b>Sept 2015</b>
Scale	Brawing number	Revision
<b>1:500 @ A4</b>	<b>669/03</b>	<b>A</b>
Job number	Copyright: Octagon Developments Limited	
<b>669</b>		



BATH 45.80m

EXISTING STREET ELEVATION 1:100 scale



BATH 45.80m

PROPOSED STREET ELEVATION 1:100 scale



SCALE

Revision DATE



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 East Molesey, Surrey, KT8 8AB  
 T +44 (0) 20 88 487 7330  
 F +44 (0) 20 88 487 7330  
 E info@octacon.co.uk  
 W www.octacon.co.uk

Project: 57 COPSE WOOD WAY  
 NORTHWOOD  
 MIDDX

Title: STREET ELEVATIONS  
 EXISTING AND PROPOSED

Status: PLANNING

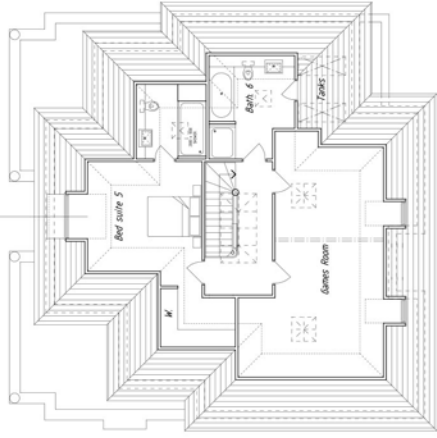
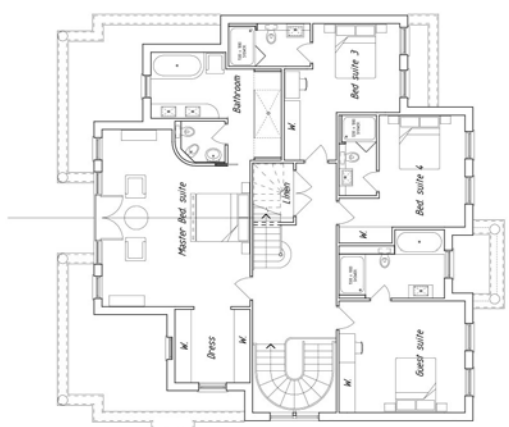
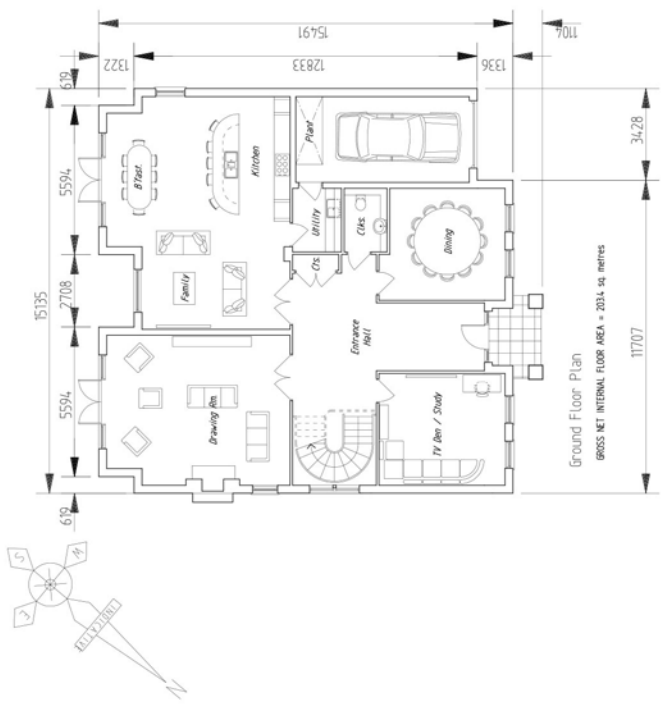
Scale: 1:100 # A1 Date: JULY 2016  
 Job number: Drawing number: 669/715  
 Designer: [Name]

Prepared by: [Name]





TOTAL GROSS NET INTERNAL FLOOR AREA PROPOSED = 46623 sq. metres  
 TOTAL GROSS NET FLOOR AREA TO BE DEMOLISHED = 2494 sq. metres  
 TOTAL NET INCREASE IN GFA = 28683 sq. metres



05/04/2016  
 18/01/2016  
 02/02/2015  
 Date  
 Revision  
 A various adjustments  
 B approved as follows from L.A. and with client agreement  
 C amended with client agreement



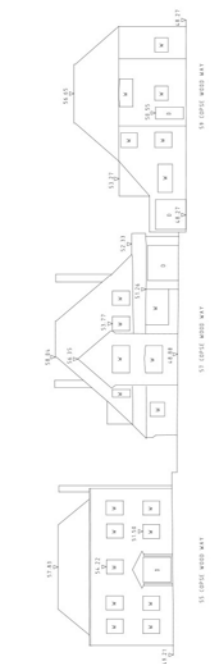
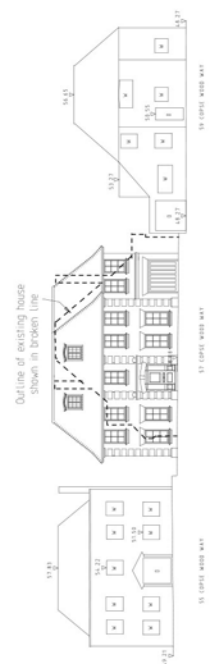
Octagon Developments Limited  
 Weir House - Weir Road  
 East Didsbury, Greater Manchester, M20 2BA  
 Tel: +44 (0) 161 275 4400  
 Fax: +44 (0) 204 881 7550  
 E: Octagon@octacon.co.uk  
 W: www.octacon.co.uk

Project  
**57 COPSE WOOD WAY  
 NORTHWOOD  
 MIDDDX**  
 Title

PLANS AND ELEVATIONS

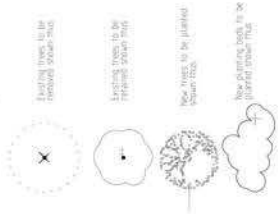
SPINE	PLANNING	Drawn	Date
Scale	1:100 @ A1	TT	Sept 2015
Job number	669	669/02	0
Revision			

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DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMIT
09/11/11	ISSUED FOR PERMIT
08/11/11	ISSUED FOR PERMIT
07/11/11	ISSUED FOR PERMIT
06/11/11	ISSUED FOR PERMIT
05/11/11	ISSUED FOR PERMIT
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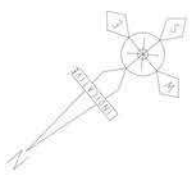
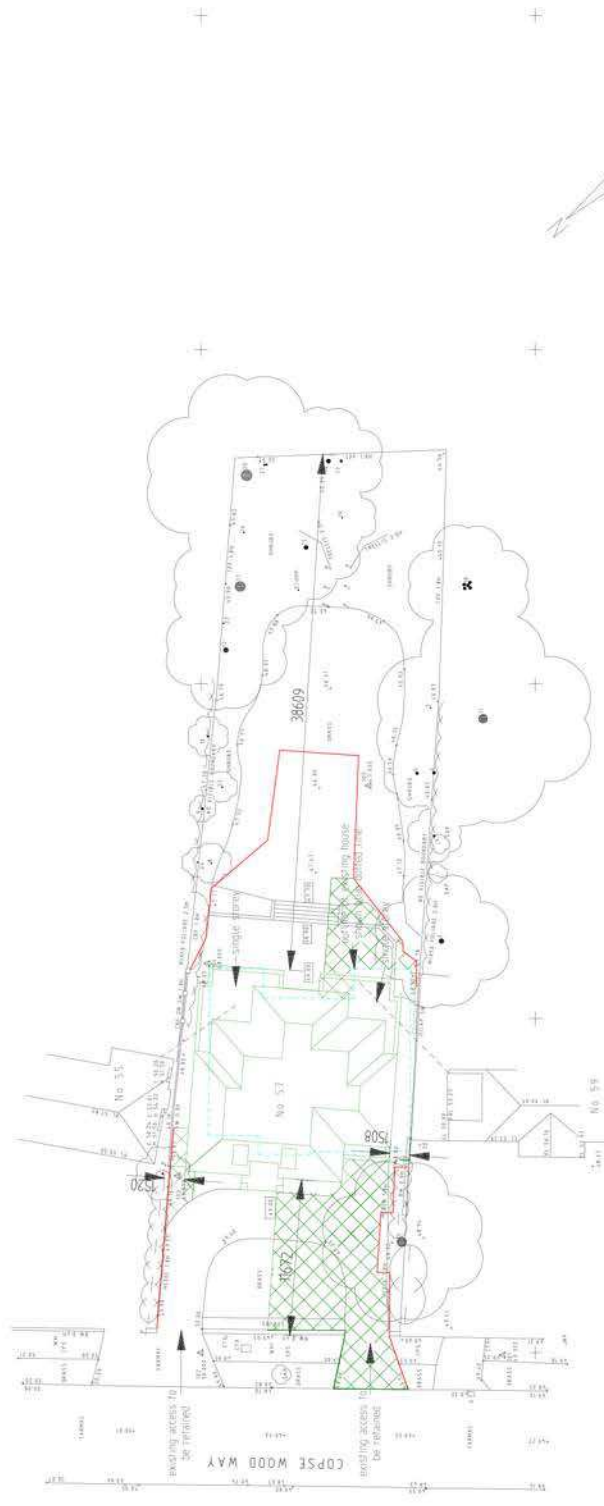
**LEGEND**



**FENCING**  
Existing boundary fences to be retained and repaired or replaced as necessary

**PLANTING**  
Proposed trees to be planted in "open" spaces within the site boundary. Four trees are indicated with their names to be planted. Each tree shall be planted within 100% of the proposed planting location.

**EXISTING LEVELS**  
Proposed levels shown in this plan are: 44.00' (6650)



Project: 57 COPSE WOOD WAY NORTHWOOD MIDDX



OCIACON DEVELOPMENTS LIMITED  
 1000 HAYES ROAD  
 1000 HAYES ROAD  
 1000 HAYES ROAD  
 1000 HAYES ROAD  
 1000 HAYES ROAD  
 1000 HAYES ROAD

Project: 57 COPSE WOOD WAY NORTHWOOD MIDDX

Project: 57 COPSE WOOD WAY NORTHWOOD MIDDX

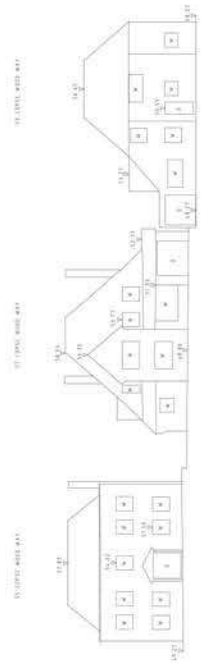
Project: 57 COPSE WOOD WAY NORTHWOOD MIDDX

Area indicated by hatching in accordance with Figures 2 and 3 of the Planning Application.



See details on Tree Protection Fencing layout.

**EXISTING STREET SCENE ELEVATION**



SIGNED

MAYOR Cllr. G.A.L. S

SIGNED

ASST. DIRECTOR

8 MAY 1986

2-48 (evens) inclusive Nicholas  
29-91 (odds) inclusive Copse 1  
Way.

"Toowoomba", "Squirrels Nook",  
"Tuscany", "Cobwebs", "Hornbeam"  
Oak Glade, Northwood.

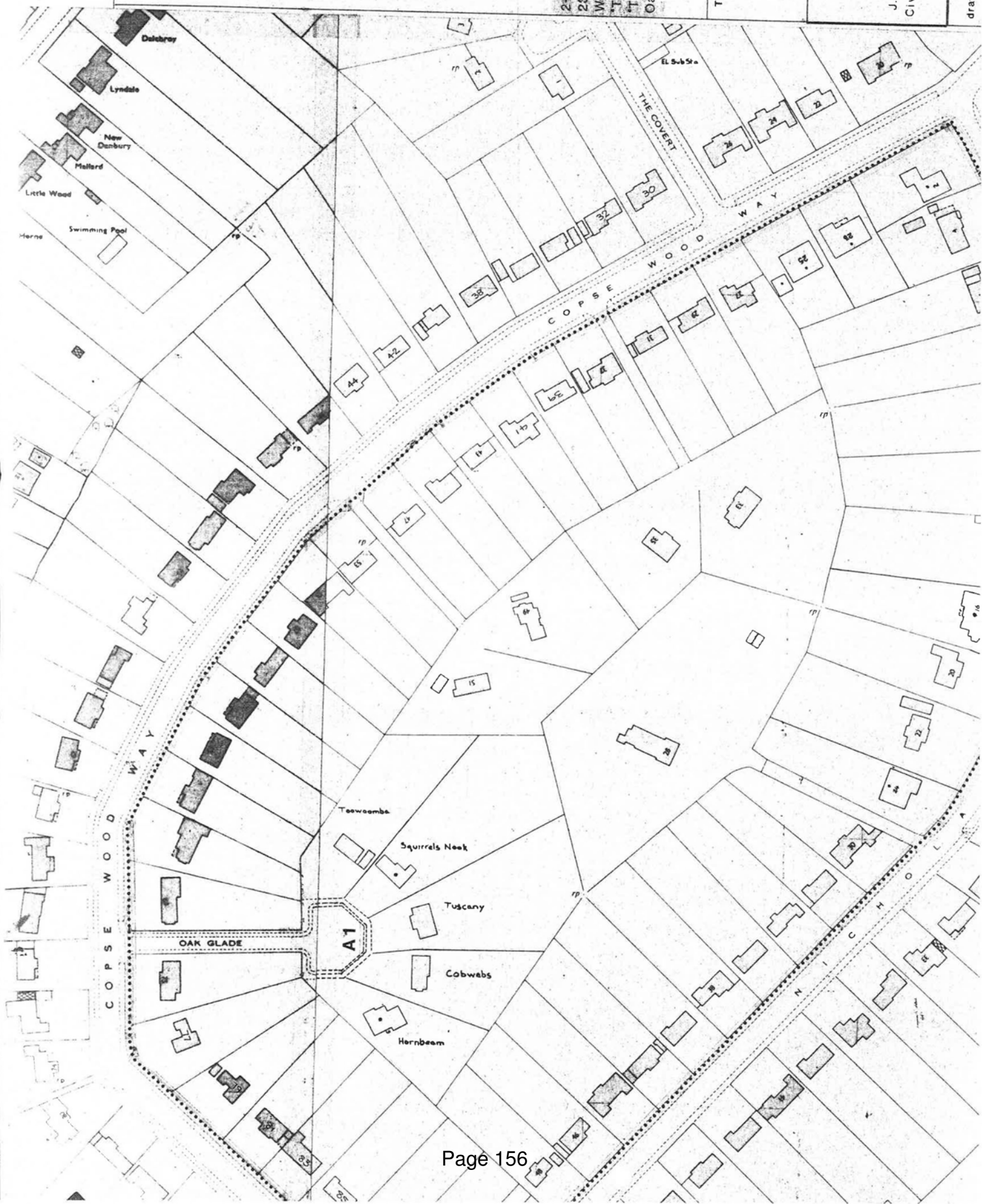
Tree Preservation Order No.

398

LONDON BOROUGH OF  
**HILLINGDON**

DIRECTOR OF PLANNING  
J.D. Wardell F.R.T.P.I. Dip.T.P. M.I  
Civic. Centre, Uxbridge, Middx, UB8  
Telephone No Uxbridge 50111

O.S. Sheet  
drawn

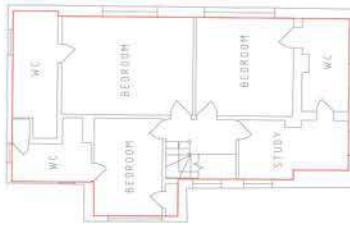


GROUND FLOOR



GIA GROUND FLOOR = 168.9 SQ MTRS

FIRST FLOOR



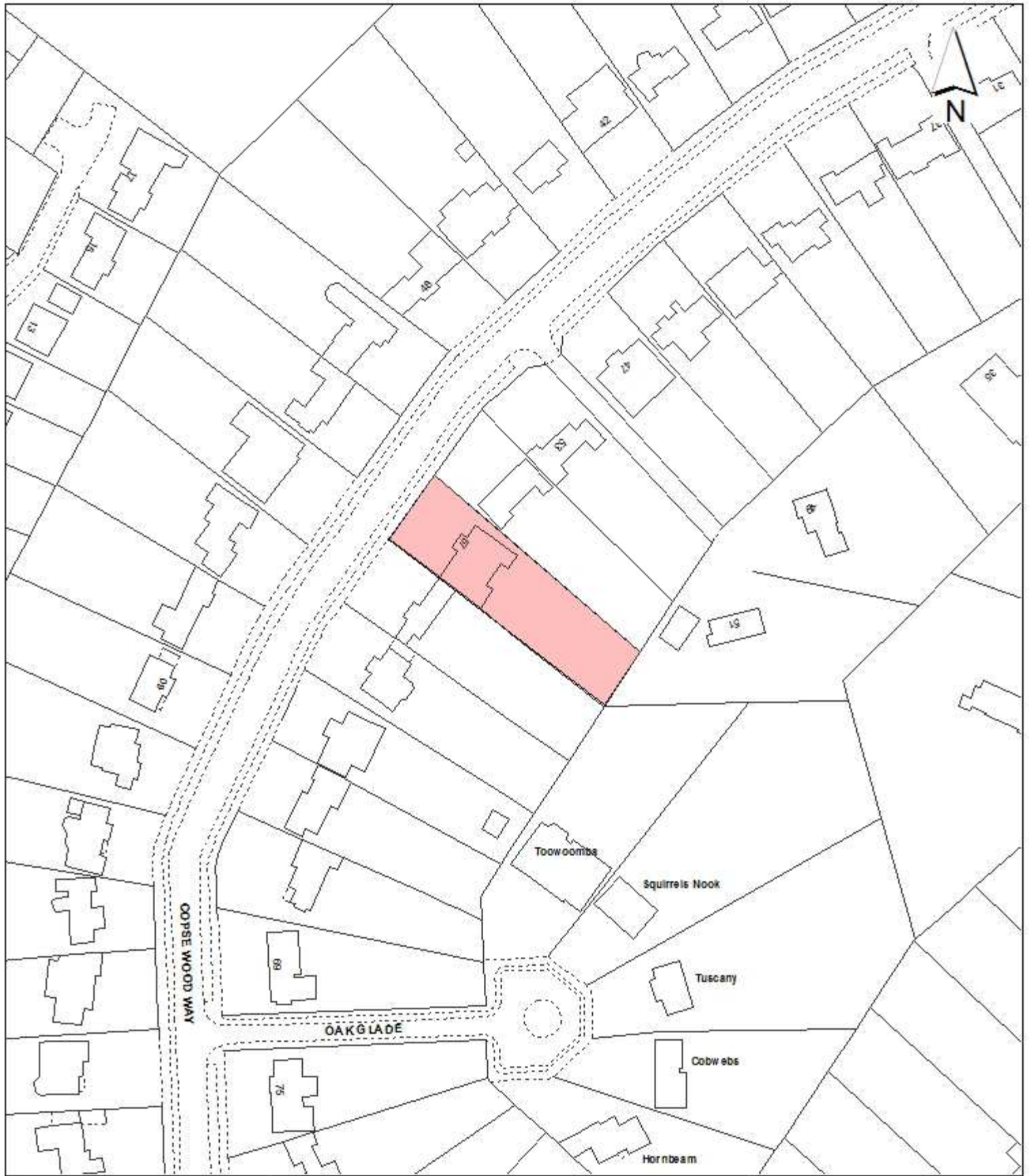
GIA FIRST FLOOR = 80.50 SQ. MTRS

**ABBREVIATIONS**

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12	22	32	42	52	62	72	82	92	102	111
13	23	33	43	53	63	73	83	93	103	112
14	24	34	44	54	64	74	84	94	104	113
15	25	35	45	55	65	75	85	95	105	114
16	26	36	46	56	66	76	86	96	106	115
17	27	37	47	57	67	77	87	97	107	116
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121	131	141	151	161	171	181	191	201	211	220
122	132	142	152	162	172	182	192	202	212	221
123	133	143	153	163	173	183	193	203	213	222
124	134	144	154	164	174	184	194	204	214	223
125	135	145	155	165	175	185	195	205	215	224
126	136	146	156	166	176	186	196	206	216	225
127	137	147	157	167	177	187	197	207	217	226
128	138	148	158	168	178	188	198	208	218	227
129	139	149	159	169	179	189	199	209	219	228
130	140	150	160	170	180	190	200	210	220	229
131	141	151	161	171	181	191	201	211	221	230
132	142	152	162	172	182	192	202	212	222	231
133	143	153	163	173	183	193	203	213	223	232
134	144	154	164	174	184	194	204	214	224	233
135	145	155	165	175	185	195	205	215	225	234
136	146	156	166	176	186	196	206	216	226	235
137	147	157	167	177	187	197	207	217	227	236
138	148	158	168	178	188	198	208	218	228	237
139	149	159	169	179	189	199	209	219	229	238
140	150	160	170	180	190	200	210	220	230	239
141	151	161	171	181	191	201	211	221	231	240
142	152	162	172	182	192	202	212	222	232	241
143	153	163	173	183	193					







**Notes:**

 Site boundary

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Site Address:

**57 Copse Wood Way  
Northwood**

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

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

Planning Application Ref:

**24862/APP/2015/3571**

Scale:

**1:1,250**

Planning Committee:

**North** Page 159

Date:

**August 2016**



**HILLINGDON**  
LONDON

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

**Address** 11 SANDY LODGE WAY NORTHWOOD

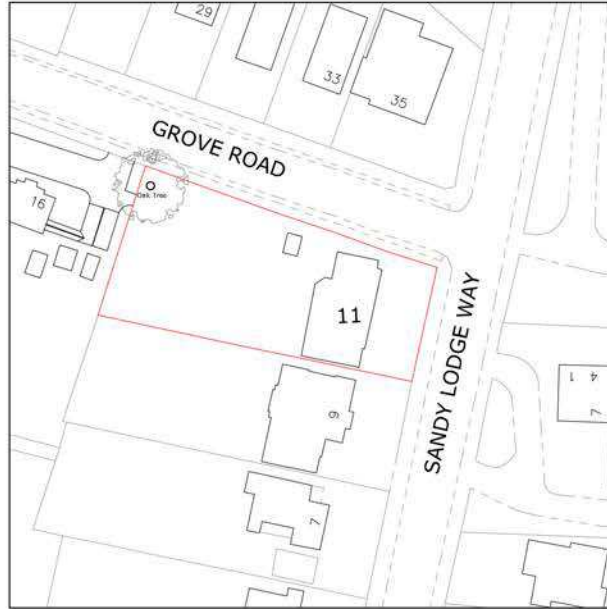
**Development:** Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover

**LBH Ref Nos:** 16948/APP/2015/4658

**Date Plans Received:** 21/12/2015

**Date(s) of Amendment(s):** 22/12/2015

**Date Application Valid:** 23/12/2015

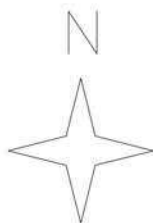


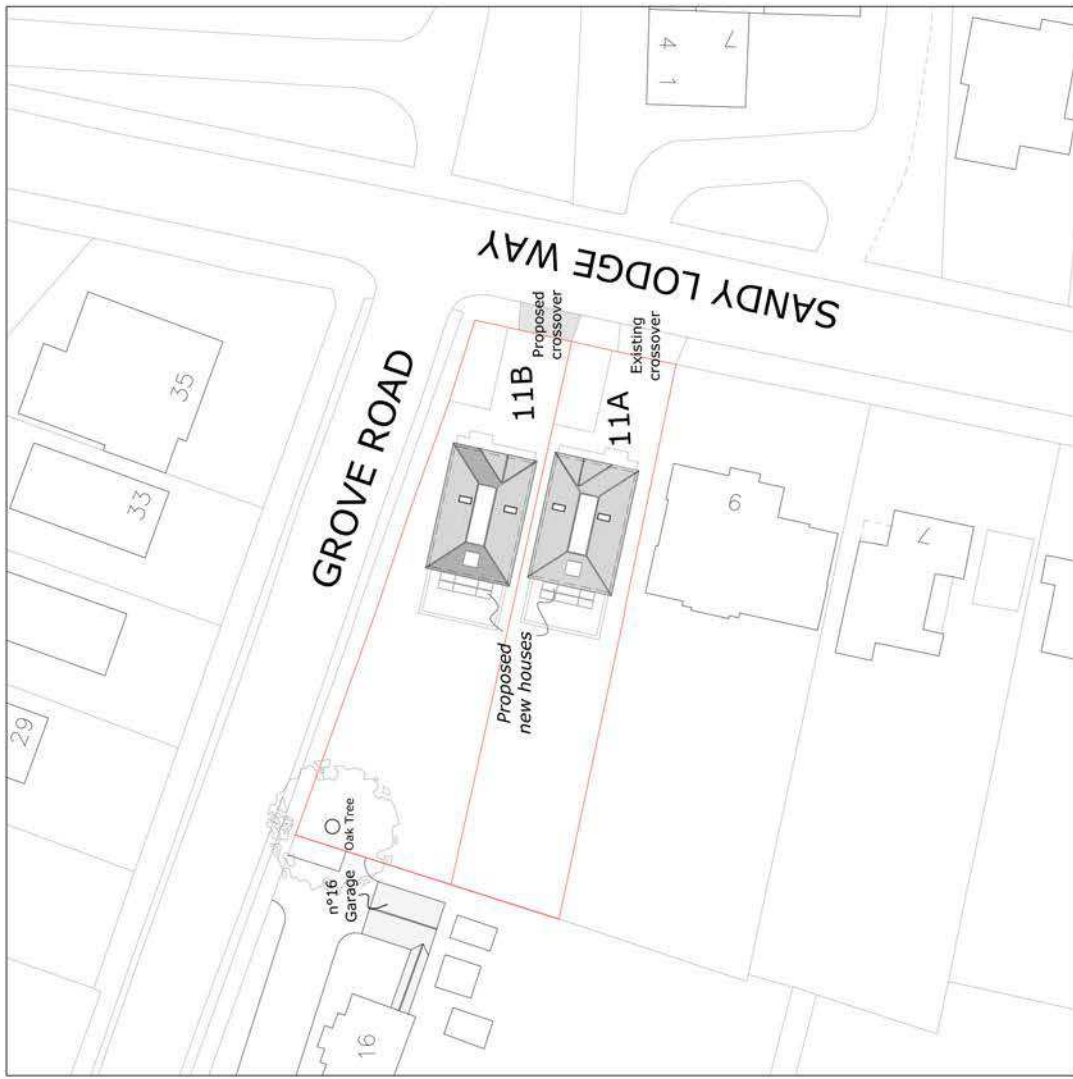
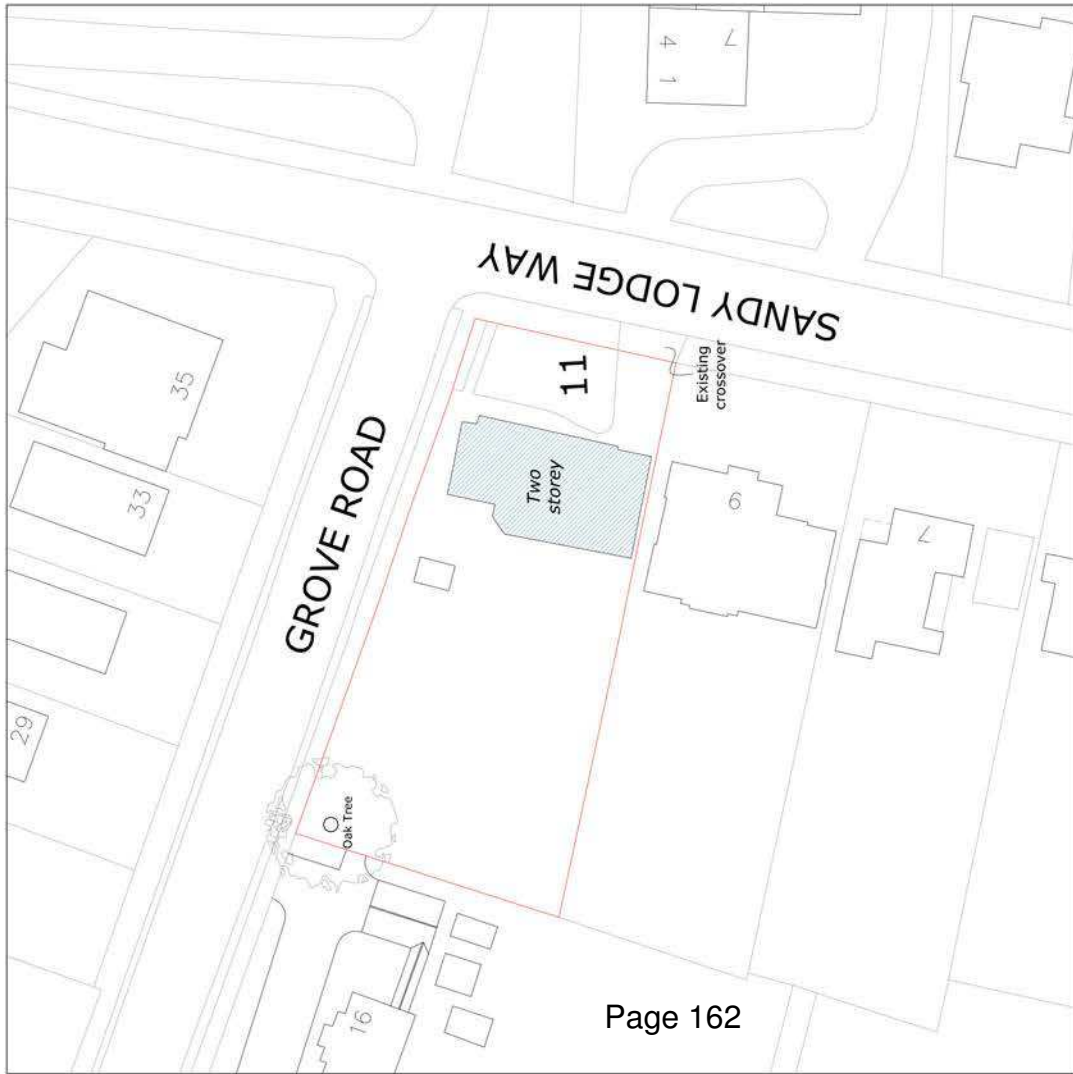
Scale: 1/1250

**11 SANDY LODGE WAY, MIDDLESEX.  
HA6 2AH**



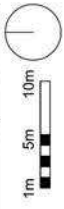
Metres





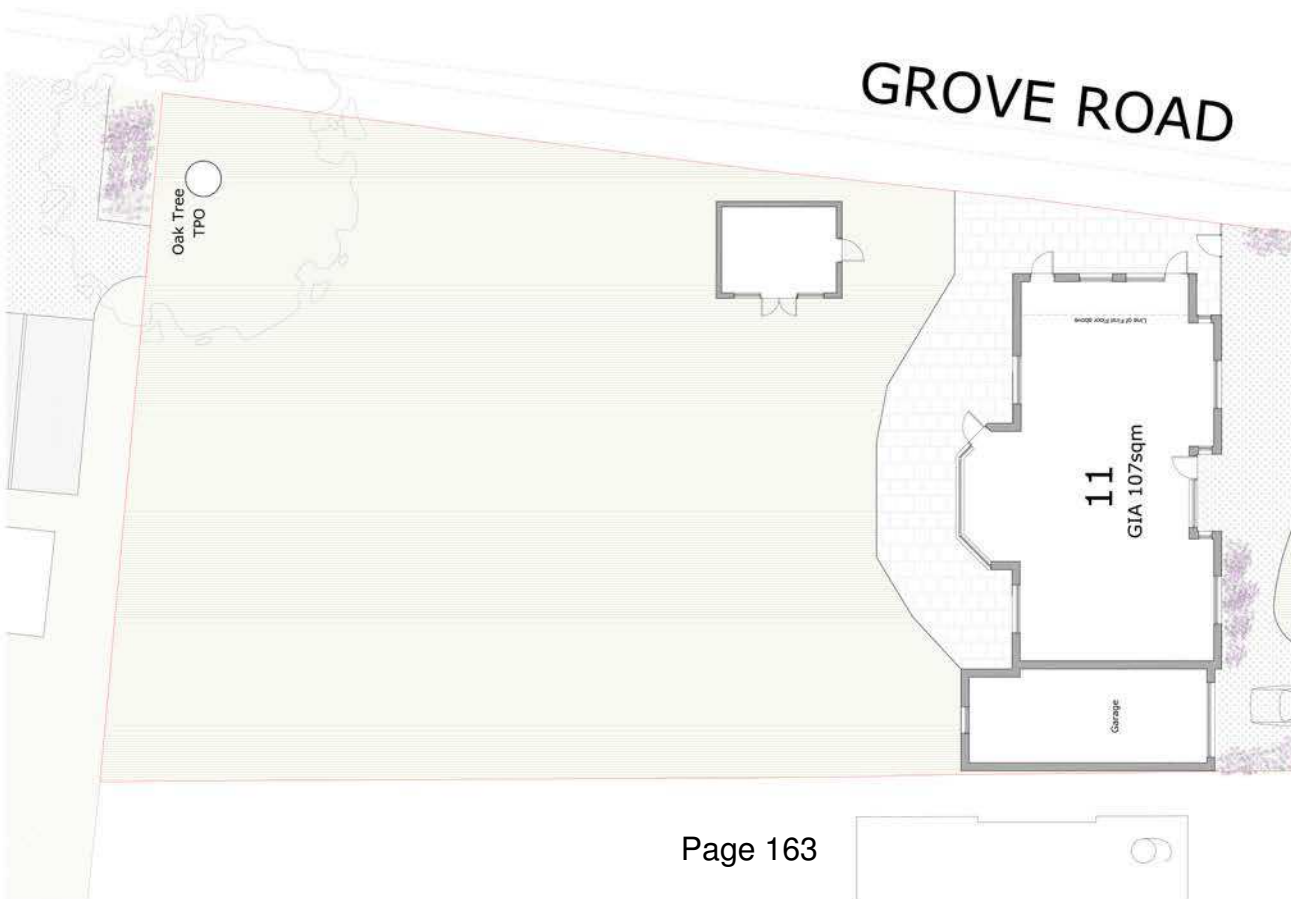
Existing Site Plan

Proposed Site Plan

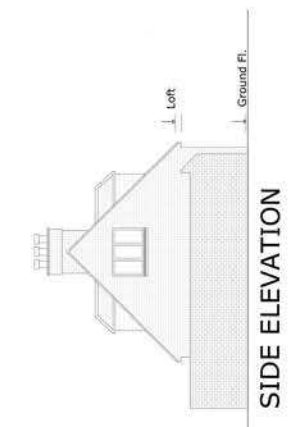


PROJECT	DWG NO.	SCALE	DETAIL	C11.08.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	E16.12.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON	F16.02.2016 SUBMITTED TO PLANNING DEPT. HILLINGDON	F	PROJECT NO.	15.31
11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH EXISTING AND PROPOSED SITE PLANS	01F	1:500 @ A3	EXISTING AND PROPOSED SITE PLANS					PR Architecture Ltd. Chartered Architect	120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304

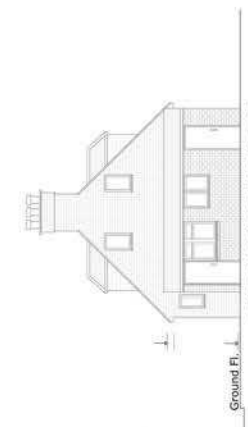




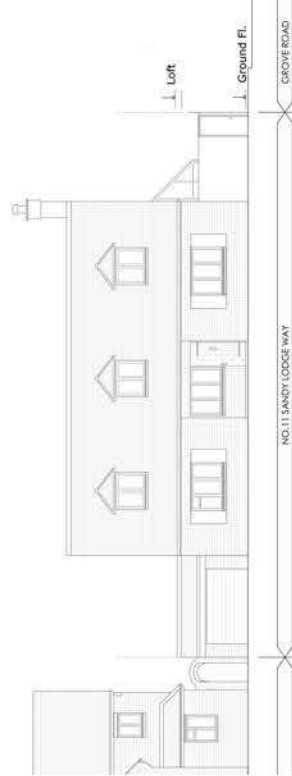
GROUND FLOOR PLAN



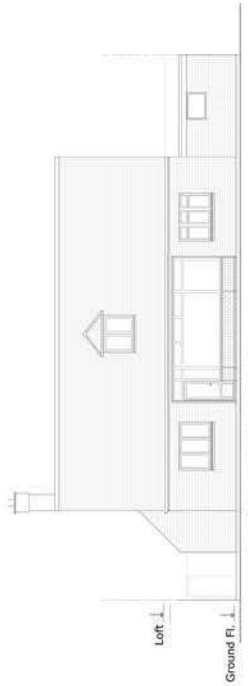
SIDE ELEVATION



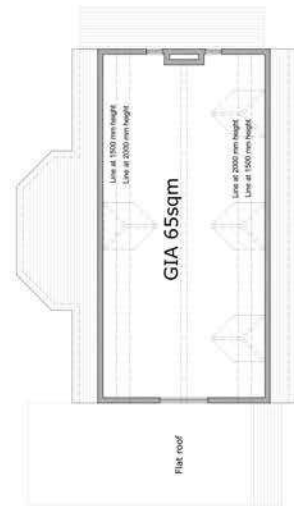
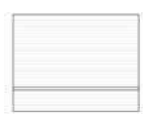
SIDE ELEVATION



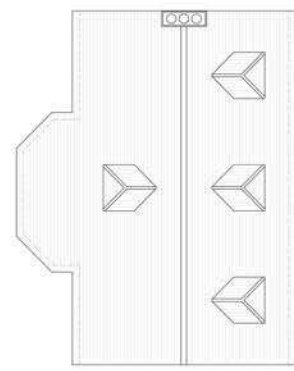
FRONT ELEVATION



REAR ELEVATION



LOFT



ROOF PLAN

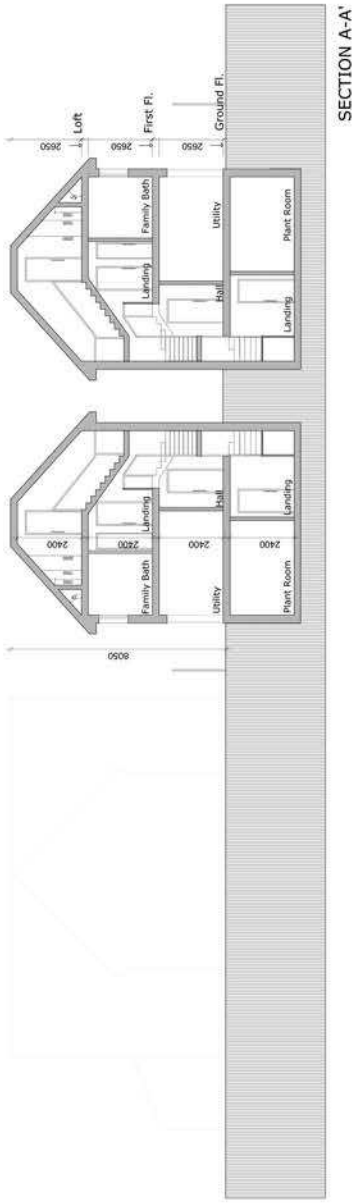


PROJECT	11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH	DWG NO.	06	SCALE	1:100 @ A1	DETAIL	EXISTING PLANS AND ELEVATIONS	DATE	16.12.2015	A	B	C	D	E	F	PROJECT NO.	15.31
EXISTING HOUSE									SUBMITTED TO PLANNING DEPT. HILLINGDON								PR Architecture Ltd. Chartered Architect
																	120, Plimsar Road, Harrow, HA1 4JD. Tel: 0208 857 2364



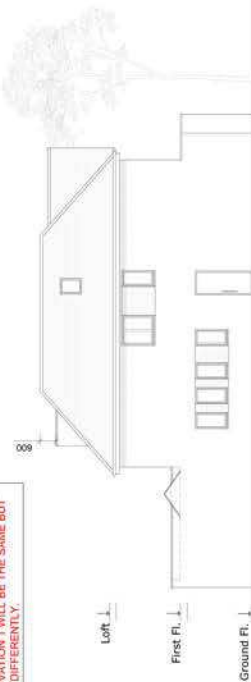






SECTION A-A'

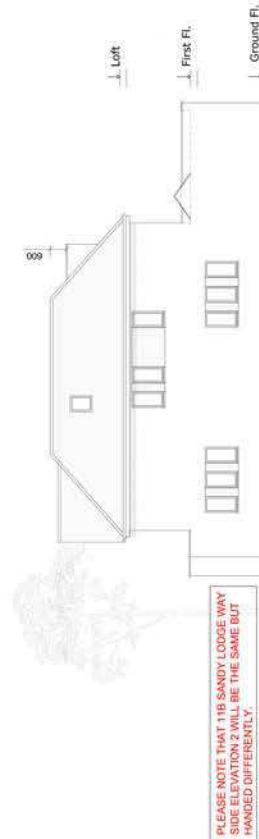
PLEASE NOTE THAT 118 SANDY LODGE WAY  
SIDE ELEVATION 1 WILL BE THE SAME BUT  
HANDED DIFFERENTLY.



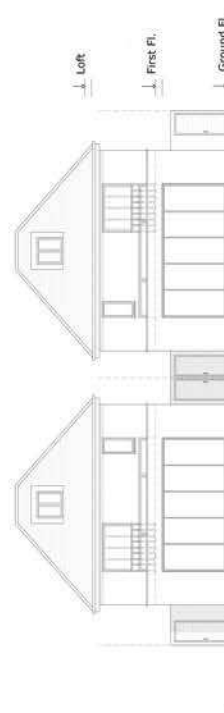
SIDE ELEVATION 1 (11A SANDY LODGE WAY)



FRONT ELEVATION



SIDE ELEVATION 2 (11A SANDY LODGE WAY)



REAR ELEVATION



PROJECT	DWG NO.	SCALE	DETAIL	E 11.08.2015 SUBMITTED TO PLANNING DEPT: HILLINGDON FOR PRE-APP	J 16.12.2015 SUBMITTED TO PLANNING DEPT: HILLINGDON	H 23.12.2015 QUERIES ANSWERED	PROJECT NO.
11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH PROPOSED 2 NEW HOUSES	04H	1:100 @ A1	ELEVATIONS AND SECTION A-A'				15.31
<p><b>PR Architecture Ltd.</b> Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2364</p>							



SIDE ELEVATION



STREET ELEVATION



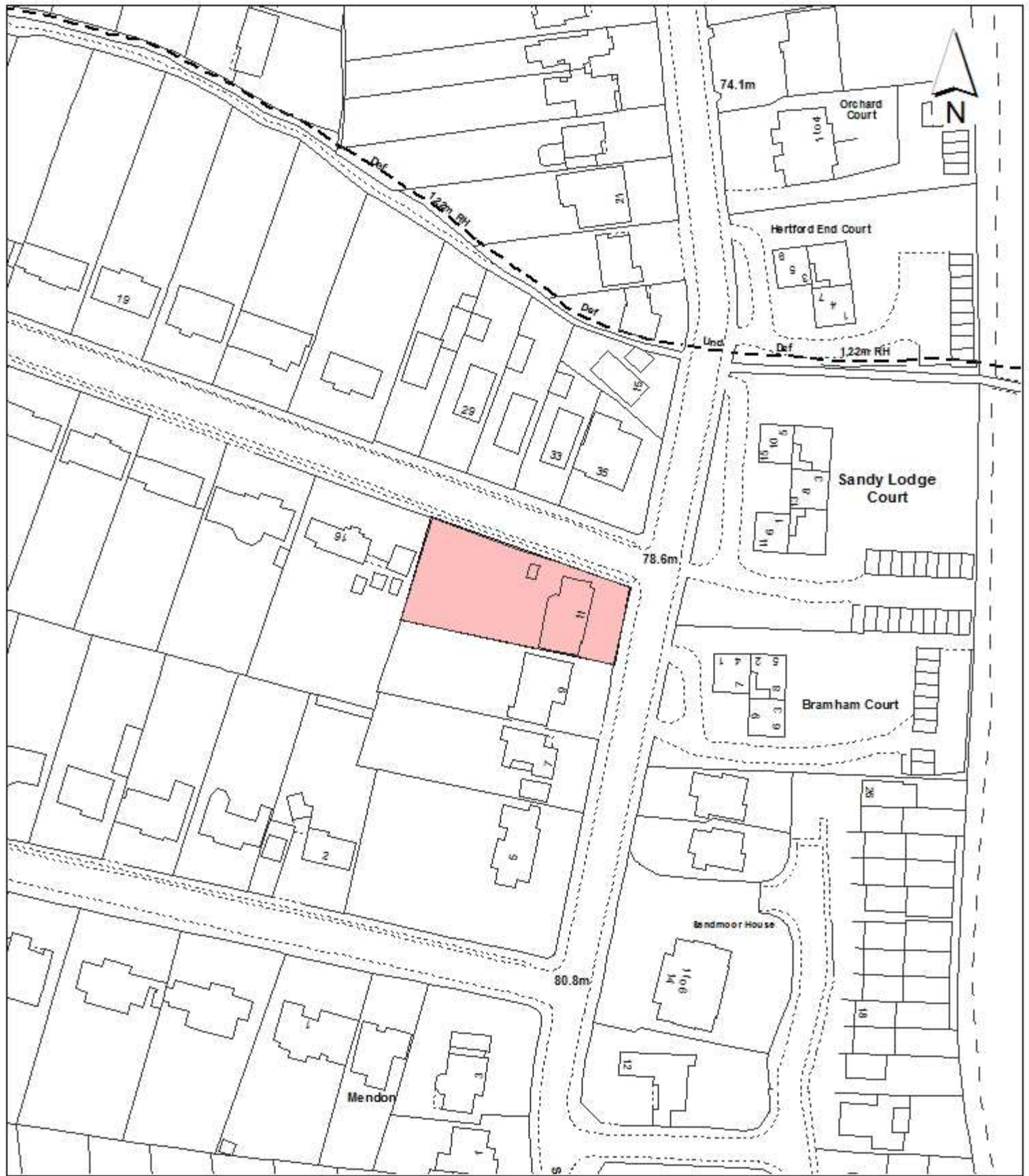
FRONT GARDEN



REAR GARDEN

PROJECT	11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH	DWG NO.	SCALE	DETAIL	11.08.2015	A 16.12.2015	B	C	D	E	F	PROJECT NO.	15.31
	NEW 2 STOREY + LOFT HOUSES	05A	1:100 @ A1	PHOTOGRAPHS OF EXISTING HOUSE AND NEIGHBOURING	SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	SUBMITTED TO PLANNING DEPT. HILLINGDON							
<b>PR Architecture Ltd.</b> Chartered Architect 120, Pinner Road, Hayes, HA1 4JD. Tel: 0208 357 2364													





**Notes:**

 Site boundary

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Site Address:

**11 Sandy Lodge way**

Planning Application Ref:

**16948/APP/2015/4658**

Planning Committee:

**North Page 168**

Scale:

**1:1,250**

Date:

**August 2016**

**LONDON BOROUGH OF HILLINGDON**

**Residents Services Planning Section**

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



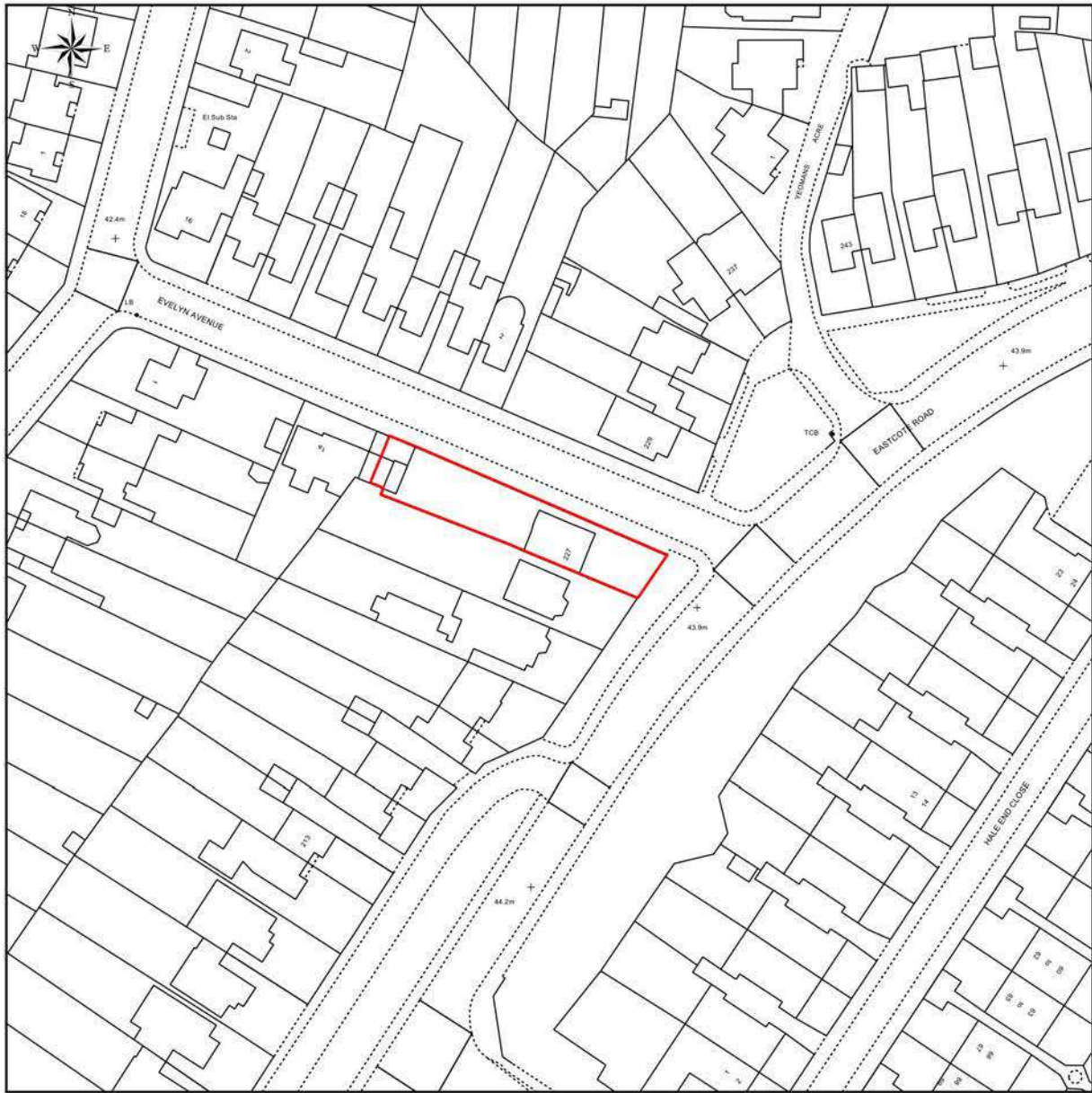
**HILLINGDON**  
LONDON

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

**Address** 227 EASTCOTE ROAD RUISLIP  
**Development:** Single storey rear extension and first floor side extension  
**LBH Ref Nos:** 63116/APP/2016/2169

**Date Plans Received:** 06/06/2016                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 06/06/2016

# 227 Eastcote Road Ruislip HA4 8BL



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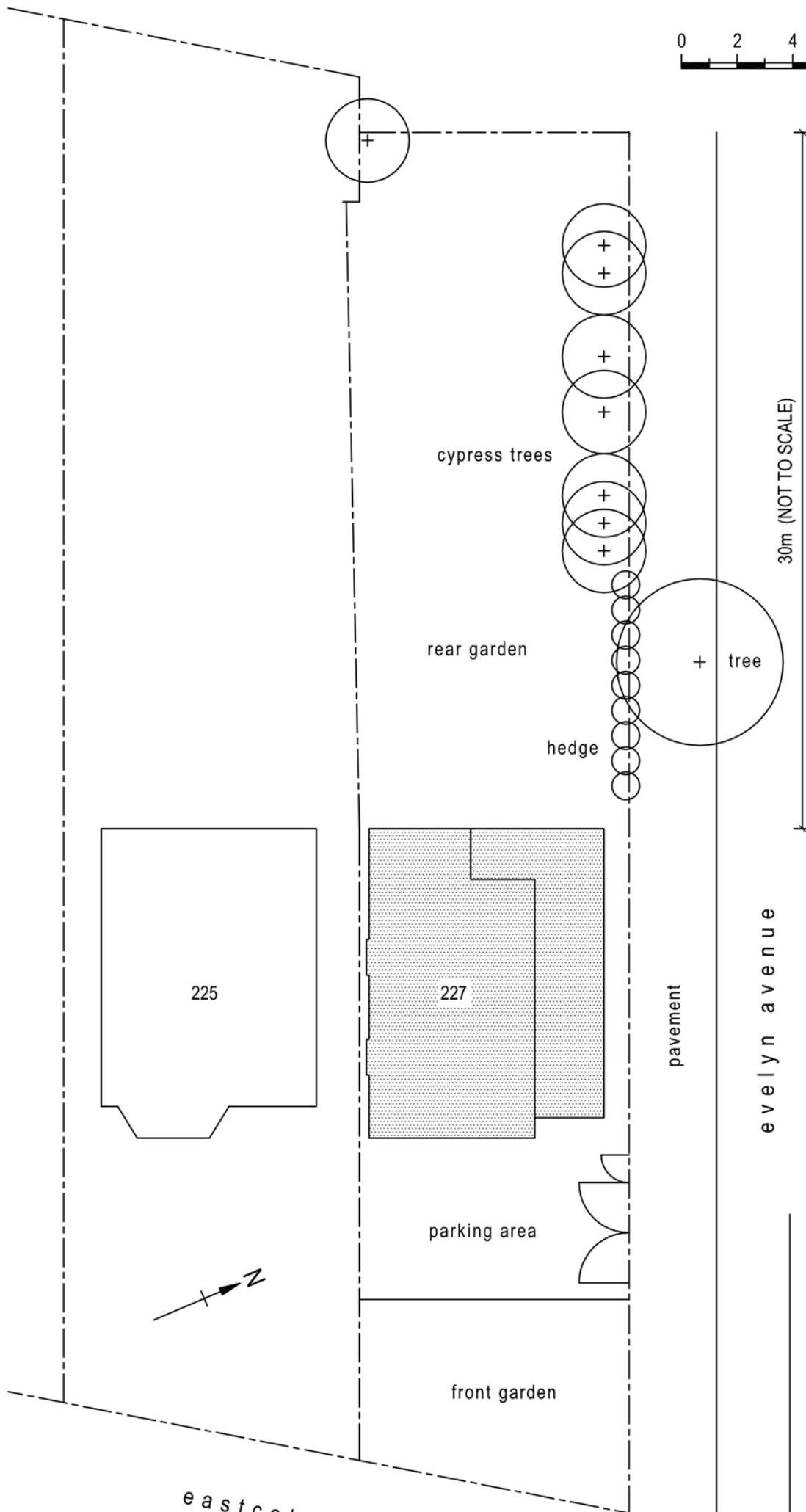
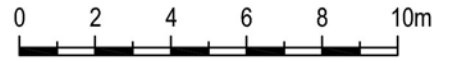
0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

160411 / 01

LOCATION PLAN





30m (NOT TO SCALE)

evelyn avenue

eastcote road

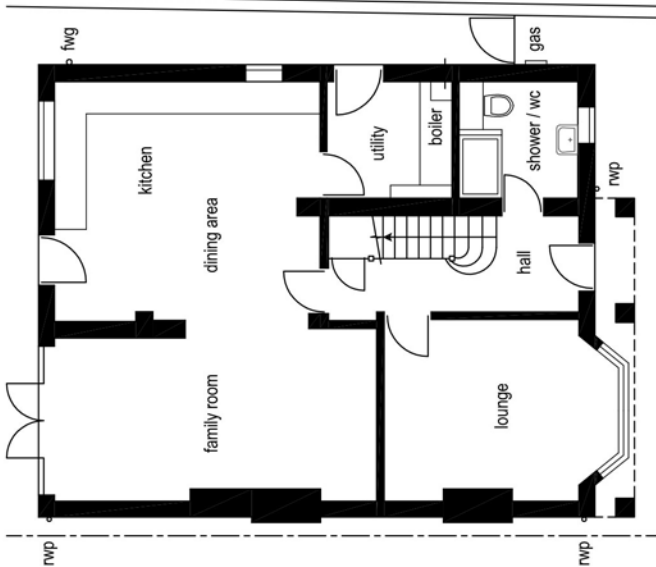
227 Eastcote Road  
Ruislip  
HA4 8BL

Extensions

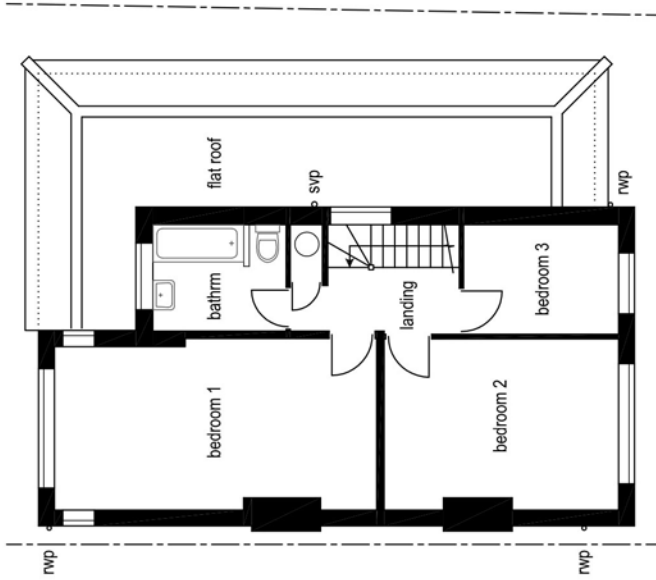
Site Plan - Survey

1:200 on A4

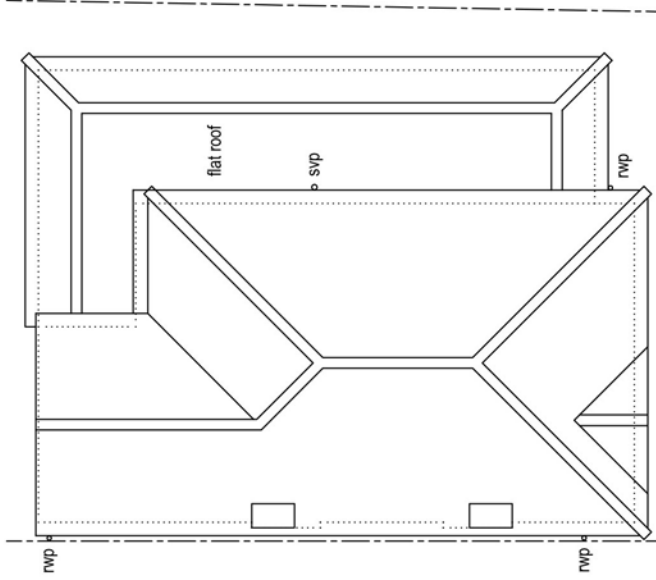
160411 / 02



ground floor plan

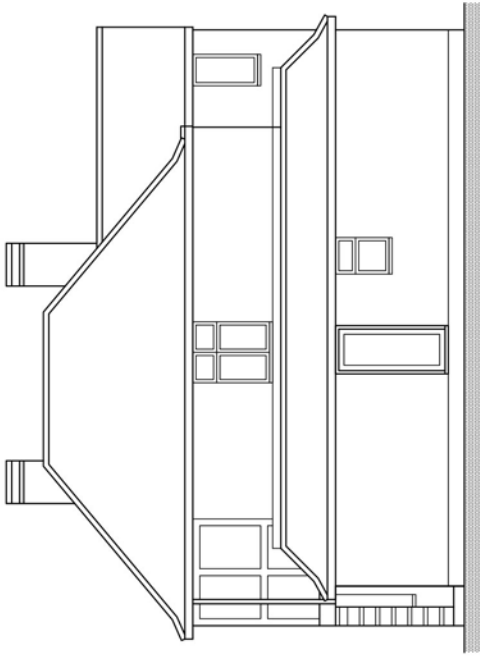


first floor plan

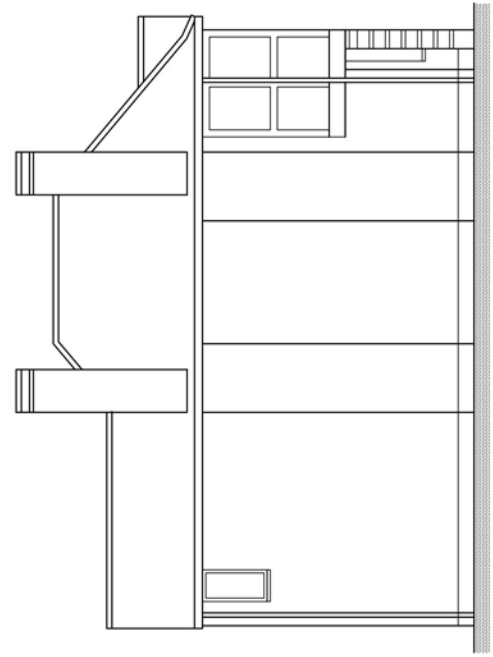


roof plan

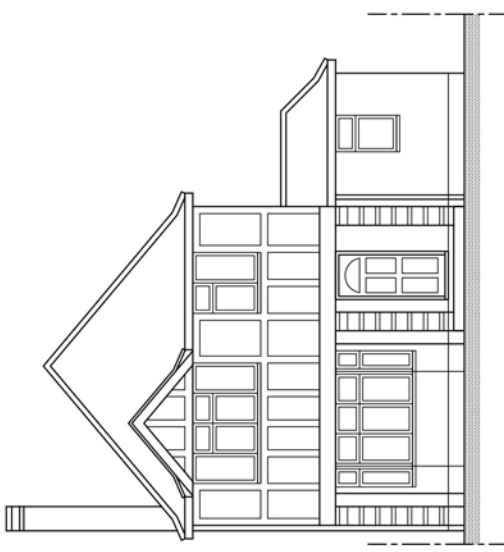




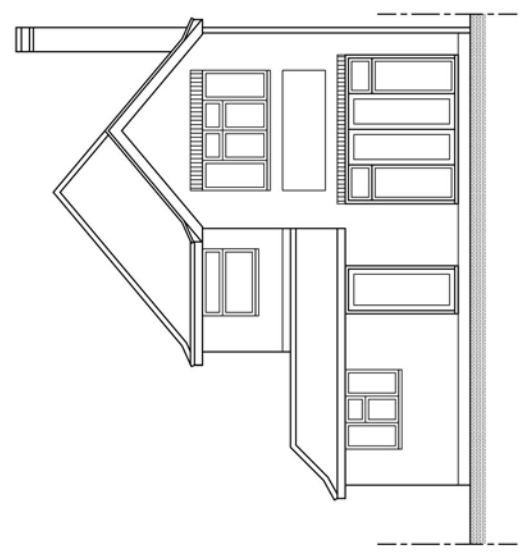
north elevation



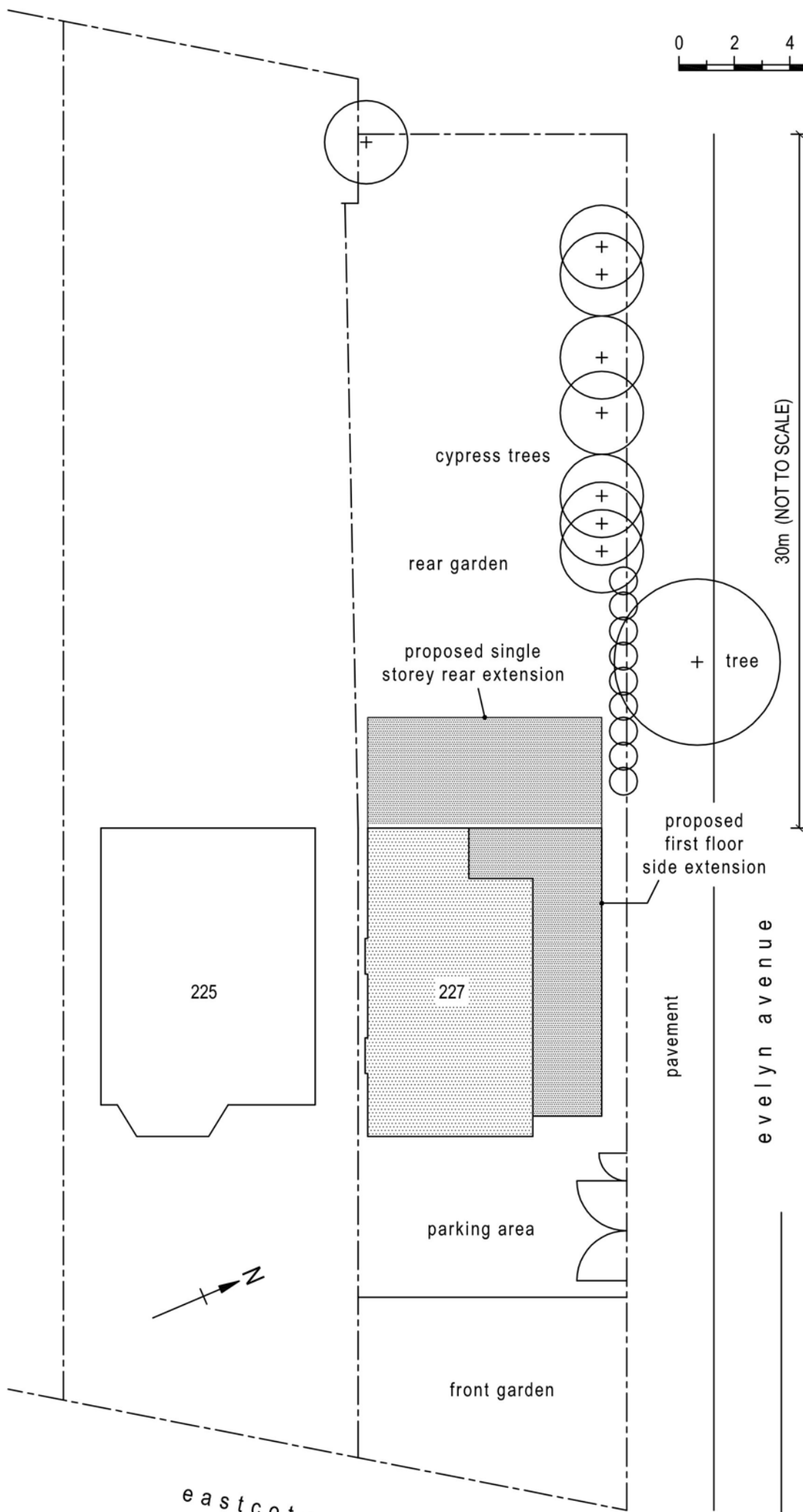
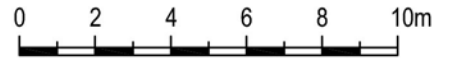
south elevation



east elevation



west elevation



30m (NOT TO SCALE)

evelyn avenue

225

227

227 Eastcote Road  
Ruislip  
HA4 8BL

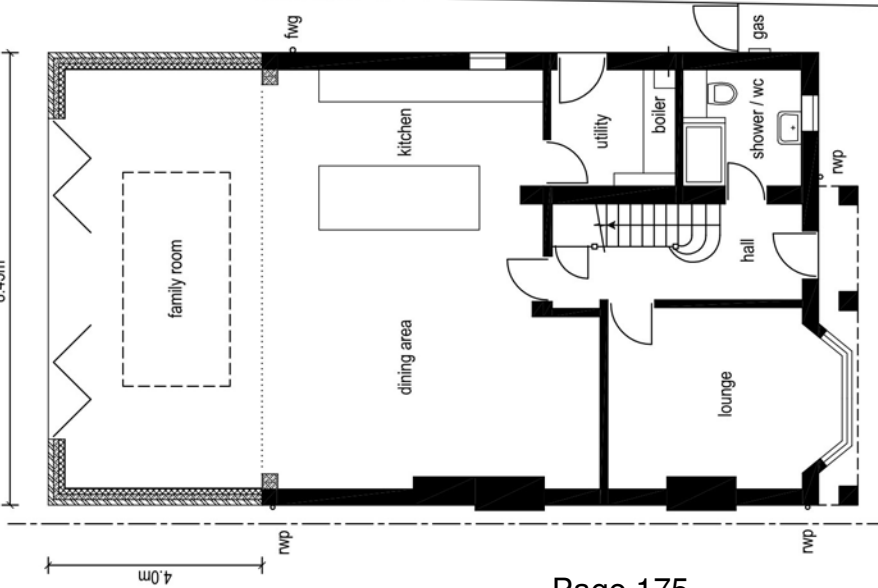
Extensions

Site Plan - Proposed

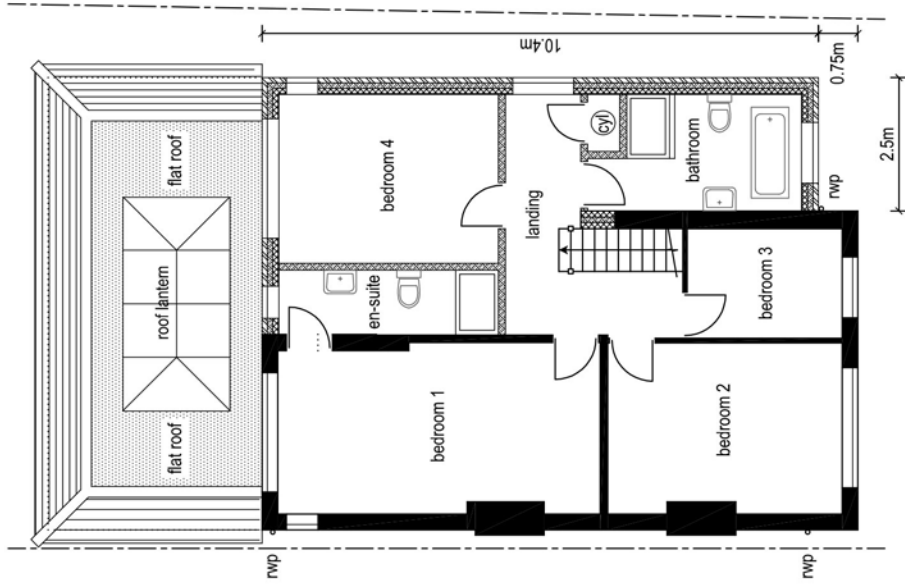
1:200 on A4

160411 / 03

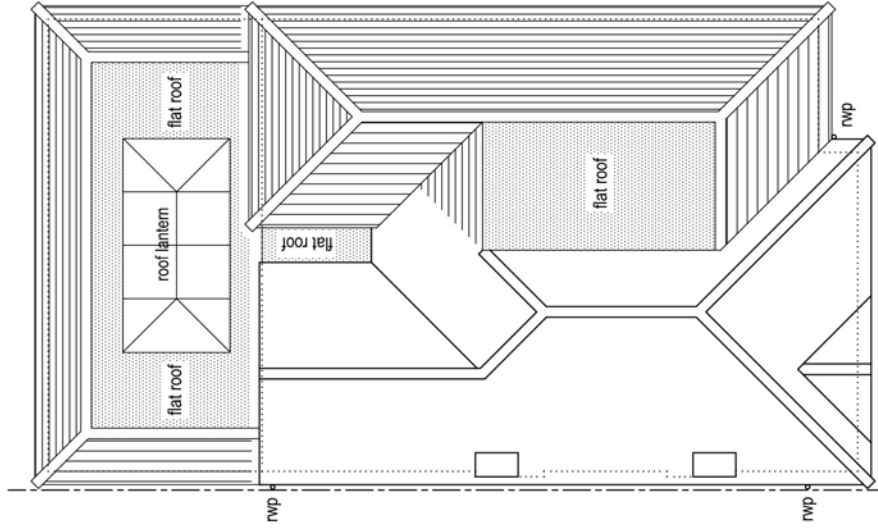
eastcote road



ground floor plan

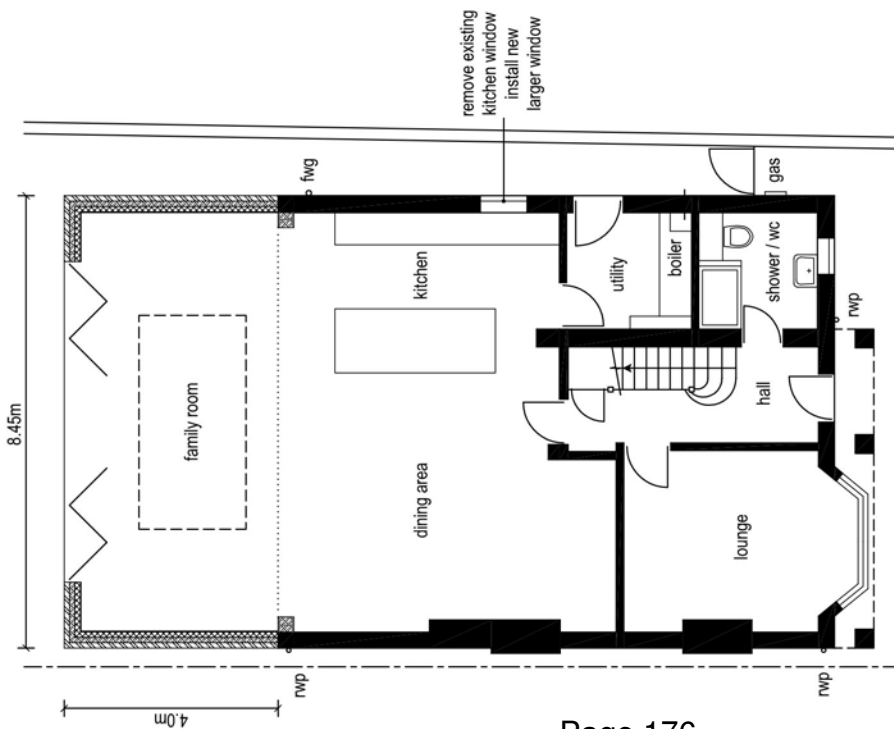


first floor plan

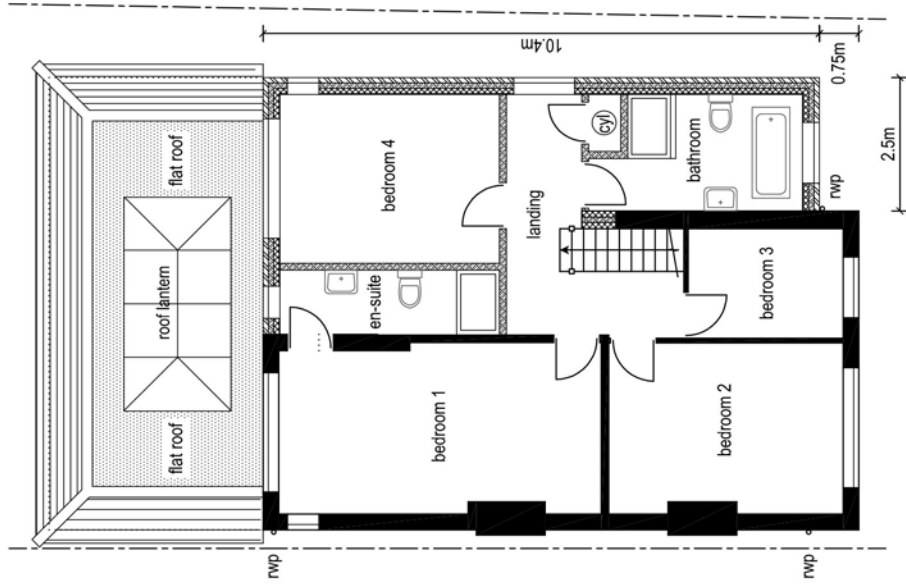


roof plan

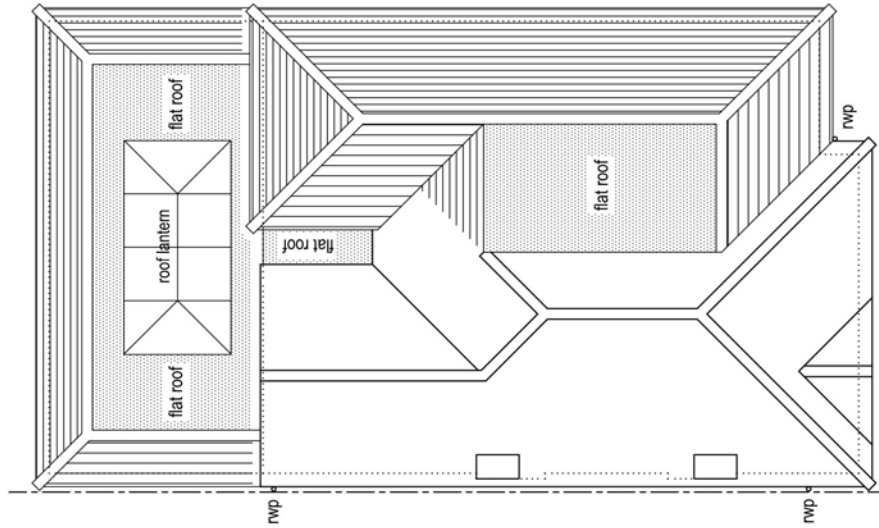




ground floor plan



first floor plan



roof plan

227 Eastcote Road  
Ruislip  
HA4 8BL

Extensions

Floor and Roof Plans

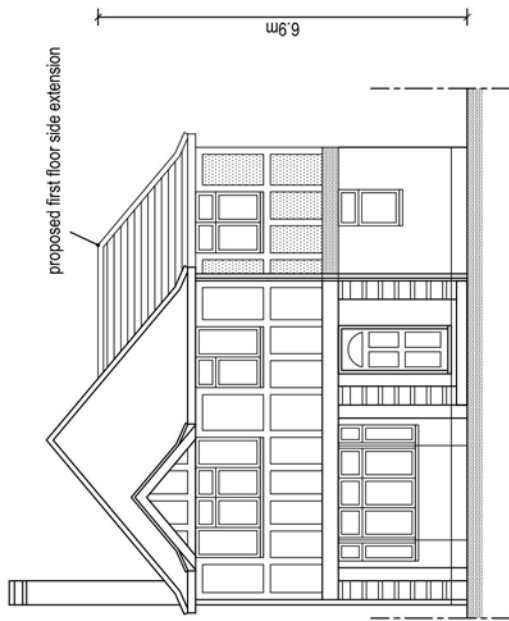
Proposed

1:100 on A3

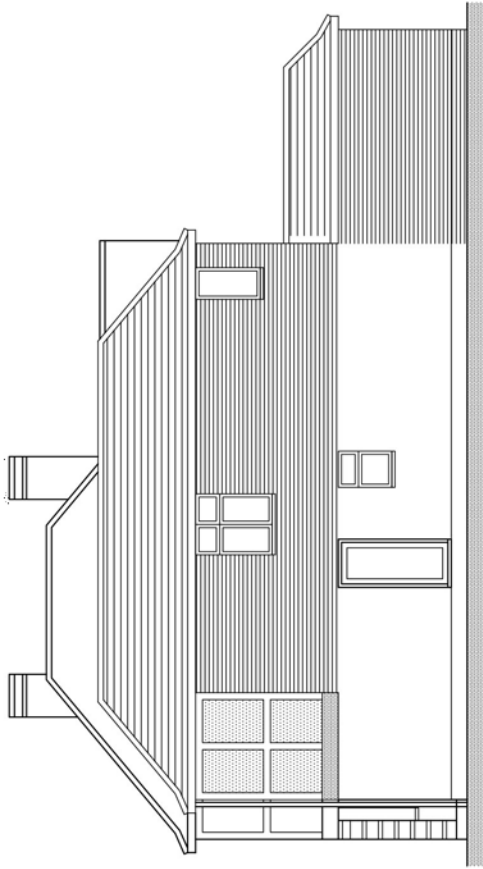
160411 / 06 A

rev date details  
A 13.06.2016 kitchen window





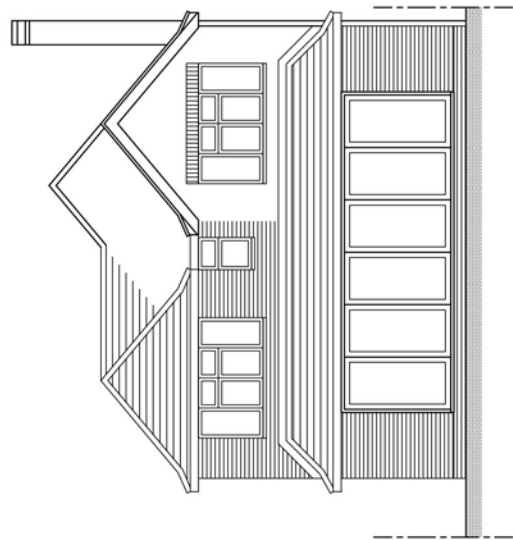
east elevation



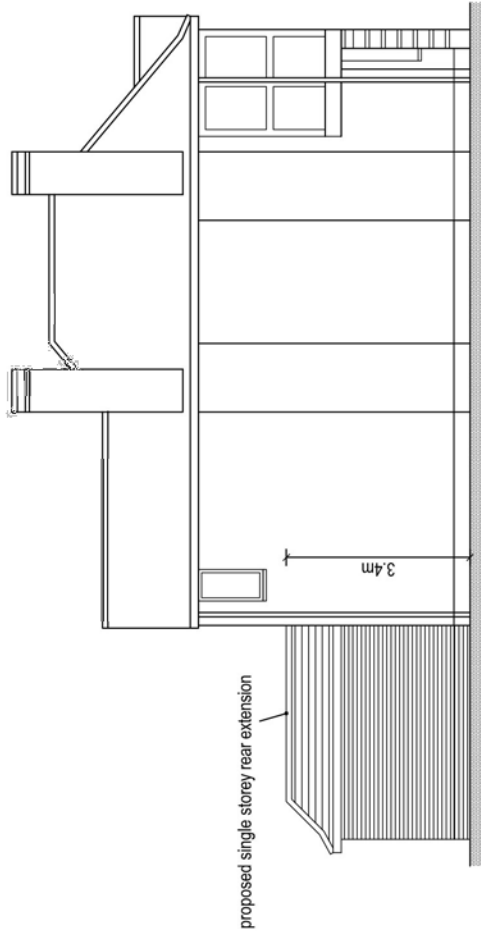
north elevation



materials to be similar in appearance to the existing house  
 all work to comply with current building regs & allied legislation  
 this drawing is not to be scaled



west elevation



south elevation

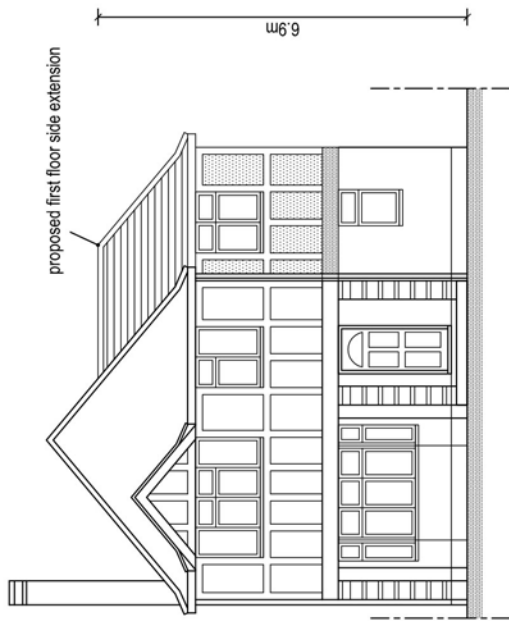
227 Eastcote Road  
 Ruislip  
 HA4 8BL

Extensions

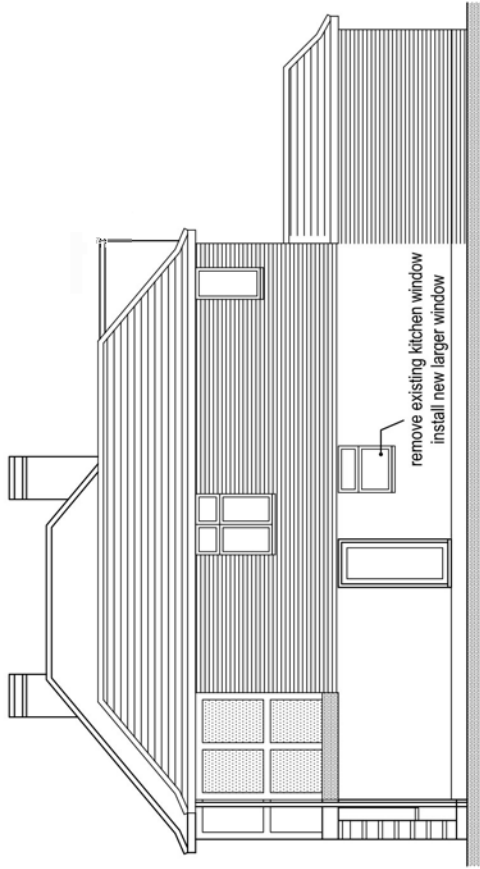
Elevations - Proposed

1:100 on A3

160411 / 07



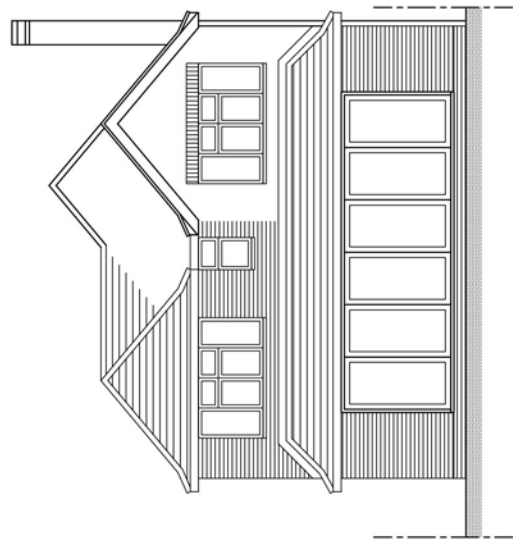
east elevation



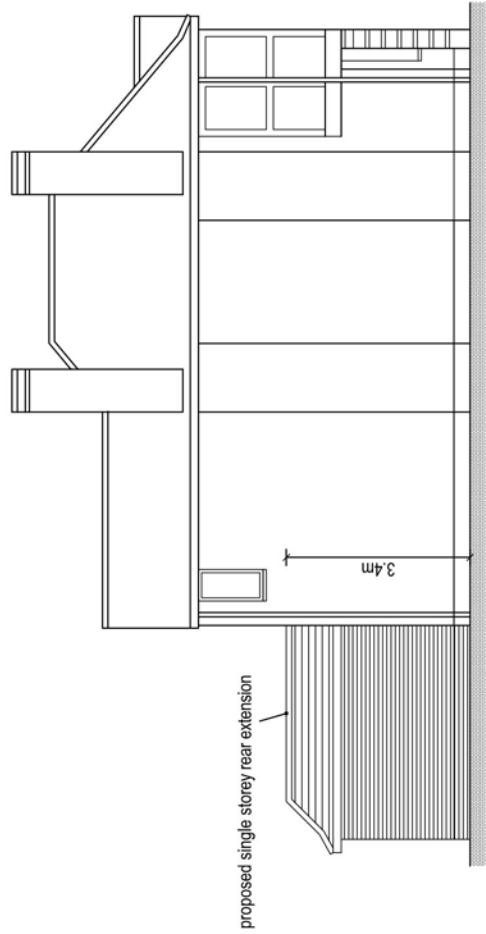
north elevation



materials to be similar in appearance to the existing house  
 all work to comply with current building regs & allied legislation  
 this drawing is not to be scaled



west elevation



south elevation

rev date details  
 A 13.06.2016 kitchen window

227 Eastcote Road  
 Ruislip  
 HA4 8BL  
 Extensions

Elevations - Proposed  
 1:100 on A3

160411 / 07 A



**Notes:**

 Site boundary

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Site Address:

**227 Eastcote Road  
Ruislip**

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

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

Planning Application Ref:

**63116/APP/2016/2169**

Scale:

**1:1,250**

Planning Committee:

**North** Page 179

Date:

**August 2016**



**HILLINGDON**  
LONDON

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

**Address** NORTHWOOD HEALTH & RAQUETS CLUB 18 DUCKS HILL ROAD  
NORTHWOOD

**Development:** Variation of condition 14 (Operating Hours) of planning permission Ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts)

**LBH Ref Nos:** 272/APP/2016/1562

**Date Plans Received:** 22/04/2016

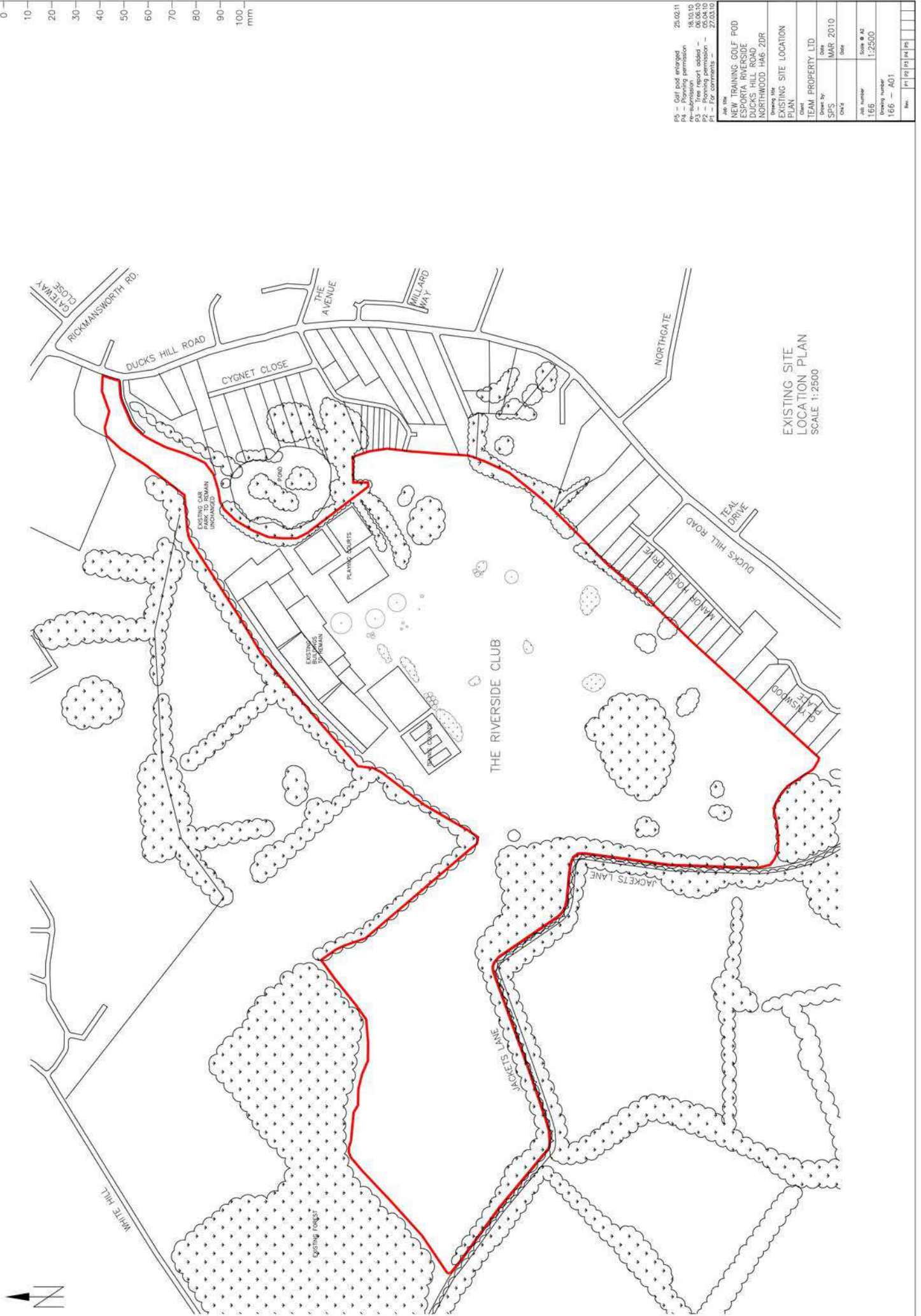
**Date(s) of Amendment(s):**

**Date Application Valid:** 22/04/2016



0 10 20 30 40 50 60 70 80 90 100 mm

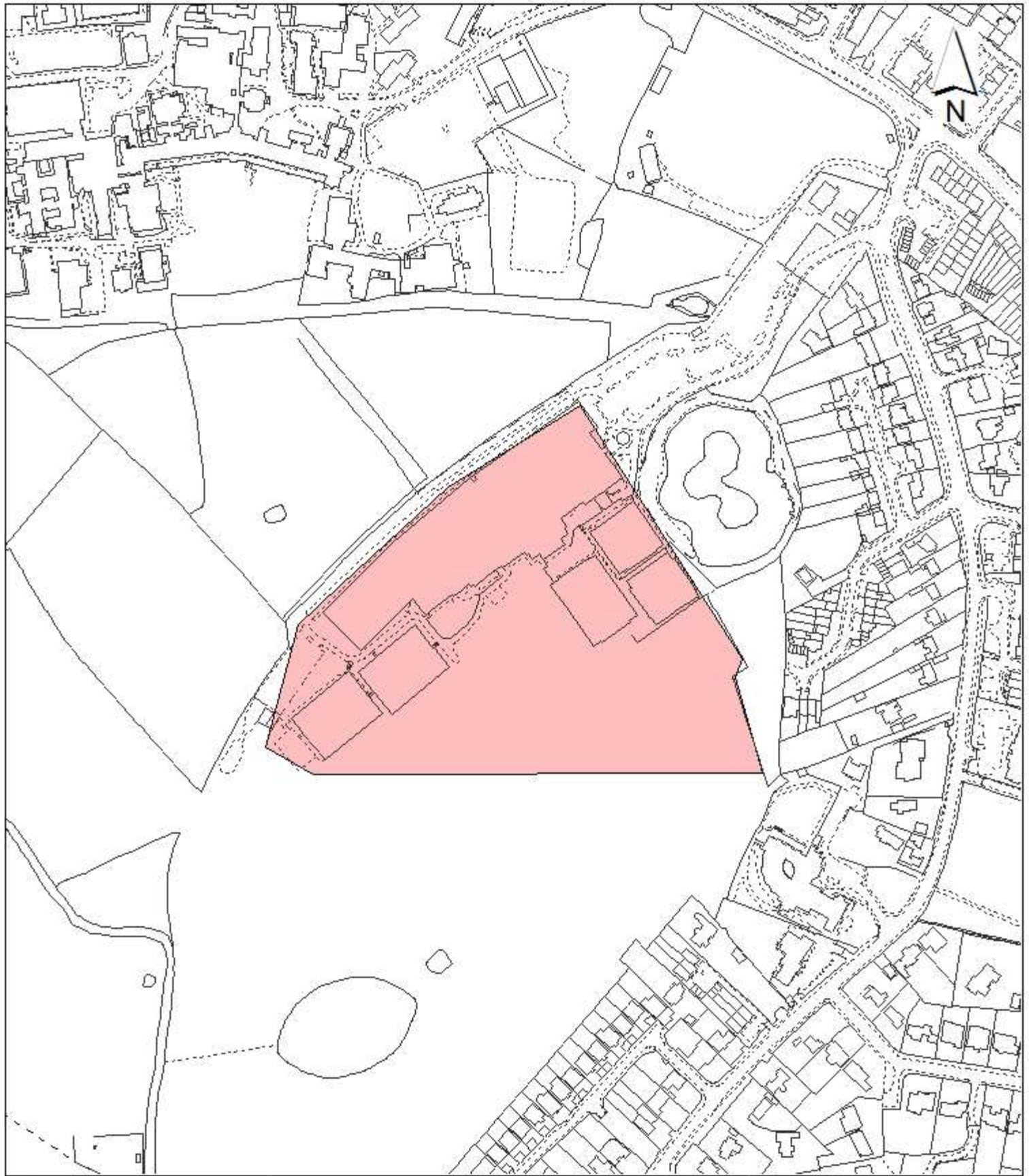
Scale with caution. Use both scale bars to check for reduction or distortion.



EXISTING SITE LOCATION PLAN  
 SCALE 1:2500

PS - Golf pod edged	26.02.11
PA - Planning permission	18.10.10
PL - Submission not added	05.04.10
PP - Planning permission	05.04.10
PI - For comments	27.03.10
Job No	
Client	NEW TRAINING GOLF POD
Address	ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HAG ZDR
Drawing title	EXISTING SITE LOCATION PLAN
Drawn by	TEAM PROPERTY LTD
Checked by	SPS
Date	MAR 2010
Scale	1:2500
Drawing number	166 - AD1
Rev.	





**Notes:**

 Site boundary

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Site Address:

**Northwood  
Health & Raquets Club**

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

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

Planning Application Ref:

**272/APP/2016/1562**

Scale:

**1:3,500**

Planning Committee:

**North Page 182**

Date:

**August 2016**



**HILLINGDON**  
LONDON



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

**Address** LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD RUISLIP

**Development:** Replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**LBH Ref Nos:** 60595/APP/2016/2391

**Date Plans Received:** 20/06/2016  
**Date Application Valid:** 20/06/2016

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

**PROPOSED WORKS**

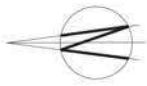
EXISTING TOWER, ANTENNA, FEEDERS TO BE REPLACED WITH 15.0m MEDIUM DUTY PHASE 5 STREETWORKS TOWER MOUNTED ON NEW DG ROOT FOUNDATION WITH 6 PORT ANTENNA, MHAS AND FEEDERS.

NEW FEEDERS TO RUN ALONG EXISTING/NEW FEEDER DUCTS.

PROPOSED 3900A RFC (800) TO BE INSTALLED ADJACENT TO EXISTING 3900A RFC (1800). EXISTING APM30H (VERC) TO BE REMOVED AND REPLACED WITH APM30H (VER.D). APM30H (VER.D) TO BE RELOCATED ABOVE PROPOSED 3900 RFC (800).

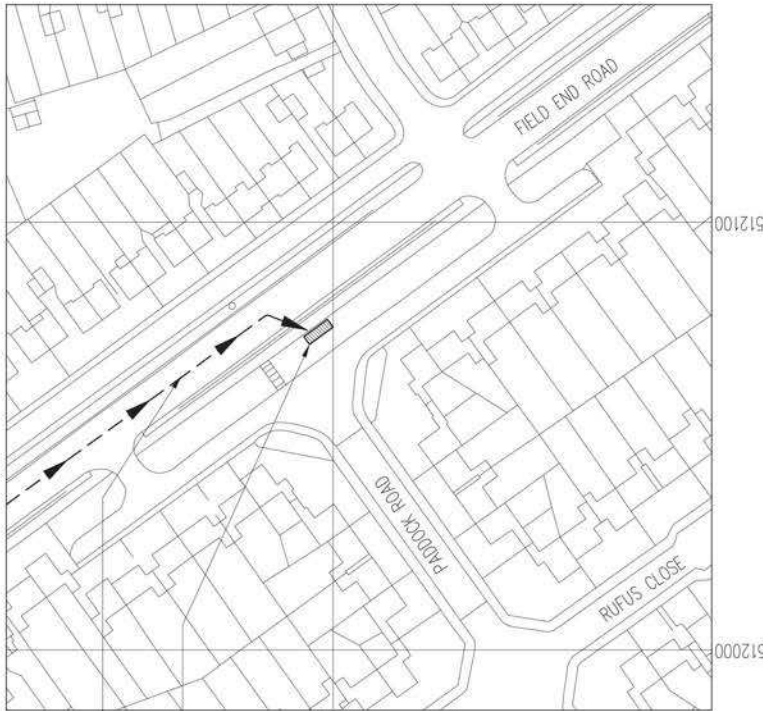
EXISTING EE/H3G 2100 FEEDERS TO BE RE-ROUTED FROM FREDO TO NEW TOWER. EXISTING H3G 1800 FEEDERS TO BE RE-ROUTED FROM PACONA TO NEW TOWER. PROPOSED 800 FEEDERS TO BE INSTALLED FROM 3900A TO NEW TOWER.

PROPOSED DRAHPITTS TO BE INSTALLED TO UTILISE EXISTING FEEDER DUCTS.



CONTRACTORS ACCESS & MAINTENANCE ROUTE.

EXISTING CELL SITE.



**LOCATION PLAN**

SCALE 1:1250

NGR E 512079  
NGR N 186302

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LICENCE NUMBER 100020449



ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

EE OPERATOR STATUS : A

DEPENDENCY	STATUS
Asbestos	N/A
Building Regulations	N/A
Fixit Form	N/A
Global Design Check	N/A
ICNRP Conformity	Complies to GSD008 Without Control
Underground Services	Plans Requested
Structural Check	N/A
Cooling Check	N/A Outdoor units
H3G 800 Build Complete?	N/A
LOS survey required?	N/A

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	16.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



WHP Wilkinson Hetsby  
Unit 1 Maple Park  
Lowfields Road, Leeds  
LS72 8HH

Tel: 0113 3023550 Fax: 0113 2878834  
e-mail: info@wilkinson-hetsby.co.uk



Site Name & Address:

FIELD END ROAD SW,  
SOUTH HARROW, HILLINGDON,  
LONDON, HA4 0RG

Title:  
PROPOSED TELECOMMUNICATIONS  
STREETWORKS UPGRADE  
SITE LOCATION

Purpose of Issue:

APPROVAL

Drawing No:

HGN009 - 01

Cell ID:	50688	Site ID:	982011	MBNL ID:	HGN009
Issue:	A2	Scale:	AS STATED	Date:	20.04.16
Drawn:	JR	Date:	19.04.16	App:	AW

NOTE: TREES ADJACENT TO PROPOSED TOWER TO BE LOPPED AS NECESSARY

No.	Revision	Date	By	chkd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



WHP Wilkinson Helsby  
Unit 1 Maple Park  
Lowlands Road, Leeds  
LS12 6HH  
Tel: 0113 3023550 Fax: 0113 2878854  
e-mail: info@wilkinson-helsby.co.uk

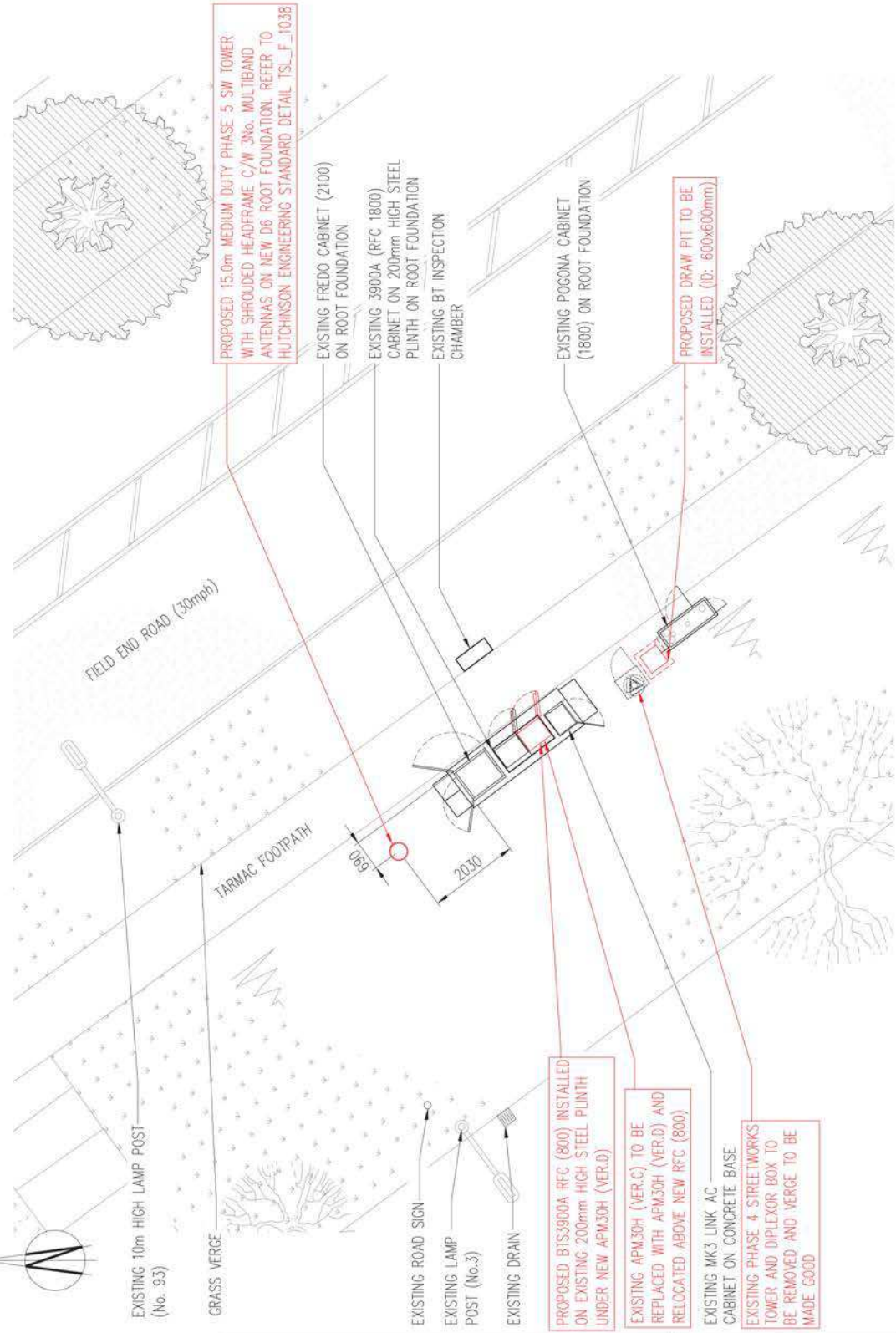
Site Name & Address:  
FIELD END ROAD SW,  
SOUTH HARROW, HILLINGDON,  
LONDON, HA4 0RG

Title:  
PROPOSED TELECOMMUNICATIONS  
STREETWORKS UPGRADE  
SITE LAYOUT

Purpose of Issue:  
APPROVAL

Drawing No:  
HG009 - 02

Cell ID:	50688	Site ID:	982011	MBNL ID:	HG009
Issue:	A2	Scale:	AS STATED	Chd:	AW
Date:	20.04.16	Date:	20.04.16	Date:	20.04.16



SITE PLAN

SCALE 1:100

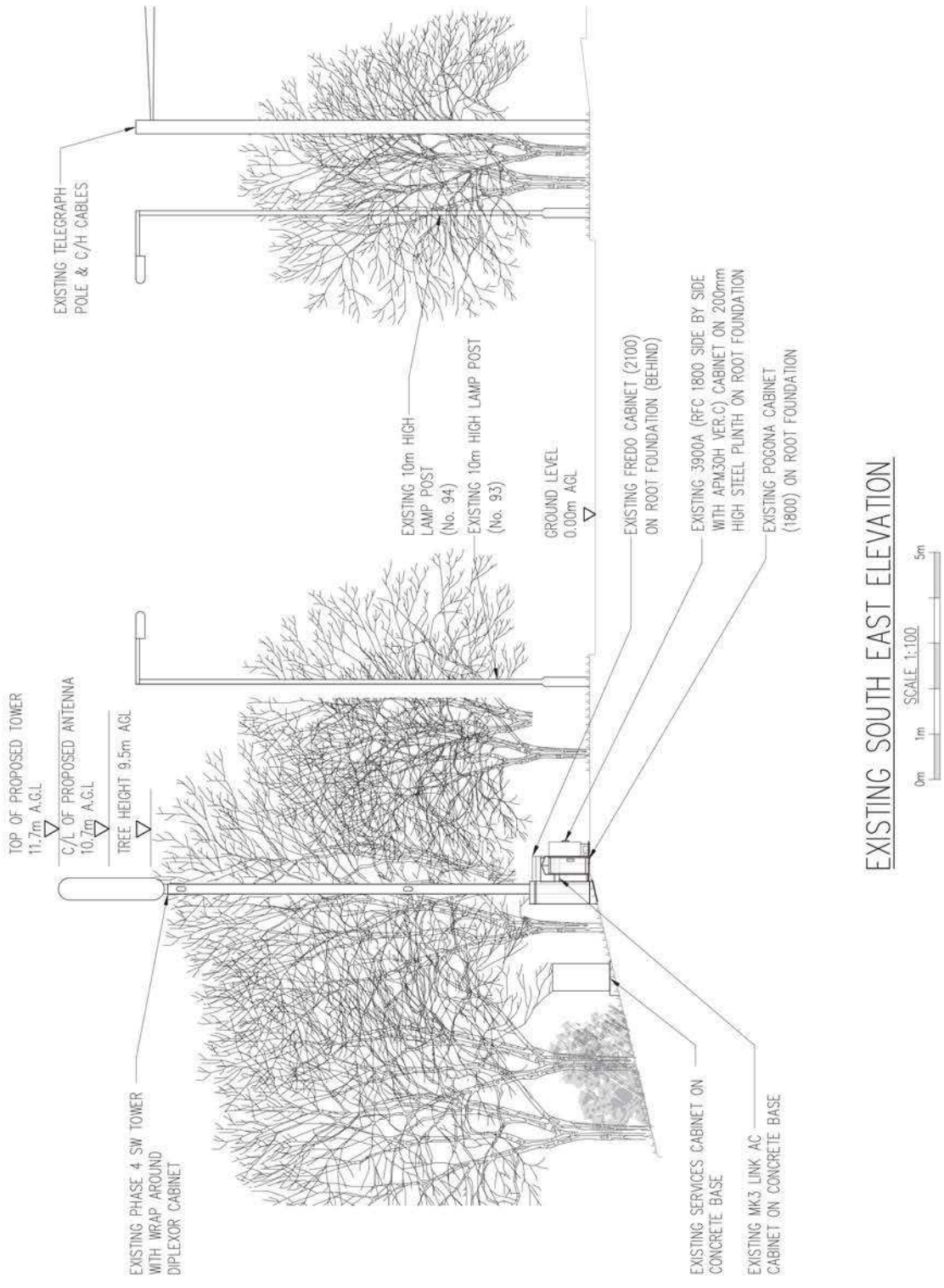


NOTE: EXISTING PHASE 4 STREETWORKS TOWER AND DIPLEXOR BOX TO BE REMOVED AND VERGE TO BE MADE GOOD

- NOTE:
1. STREETWORKS SAFETY SIGN ATTACHED TO TOWER 2000 BELOW ANTENNA ON ACCESS SIDE
  2. ELECTRICAL SAFETY SIGN TO BE FITTED ON OUTSIDE OF METER CABINET DOOR (LINK/AC)
  3. ENTRY SIGN TO BE FITTED ON INSIDE OF STREETWORKS CABINET DOORS
  4. ANTENNA-1 SAFETY SIGN TO BE FITTED TO TOWER 200 BELOW EACH ANTENNA ON BORE SIGHT

A3





**EXISTING SOUTH EAST ELEVATION**



No.	Revision	Date	By	chkd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



**WHP Wilkinson Hetsby**  
 Unit 1 Maple Park  
 Lowfields Road, Leeds  
 LS12 6RH  
 Tel: 0113 3023550 Fax: 0113 2878694  
 e-mail: info@wilkinson-hetsby.co.uk

Site Name & Address:  
**FIELD END ROAD SW,  
 SOUTH HARROW, HILLINGDON,  
 LONDON, HA4 0RG**

Title:  
**PROPOSED TELECOMMUNICATIONS  
 STREETWORKS UPGRADE  
 EXISTING SITE ELEVATION**

Purpose of Issue:  
**APPROVAL**

Drawing No:  
**HGN009 - 03**

Cell ID:	50688	Site ID:	982011	MBNL ID:	HGN009
Issue:	A2	Scale:	AS STATED	Chd:	AW
		Dwn:	JR	Date:	19.04.16
				App:	AW
				Date:	20.04.16
				Date:	20.04.16

REFER TO HUTCHINSON ENGINEERING STANDARD  
DETAIL TSL\_F\_1038 FOR TOWER ROOT DETAILS.

NOTE: TREES ADJACENT TO PROPOSED  
TOWER TO BE LOPPED AS NECESSARY

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW

# MBNL

# HUAWEI

**WHP Wilkinson Hetsby**  
Unit 1 Maple Park  
Lowfields Road, Leeds  
LS12 6HH  
Tel: 0113 3023550 Fax: 0113 2878854  
e-mail: info@wilkinson-hetsby.co.uk

Site Name & Address:

FIELD END ROAD SW,  
SOUTH HARROW, HILLINGDON,  
LONDON, HA4 0RG

Title:  
PROPOSED TELECOMMUNICATIONS  
STREETWORKS UPGRADE  
PROPOSED SITE ELEVATION

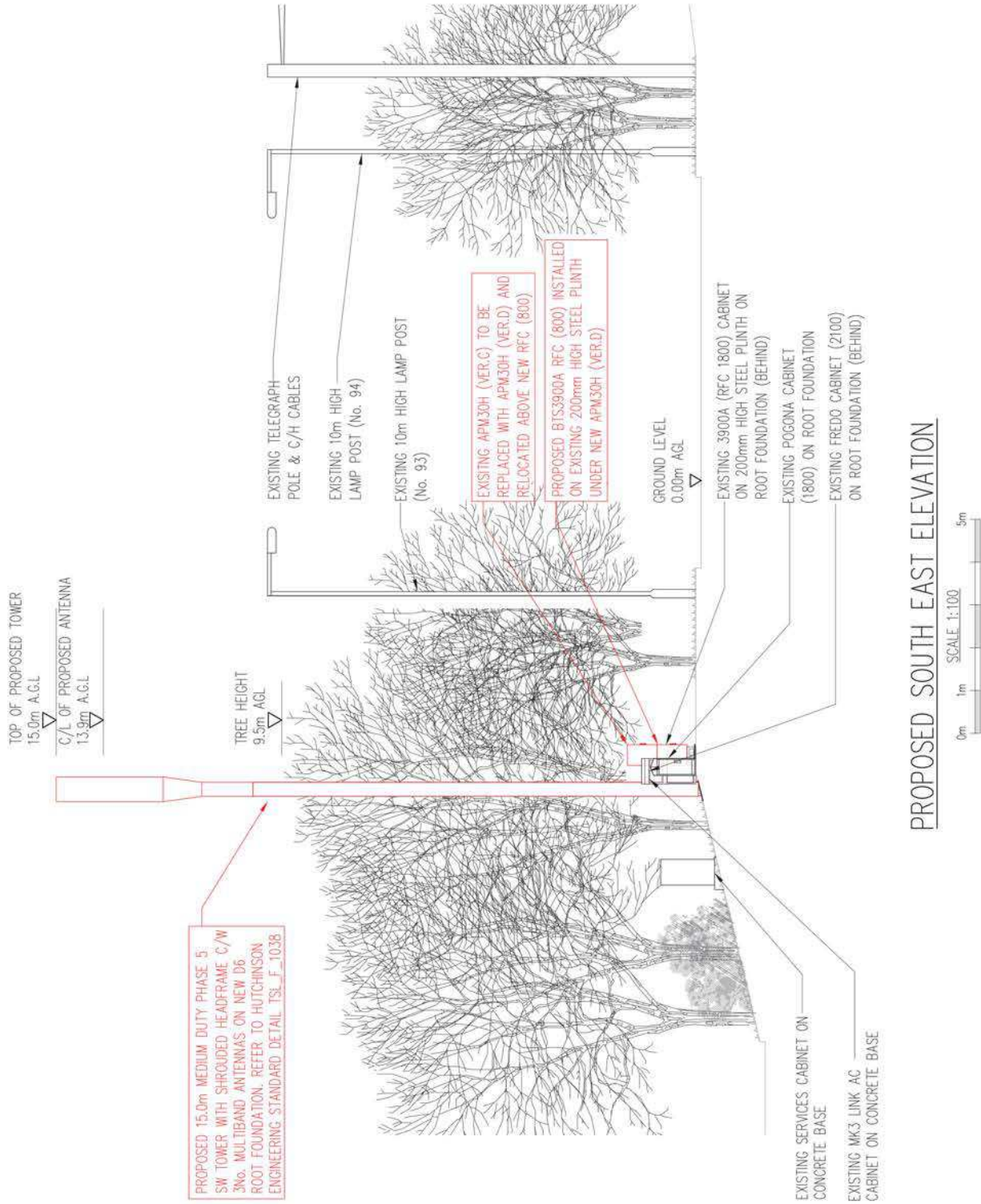
Purpose of Issue:  
APPROVAL

Drawing No:

HGN009 - 04

Cell ID: 50688  
Site ID: 982011  
MBNL ID: HGN009

Issue: A2  
Scale: AS STATED  
Date: 20.04.16  
Dwn: JR  
App: AW  
Date: 20.04.16



REFER TO HUTCHINSON ENGINEERING STANDARD  
DETAIL TSL\_F\_1038 FOR TOWER ROOT DETAILS

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW

# MBNL



**WHP Wilkinson Hetsby**  
Unit 1 Maple Park  
Lowfields Road, Leeds  
LS7 6HH

Tel: 0113 3023550 Fax: 0113 2876834  
e-mail: info@wilkinson-hetsby.co.uk

Site Name & Address:

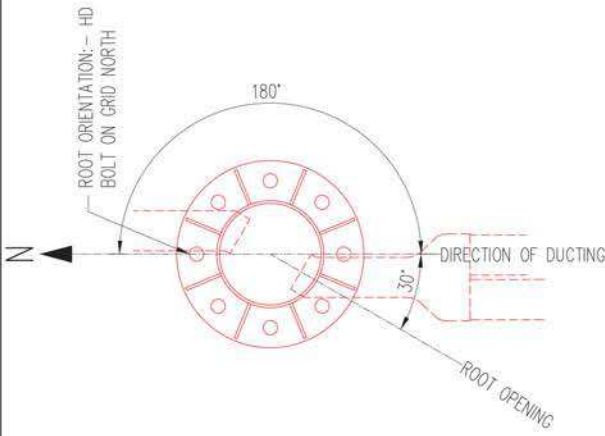
FIELD END ROAD SW,  
SOUTH HARROW, HILLINGDON,  
LONDON, HA4 0RG

Title: **PROPOSED TELECOMMUNICATIONS  
STREETWORKS UPGRADE  
ANTENNA AND ROOT DETAILS**

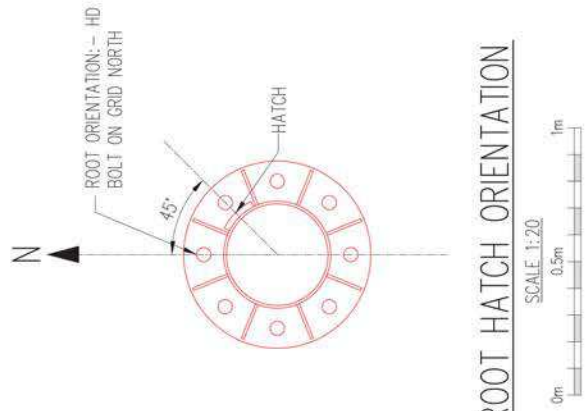
Purpose of Issue: **APPROVAL**

Drawing No: **HGN009 - 07**

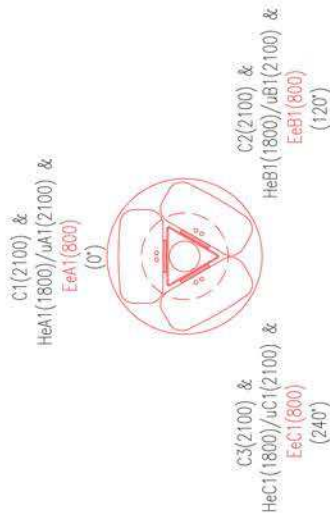
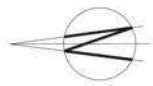
Cell ID: <b>50688</b>	Site ID: <b>982011</b>	MBNL ID: <b>HGN009</b>
Issue: <b>A2</b>	Scale: <b>AS STATED</b>	Ch'd: <b>AW</b>
Date: <b>19.04.16</b>	App: <b>AW</b>	Date: <b>20.04.16</b>



**D6 ROOT DUCT ORIENTATION**



**D6 ROOT HATCH ORIENTATION**



**ANTENNA DETAILS**

EXISTING TOWER TO BE REPLACED  
WITH NEW PHASE 5 TOWER WITH  
MULTIBAND 5 PORT ANTENNA AND  
NEW MHAs IN SHROUDED HEADFRAME



**GENERAL NOTES**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTATION, SPECIFICATIONS AND DRAWINGS
2. THIS DRAWING IS NOT TO BE SCALED, IF IN DOUBT ASK
3. ALL PROPRIETARY PRODUCTS TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
4. ALL EXCAVATIONS ARE TO BE INSPECTED BY THE ENGINEER PRIOR TO CONCRETING. CONTRACTOR TO GIVE THE ENGINEER 24 HOURS NOTICE TO ALLOW INSPECTION TO BE CARRIED OUT
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING THE COURSE OF THE WORKS.

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



**WHP Wilkinson Hetsby**  
 Unit 1 Maple Park  
 Lowlands Road, Leeds  
 LS12 6HH  
 Tel: 0113 3023501 Fax: 0113 2876804  
 e-mail: info@wilkinson-hetsby.co.uk

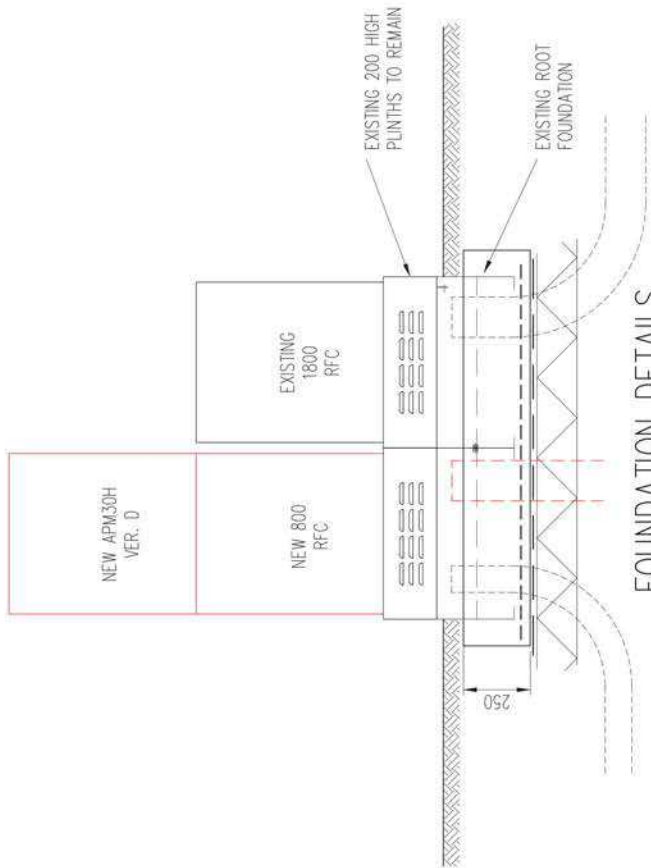
Site Name & Address:  
**FIELD END ROAD SW,  
 SOUTH HARROW, HILLINGDON,  
 LONDON, HA4 0RG**

Title:  
**PROPOSED TELECOMMUNICATIONS  
 STREETWORKS UPGRADE  
 CONSTRUCTION DETAILS**

Purpose of Issue:  
**APPROVAL**

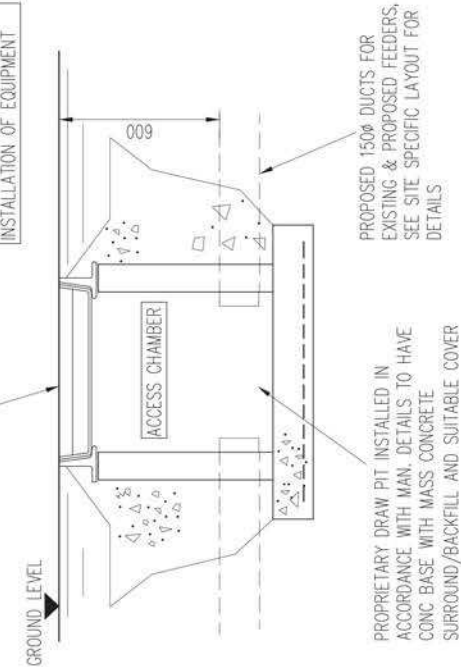
Drawing No:  
**HGN009 - 10**

Cell ID:	50688	Site ID:	982011	MBNL ID:	HGN009
Issue:	A2	Scale:	AS STATED	Chg.:	AW
		Drawn:	JR	Date:	19.04.16
		Appr.:	AW	Date:	20.04.16



**FOUNDATION DETAILS**  
 SCALE 1:20

NOTE  
 FINISHES TO BE MADE GOOD TO MATCH EXISTING FOLLOWING INSTALLATION OF EQUIPMENT



**DUCT DETAIL**  
 SCALE 1:20

**DRAWPIT DETAIL**  
 SCALE 1:20

REFER TO HUTCHINSON ENGINEERING STANDARD  
DETAIL TSL\_F\_1038 FOR TOWER ROOT DETAILS

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



WHP Wilkinson Hetsby  
Unit 1 Maple Park  
Lowfields Road, Leeds  
LS2 9HH  
Tel: 0113 3023550 Fax: 0113 2878654  
e-mail: info@wilkinson-hetsby.co.uk

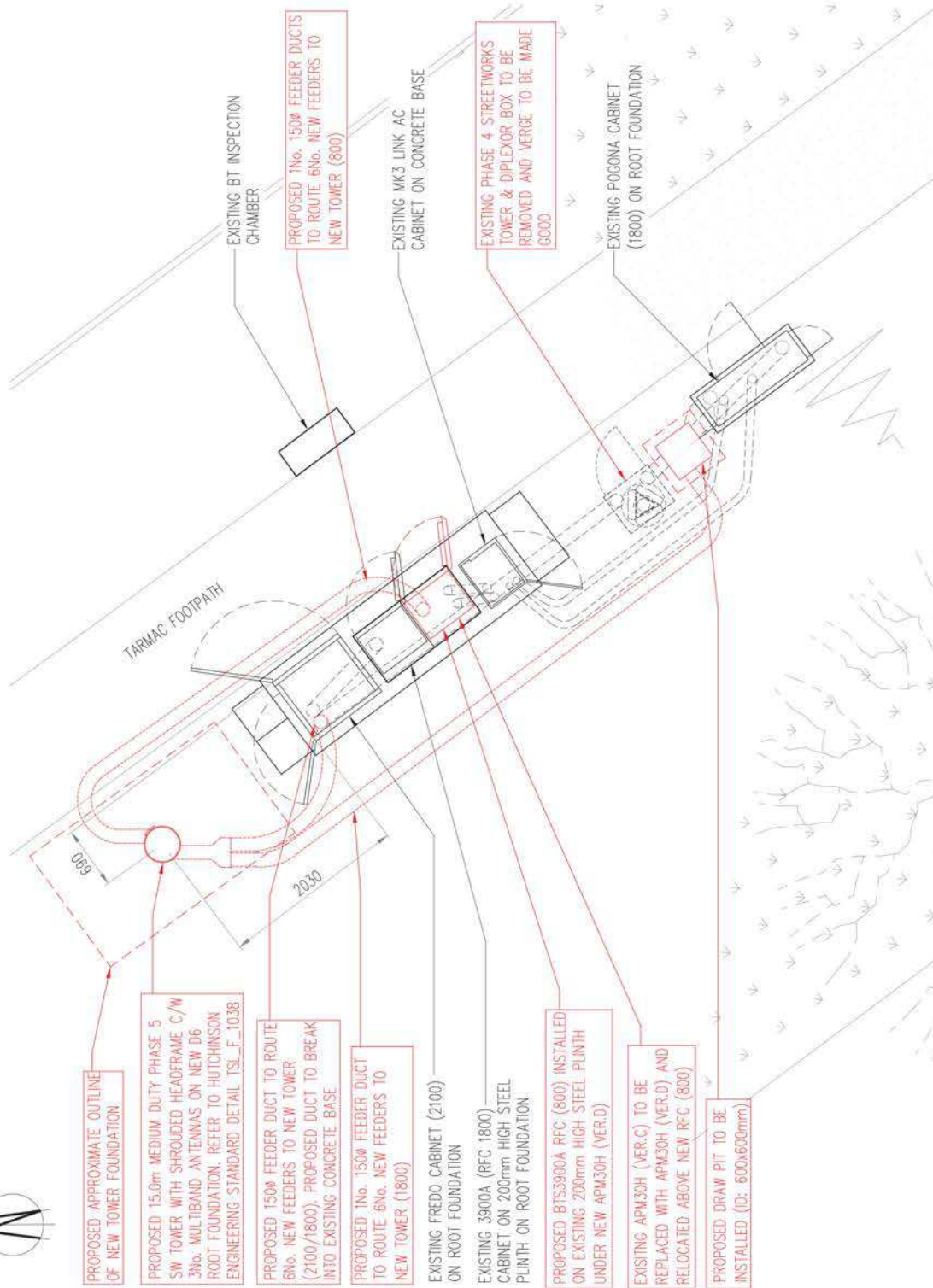
Site Name & Address:  
FIELD END ROAD SW,  
SOUTH HARROW, HILLINGDON,  
LONDON, HA4 0RG

Title:  
PROPOSED TELECOMMUNICATIONS  
STREETWORKS UPGRADE  
EQUIPMENT LAYOUT

Purpose of Issue:  
APPROVAL

Drawing No:  
HG009 - 06

Cell ID:	50688	Site ID:	982011	MBNL ID:	HGN009
Issue:	A2	Scale:	AS STATED	Chd:	AW
Date:	20.04.16	Dwn:	JR	Date:	20.04.16
Appr:	AW	Date:	19.04.16	Appr:	AW



NOTE: EXISTING PHASE 4 STREETWORKS TOWER AND DIPLEXOR BOX TO BE REMOVED AND VERGE TO BE MADE GOOD

EQUIPMENT LAYOUT



A3

ICNIRP EXCLUSION ZONES ARE BASED ON VALUES WITHIN THE MBNL ICNIRP COMPLIANCE CERTIFICATION DOCUMENT GSDD008 R6.0

EXISTING SITE TYPE SW (GSM/UMTS/LTE) NO OTHER OPERATORS WITHIN 50m HORIZ AND 4m VERT.  
 USE VALUES FOR EE/H3G ONLY  
 PROPOSED WORKS: EE LTE UPGRADE  
 ANTENNA TYPE: ATR4518R4  
 BEARINGS: 0/120/240  
 ACTUAL BUILD HEIGHT: 12.9m  
 FRONT DISTANCE PUBLIC: 19.6m  
 FRONT DISTANCE OCCUPATIONAL: 8.0m  
 PUBLIC BUILD HEIGHT: 5.3m  
 COMPLIANCE DISTANCES BASED ON THE FOLLOWING EQUIPMENT POWER:  
 800MHz - 80W  
 1800MHz - 320W  
 2100MHz - 220W

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



**WHP Wilkinson Helsby**  
 Unit 1 Maple Park  
 Lowfields Road, Leeds  
 LS72 8HH  
 Tel: 0113 3023550 Fax: 0113 2876834  
 e-mail: info@wilkinson-helsby.co.uk

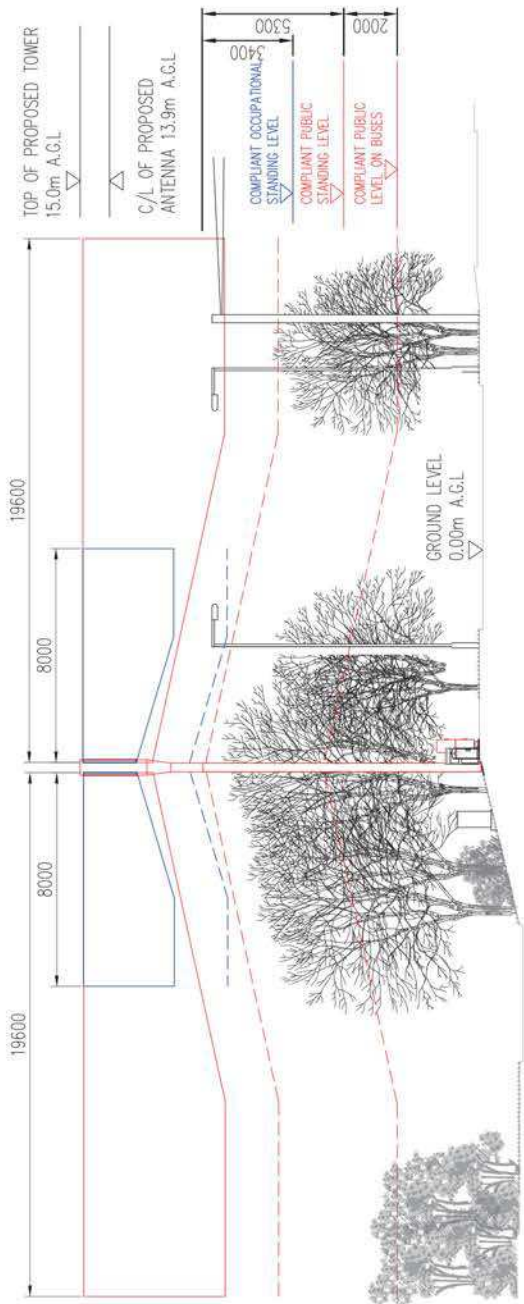
Site Name & Address:  
 FIELD END ROAD SW,  
 SOUTH HARROW, HILLINGDON,  
 LONDON, HA4 0RG

Title:  
 PROPOSED TELECOMMUNICATIONS  
 STREETWORKS UPGRADE  
 ICNIRP DETAILS (1 OF 2)

Purpose of Issue:  
 APPROVAL

Drawing No:  
 HGN009 - 12

Cell ID:	50688	Site ID:	982011	MBNL ID:	HGN009
Issue:	A2	Scale:	AS STATED	On:	AW
		Drawn:	JR	Date:	20.04.16
		Appr:	AW	Date:	20.04.16



**ELEVATION**

SCALE 1:200





ICNIRP EXCLUSION ZONES ARE BASED ON VALUES WITHIN THE MBNL ICNIRP COMPLIANCE CERTIFICATION DOCUMENT GSDD008 R6.0

EXISTING SITE TYPE SW (GSM/UMTS/LTE) NO OTHER OPERATORS WITHIN 50m HORIZ AND 4m VERT.  
 USE VALUES FOR EE/H3G ONLY  
 PROPOSED WORKS: EE LTE UPGRADE  
 ANTENNA TYPE: ATR4518R4  
 BEARINGS: 0/120/240  
 ACTUAL BUILD HEIGHT: 12.9m  
 FRONT DISTANCE PUBLIC: 19.6m  
 FRONT DISTANCE OCCUPATIONAL: 8.0m  
 PUBLIC BUILD HEIGHT: 5.3m  
 COMPLIANCE DISTANCES BASED ON THE FOLLOWING EQUIPMENT POWER:  
 800MHz - 80W  
 1800MHz - 320W  
 2100MHz - 220W

No.	Revision	Date	By	ckd
A2	TOWER HEIGHT AMENDED	06.06.16	JR	AW
A1	PRELIMINARY ISSUE FOR COMMENT	20.04.16	JR	AW



**WHP Wilkinson Hetsby**  
 Unit 1 Maple Park  
 Lowfields Road, Leeds  
 LS72 8HH  
 Tel: 0113 3023501 Fax: 0113 2876804  
 e-mail: info@wilkinson-hetsby.co.uk

Site Name & Address:

FIELD END ROAD SW,  
 SOUTH HARROW, HILLINGDON,  
 LONDON, HA4 0RG

Title:  
 PROPOSED TELECOMMUNICATIONS  
 STREETWORKS UPGRADE  
 ICNIRP DETAILS (2 OF 2)

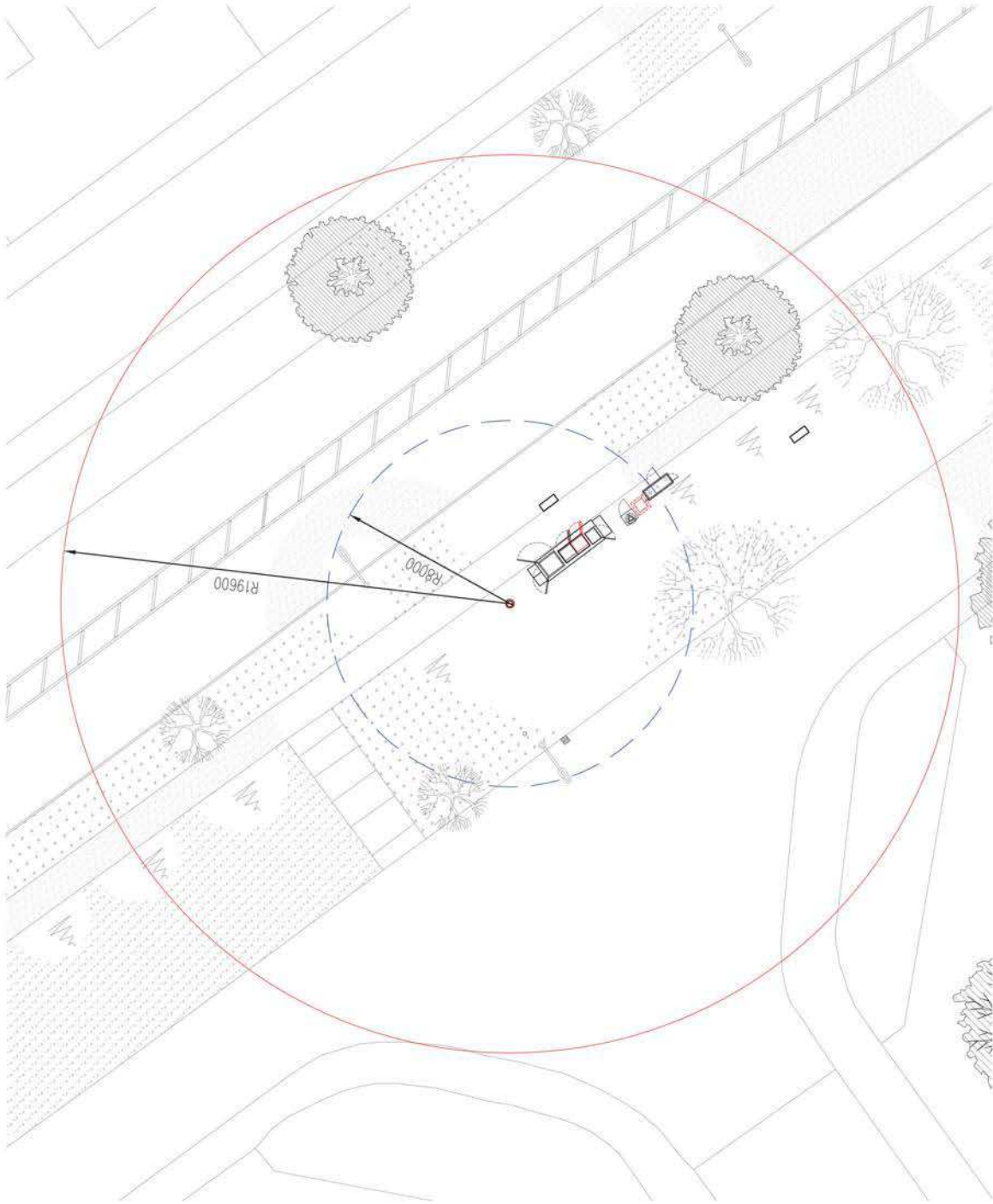
Purpose of Issue:  
 APPROVAL

Drawing No:

HGN009 - 13

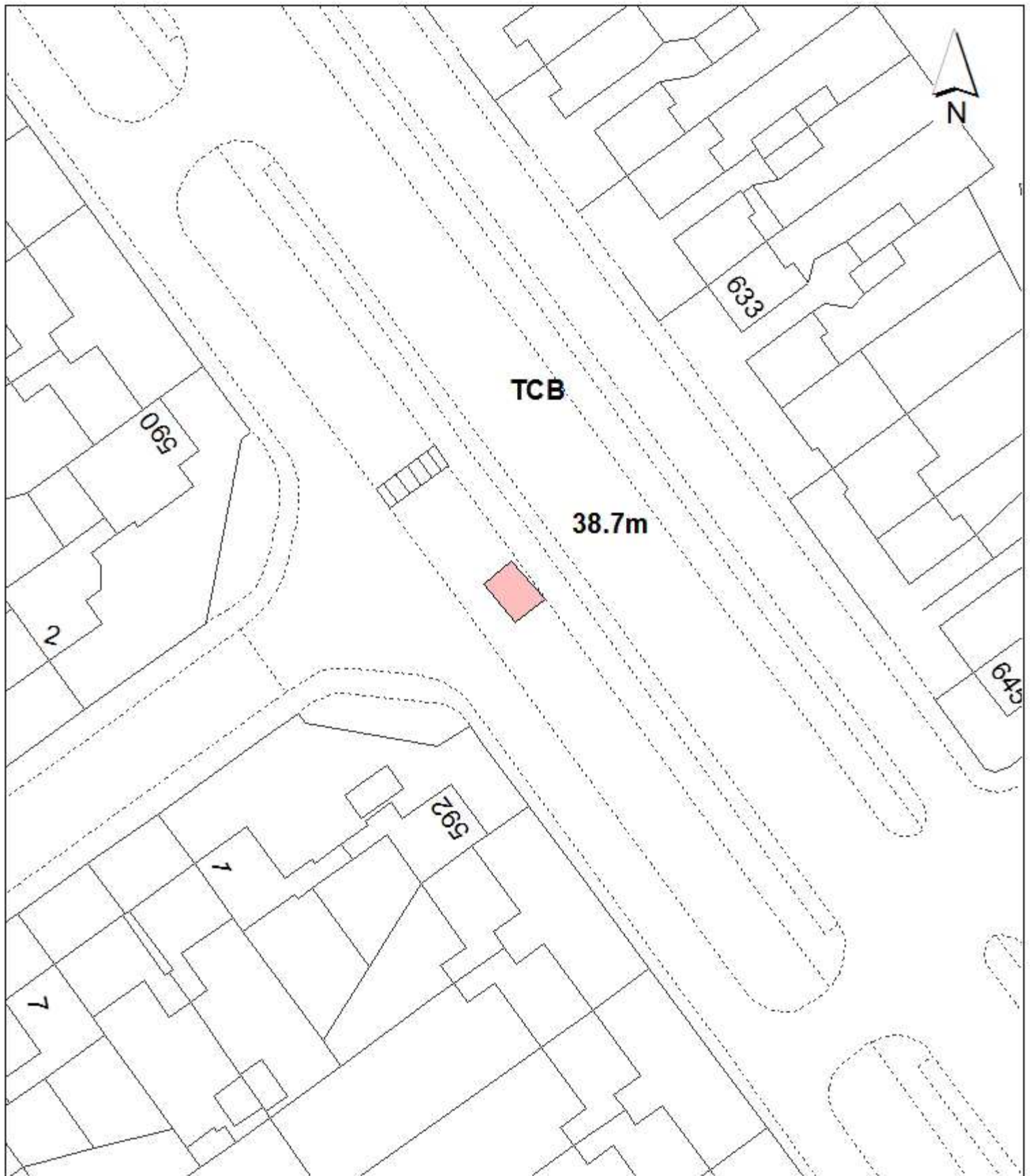
Cell ID: 50688  
 Site ID: 982011  
 MBNL ID: HGN009

Issue: A2  
 Scale: AS STATED  
 Date: 20.04.16  
 Drawn: JR  
 Date: 19.04.16  
 Appr: AW  
 Date: 20.04.16



PLAN  
 SCALE: 1:200





**Notes:**

 Site boundary

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Site Address:

**Land at Junction  
of Paddock Road**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**60595/APP/2016/2391**

Scale:

**1:500**

Planning Committee:

**North** Page 193

Date:

**August 2016**



**HILLINGDON**  
LONDON

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

**Address** THE BREAKSPEAR ARMS P.H. BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Replacement of decking

**LBH Ref Nos:** 10615/APP/2016/1398

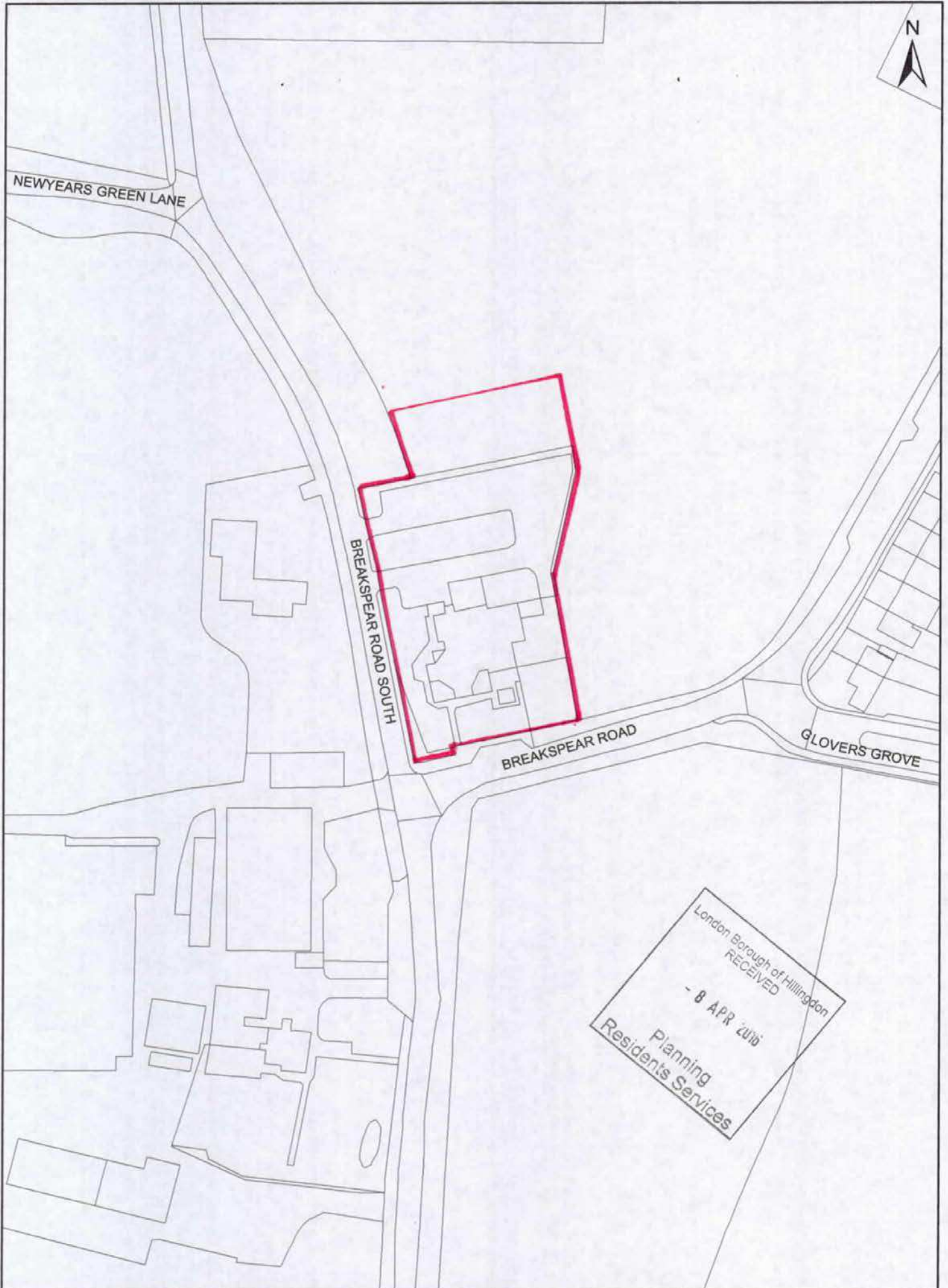
**Date Plans Received:** 08/04/2016

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

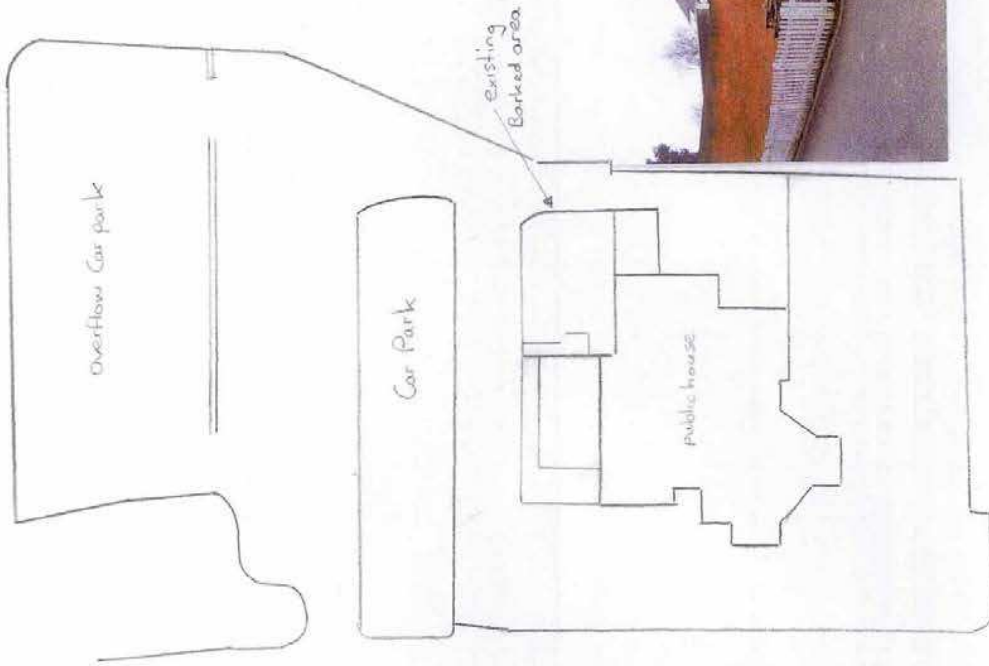
**Date Application Valid:** 21/04/2016



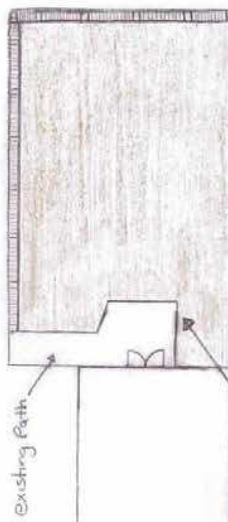
# Breakspear Arms



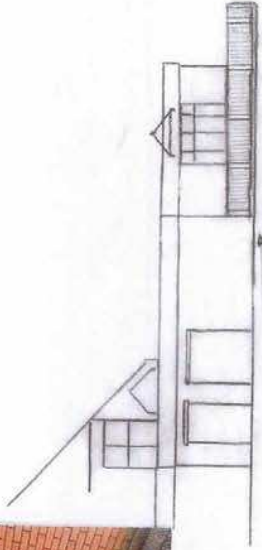
Location Block Plan  
1:500



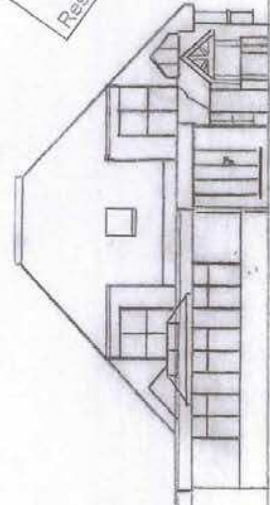
Existing floor Plan  
1:200



East Elevation 1:200



North Elevation 1:200



Existing fence + kurb

London Borough of Hillingdon  
RECEIVED  
- 8 APR 2018  
Planning  
Residents Services

NOTES:

0	5m	10m	15m	20m	25m	30m	35m
0	2m	4m	6m	8m	10m	12m	14m
0	0.5m	1m	1.5m	2m	2.5m	3m	3.5m

All dimensions must be checked on site and not scaled from this drawing.

Client  
Breakspear Arms

Job Title  
Existing Plans

Scale  
1:500  
1:200  
1:50

Drawing Title  
Proposed

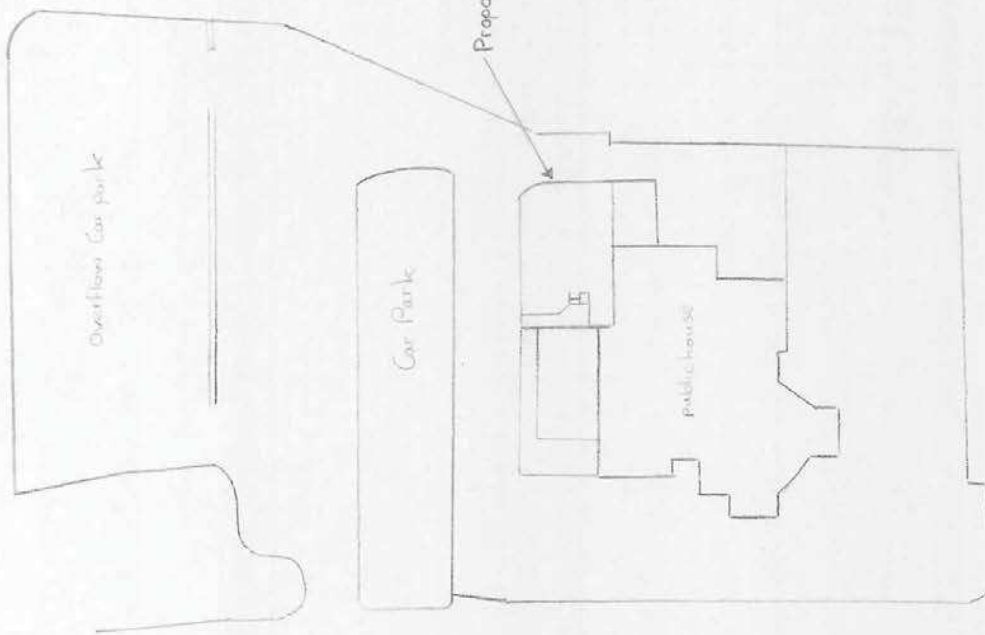
Drawn by  
Date

Rev  
A

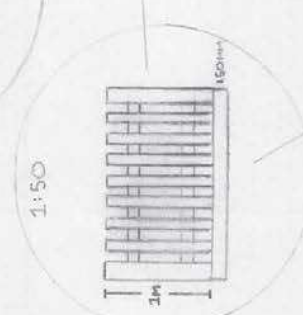
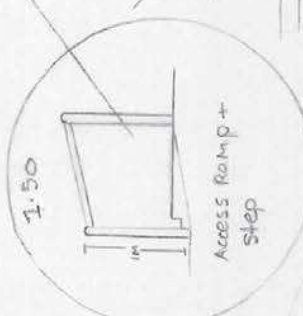
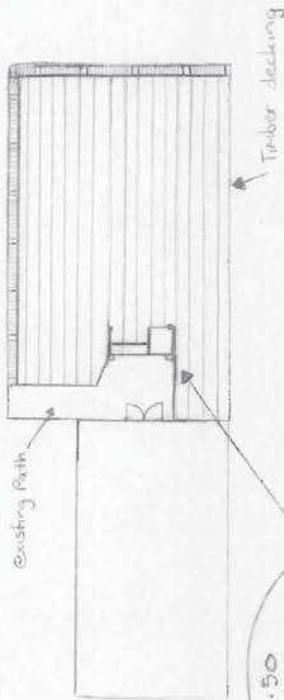
Drg No.  
MO-003



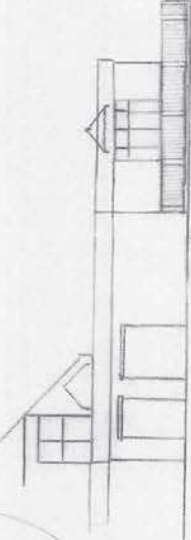
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1:500



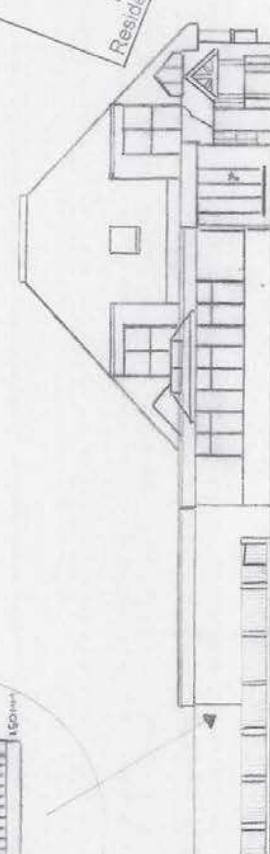
Proposed Floor Plan  
1:200



East Elevation 1:200



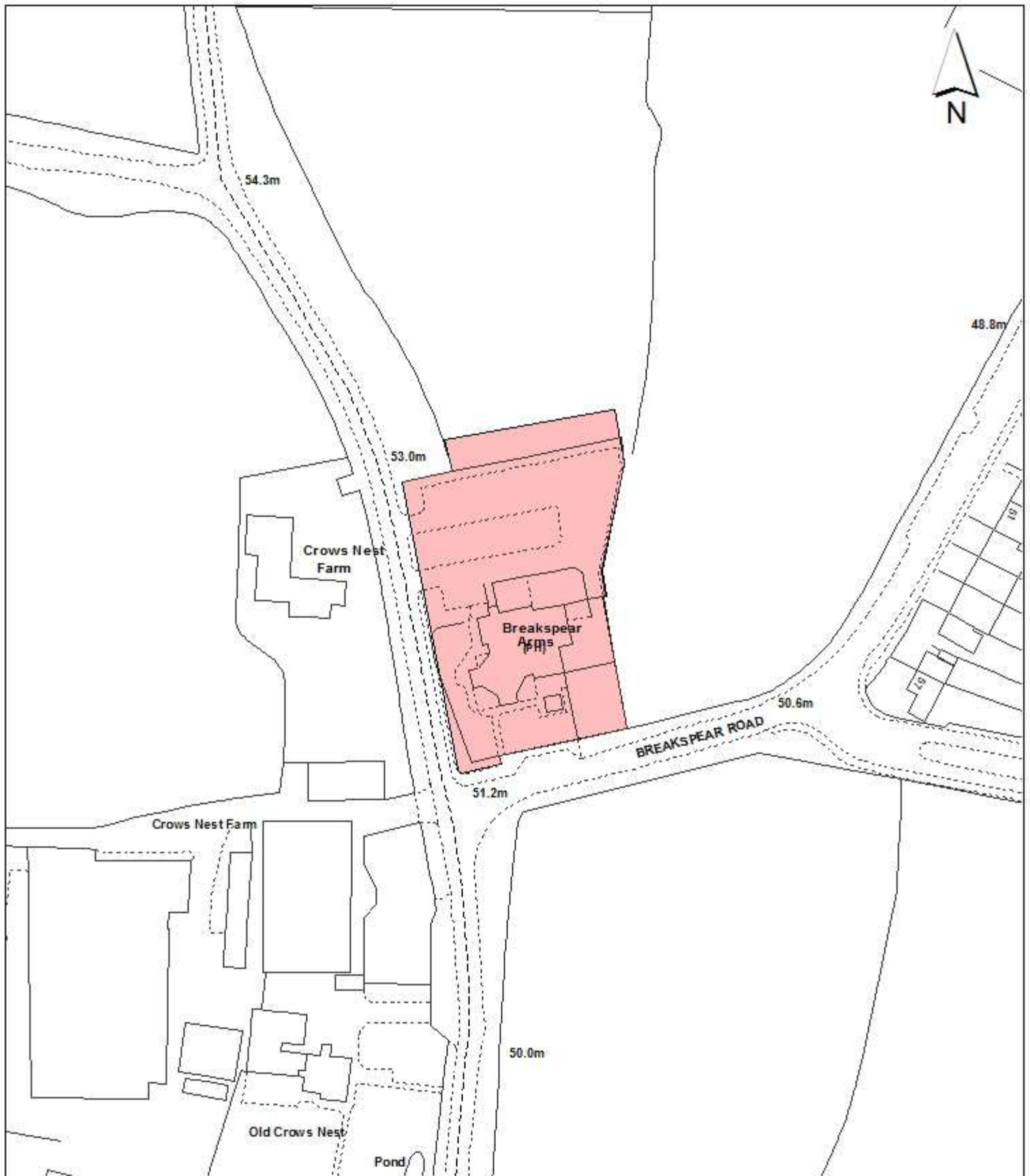
North Elevation 1:200



Decking height to be the same as existing kerb

London Borough of Hillingdon  
RECEIVED  
- 8 APR 2018  
Planning  
Residents Services

Client Breakspear Arms Job Title Proposed Plans	Scale	1:500 1:200 1:50
	Drawn by Date	
NOTES:	1:500 1:200 1:50	
All dimensions must be checked on site and not scaled from this drawing.		
Drawing Title	Proposed	
Drwg No.	MO-001	Rev A



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Site Address:

**Breakspears Arms Pub**

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

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

Planning Application Ref:

**10615/APP/2016/1398**

Scale:

**1:1,250**

Planning Committee:

**North Page 198**

Date:

**August 2016**



**HILLINGDON**  
LONDON