



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 24 AUGUST
2016

Time: 7.00 PM

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

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

To Councillors on the Committee

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

Published: Tuesday, 16 August 2016

Contact: Democratic Services

Tel: 01895 250833

Email: democratic@hillington.gov.uk

This Agenda is available online at:

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

Putting our residents first

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

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

Travel and parking

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

Accessibility

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

Emergency procedures

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



A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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.

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at Olivia Gardens, Harefield 54964/APP/2016/1378	Harefield	Two storey, 4-bed detached dwelling with associated parking and amenity space. Recommendation: Refusal	3 - 14 54 - 60

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	39 Highfield Drive, Ickenham 67201/APP/2016/1624		Erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof. Recommendation: Approval	15 - 28 61 - 63
8	The Northwood Club, 20 Chestnut Avenue, Northwood 3401/APP/2016/2226		Single storey extension to swimming pool, external alterations to facades to include new openings and windows to allow for internal reorganisation. Recommendation: Approval	29 - 40 64 - 68
9	1 Rushmoor Close, Eastcote, Pinner 2332/APP/2016/132		Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include one rear dormer, one front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side. Recommendation: Approval	41 - 52 69 - 76

This page is intentionally left blank



Minutes

NORTH Planning Committee

14 July 2016

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

	<p>Committee Members Present: Councillors Jem Duducu, Raymond Graham, Henry Higgins, Manjit Khatra (Labour Lead), and John Morse and (as substitutes) Councillors Ian Edwards, Brian Stead, David Yarrow and June Nelson</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Meghji Hirani (Team Leader - Planning), Syed Shah (Highways Advisor), Jyoti Mehta (Legal Advisor) and Alex Quayle (Democratic Services Officer).</p>
27.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllrs Lavery, Morgan, Flynn and Oswald, substituted by Cllrs Edwards, Stead, Yarrow and Nelson, respectively. In the absence of the Chairman of the Committee, a motion to nominate Cllr Edwards as Chairman was moved, seconded and, upon being put to a vote, was unanimously agreed.</p>
28.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
29.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
30.	<p>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 (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items would be heard in public.</p>
31.	<p>52 BUSHEY ROAD, ICKENHAM - 71297/APP/2016/529 (<i>Agenda Item 5</i>)</p> <p>Officers introduced the report and noted the addendum. The previous reason for refusal, a cramped site and parking concerns, had been overcome in this application.</p> <p>Prior to the opportunity for petitioners to speak, the Chairman commented that he was concerned about the placement of windows marked on plans and potential overlooking of a neighbour. It was suggested that the item should be deferred for a site visit to allow accurate measurements to be taken and to allow the applicant to answer questions.</p>

	<p>A motion for deferral was moved, seconded and, upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was deferred, pending a site visit.
32.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD - 9011/APP/2016/1862 <i>(Agenda Item 6)</i></p> <p>Officers introduced the report and noted the addendum.</p> <p>A motion for approval was moved, seconded and, upon being put to a vote, was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved, subject to a s106 agreement.
33.	<p>DOUAY MARTYRS SCHOOL, CARDINAL HUME CAMPUS, 86 LONG LANE, ICKENHAM - 6683/APP/2016/1226 <i>(Agenda Item 7)</i></p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A motion for approval was moved, seconded and, upon being put to a vote, was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved, subject to a s106 agreement.
34.	<p>S106 QUARTERLY MONITORING REPORT <i>(Agenda Item 8)</i></p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the report was noted by the Committee.
	<p>The meeting, which commenced at 7.50 pm, closed at 9.25 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 3 OLIVIA GARDENS HAREFIELD

Development: Two storey, 4-bed detached dwelling with associated parking and amenity space.

LBH Ref Nos: 54964/APP/2016/1378

Drawing Nos: 1681/L1
1681/1 Rev. A
1681/2 Rev. A
1-38-3740/P1
1-38-3740/P2
Design & Access Statemen

Date Plans Received: 07/04/2016 **Date(s) of Amendment(s):**

Date Application Valid: 22/04/2016

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 complements or improves the amenity and the character of the area.

The proposed in-filling of the land between number 2 and 3 is considered to result in the loss of the gap view towards the mature oak tree and other associated greenery which would have a negative impact upon the visual amenity of the site and the surrounding Conservation Area.

It is therefore recommended for approval.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of it siting, size and scale represents a cramped form of development which would result in the loss of the open gap views, which would detract from the open character of the street scene and fails to preserve the character and appearance of the Harefield Conservation Area contrary to Policies BE4 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from

the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. 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. The submitted application form highlights that the applicant failed to engage in pre-application discussions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a corner plot, located on the south eastern side of Olivia Gardens, a private gated cul-de-sac. The proposed plot sits to the side of no 3 and to the rear of the flank wall to no. 2. The site currently forms part of the garden to no.3 including various outbuildings and a detached double garage and brick paved parking area. The street scene is residential in character comprising 4 large detached houses.

The application site lies within the Harefield Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). A specimen Oak tree protected by TPO 632 is located in a neighbouring garden very close to the eastern boundary and overhangs the site.

3.2 Proposed Scheme

The proposal is for the demolition of the existing garage and the erection of a two storey detached dwelling.

3.3 Relevant Planning History

54964/APP/2000/678 Land Rear Of Heacham, Breakspear Rd North & Between 2 & 3 Olivia Gardens
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

Decision: 18-10-2000 Refused **Appeal:** 21-02-2001 Dismissed

54964/APP/2003/2524 Land Rear Of Heacham, Breakspear Rd North & Between 2 & 3 Olivia Gardens
ERECTION OF A THREE-BEDROOM DETACHED CHALET BUNGALOW AND DETACHED GARAGE

Decision: 22-12-2003 Refused

Comment on Relevant Planning History

54964/APP/2003/2524 - Erection of a three bedroom detached chalet bungalow and detached garage (refused)

54964/APP/2000/678 - Erection of a five bed detached house (refused, dismissed at appeal)

The previous applications were refused on the loss of the open unbuilt gap which would detract from the character and appearance of the street scene and would not preserve the character of the Conservation Area. Furthermore the Inspector considered the scheme would pose a significant threat to the future health and viability of an important Oak tree.

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.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

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

- H12 Tandem development of backland in residential areas
- H4 Mix of housing units
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.2 (2015) An inclusive environment
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 1st June 2016

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbours were consulted for a period of 21 days expiring on the 20 May 2016. The site notice was also erected on the gates at the end of the cul-de-sac where it joins Northwood Road, expiring on 1 June 2016. One response was received from near by neighbours who raise the following points:

- No room for the house
- Proposed house out of building line
- Proposed house out of scale
- Over development of the cul-de-sac, the proposal is cramped, crowded and claustrophobic
- Number of cars would increase but the number of spaces would reduce
- Tree Report contains an accumulation of errors/misrepresentations which undermines its authority. These include the remit of the report, an apparent lack of site survey, undermining the importance of the Oak tree and its visual impact to the surrounding area and lack of correlation between statements in the report, which gives the appearance of having been produced in haste
- Mis-statements in the Design and Access Statement reduces its authority. The proposal advises the 'garage' will be demolished but this went through planning identified as a 'games room'; the proposal 'is accessed via a private driveway', however the sign at the entrance to Olivia Gardens declares it to be a 'private road'; the Home Plans Company is getting above itself with sweeping statements over design and compliance with Hillingdon's policies, as well as garden space
- The statement that Olivia Gardens is a private gated development which is out of bounds to all but the residents, is questionable as with the laws of trespass, if no damage is done then access cannot be denied and are the occupants of Olivia gardens really going to execute a citizens arrest to evict a peaceable person
- Cycle storage in the garages would probably reduce the number of cars which could be accommodated
- The site location plan is out of date and does not show the house (no.12b) built to the rear of no.14
- Detrimental impact on the Oak tree. Major pruning has resulted in an unbalanced canopy. If the house was built additional pruning by the house occupants would be inevitable, to the serious detriment to the balance, shape and health of the oak
- The tree is widely visible and valued by many householders and is a major landmark from Breakspear Road
- The proposal would damage the character of the Conservation Area

A petition against the proposal of 30 signatures was also received

A further petition in support of the proposal of 70 signatures was received

Officer response: The Design and Access Statement is a national requirement for submission with some types of application and should be a concise report accompanying and supporting an application for planning permission. It should illustrate the process that has led to the proposal and explain and justify it in a structured way. Therefore the DAS as submitted complies with this requirement. Access to the cul-de-sac is by admittance only through the locked gates and how the owners wish to police this would be at their own discretion and is not material planning considerations. Other issues raised are addressed within the body of the report.

Harefield Tenants and Residents Association: The proposal appears to be well thought out. No. 3 would lose its garage and on checking this application is in the conservation area. I have also been told that when this development was first passed there were restrictions re any more development

Harefield Village Conservation Area Panel: No response

Denham Aerodrome: The site lies within the Denham Aerodrome Traffic Zone and under the flight path. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition of the sites.

Internal Consultees

Access Officer

No response

Conservation and Urban Design

Concludes the development to unacceptable.

The proposed site for development comprises of land associated to 3 Olivia Gardens and the property known as Heacham on Breakspear Road North, giving the plot an irregular shape in plan form. It is duly considered that the proposal for a substantially sized property located between numbers 2 and 3 would infill the current open gap between the properties, impacting on views of the site from the cul-de-sac and from Northwood Road. Resulting in the loss of the gap view towards the mature oak tree and other associated greenery. This would have a detrimental impact on the character and appearance of the street scene and in turn the Conservation Area.

There are also concerns that the proposed development would be considered a cramped form of infill/back-land development on a modest sized plot, as identified by the Inspector in the previously appealed application. Any development would need to aim to preserve and/or enhance the Conservation Area. No detrimental impact should occur to the protected trees on and adjacent to the site, and it is important that the trees are adequately safeguarded.

Trees/Landscaping

This site is adjacent to TPO 632 and within the Harefield Village Conservation Area. There are several large, mature, protected trees on and adjacent to this site. Some limited tree information has been provided; however further information is required. 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
- An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA's) will be addressed.
- Details of how the tree protection measures will be assessed before demolition / construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.
- A landscape scheme should be also be submitted and any new tree planting specifics should be provided.

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 area of side garden forming part of the residential unit no. 3 Olivia Gardens, which within planning considerations 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 the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) 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 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

With specific reference to the site location within the Harefield Village Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character.

This site is located within the Harefield Village Conservation Area. Olivia Gardens is a small modern cul-de-sac development off Northwood Road, comprising of modest sized detached houses, each situated on proportionately sized plots. It is accessed via a private gated road. The site is located in the corner of the cul-de-sac and is characterised by mature trees. A significant mature protected oak tree is sited adjacent to the site with its canopy extending over the site.

The Conservation Officer considers that the proposal for a substantially sized property located between numbers 2 and 3, which would infill the current open gap between the properties, would impact on the views of the site from the cul-de-sac and from Northwood Road. The development would therefore result in the loss of the gap view towards the mature oak tree and other associated greenery. This would have a detrimental impact on the character and appearance of the street scene and in turn the Conservation Area.

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.'

Properties 1-3 Olivia Gardens are all of a similar design style of two storeys with a ridge line running parallel to the road and gable ends to the side and all have been extended in some form. No 4 is set back in the other corner of the cul-de-sac behind no. 3 and appears slightly smaller with a hipped roof detail.

The proposed dwelling measures 10m wide by 7.85m in depth with a height of 8.7m to match the adjacent dwellings. To the rear there is a single storey element across part of the elevation, which has a depth of 4m with a hipped roof detail of 3.6m. To the front and side there is an attached garage occupying a similar footprint to the existing garage to be demolished. In terms of appearance the proposed dwelling would be in keeping with the existing dwellings in the street scene.

Concern has been raised regarding over-development of the cul-de-sac with the proposed house being out of scale and not in keeping with the existing building line, resulting in the proposal being cramped, crowded and claustrophobic. The proposed dwelling is consistent in height with the adjoining properties but slightly smaller in scale, it is also noted that there is no uniform building line between the other properties in the cul-de-sac. The proposed dwelling would be set back in the corner behind no.s 2 and 3.

The Conservation Officer has advised that the proposal for a substantially sized property located between numbers 2 and 3 would infill the current open gap between the properties, impacting on views of the site from the cul-de-sac and from Northwood Road. There are also concerns that the proposed development would be considered a cramped form of infill/back-land development on a modest sized plot, as identified by the Inspector in the previously appealed application.

It is therefore considered that the proposal would result in the loss of the gap view towards the mature oak tree and other associated greenery. This would have a detrimental impact on the character and appearance of the street scene and the wider Conservation Area and as such fails to comply with the requirements of Policies BE4, BE13, BE15 and 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 proposed dwelling is sited facing the flank wall and front garden of no. 2, with the attached garage occupying the same space as the existing garage. It is noted that there are two windows in the side elevation of no. 2 facing the application site. At ground floor level there is a secondary window to the dining room, which currently faces the side of the garage

and at first floor level there is a window which would be facing the proposed window to bedroom 4. The two windows are situated 8.2m apart, however the window in no. 2 serves a bathroom and is obscure glazed with a top hung high level opening window. It is therefore considered that there would be minimal impact on the amenities of the occupiers of no.2.

The proposed dwelling sits adjacent to and set back behind no.3 Olivia Gardens. The 2 properties would be separated by 4m, with the main body of the proposed dwelling projecting 4.85m to the rear of no.3 with a further single storey 4m. This would be a substantial structure in fairly close proximity to the host property. However it is noted that the ground floor windows nearest to the proposal accommodate the kitchen and breakfast room and the proposal would not compromise a 45 degree line of sight from the first floor bedroom window. It is also noted that the rear of the properties are southerly facing so although the proposal may result in some loss of morning sunlight it is not considered that the proposal would have a significant impact on the amenity of the occupiers of the host dwelling.

To the north eastern side of the site, 12 Wickham Close will face the side elevation of the proposed dwelling separated at a distance of approximately 26m. There is one first floor window in the side elevation of the proposal facing this property, which will serve a bathroom and can be conditioned to be obscure glazed and fixed shut. To the rear the proposed dwelling will overlook the garden and the ends of the long rear gardens of the properties on Breakspear Road North.

As such it is not considered that the proposal is an unneighbourly form of development and complies with the requirements of Policies BE20, BE21 and 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 has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 4 bedroom (5 person) property to have a minimum internal floor area of 97sqm with an additional 3sqm of internal storage. The proposed layouts indicate the property has a floor area of approximately 159sqm. The proposal therefore provides a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2016.

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 slightly over 350sqm of usable private amenity space 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 dwelling would be served by a single garage and the area currently providing a parking area to no. 3 and can accommodate parking provision for at least 1 additional car. The proposed plans also indicate two car parking spaces to the front of the host dwelling and retaining in excess of 25% landscaping in compliance with the requirements of Policy AM14.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

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

Concern has been raised over the potential impact of the proposal on the health and long term protection of the mature Oak tree adjacent to the site. The application is supported by an Arboricultural Report which seeks to demonstrate that, should suitable protective measures be employed, the tree would not be negatively impacted upon by the development.

The Trees and Landscape Officer has advised that they have no objection in principle to the development subject to the provision of additional information to ensure the long term protection of the Oak tree. This would include the provision of a Tree Protection Plan to show how the trees (to be retained) will be protected during development; an Arboricultural Method Statement to show any incursion into tree root protection areas (RPA's) will be addressed; and a landscaping scheme. The provision of these details could be conditioned if all other aspects of the proposal were acceptable.

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

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the

Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken

into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is considered to be a cramped form of development, resulting in the loss of the gap views between the existing properties, resulting in a negative impact upon the visual amenity of the site and the surrounding Conservation Area.

It is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan Part 2

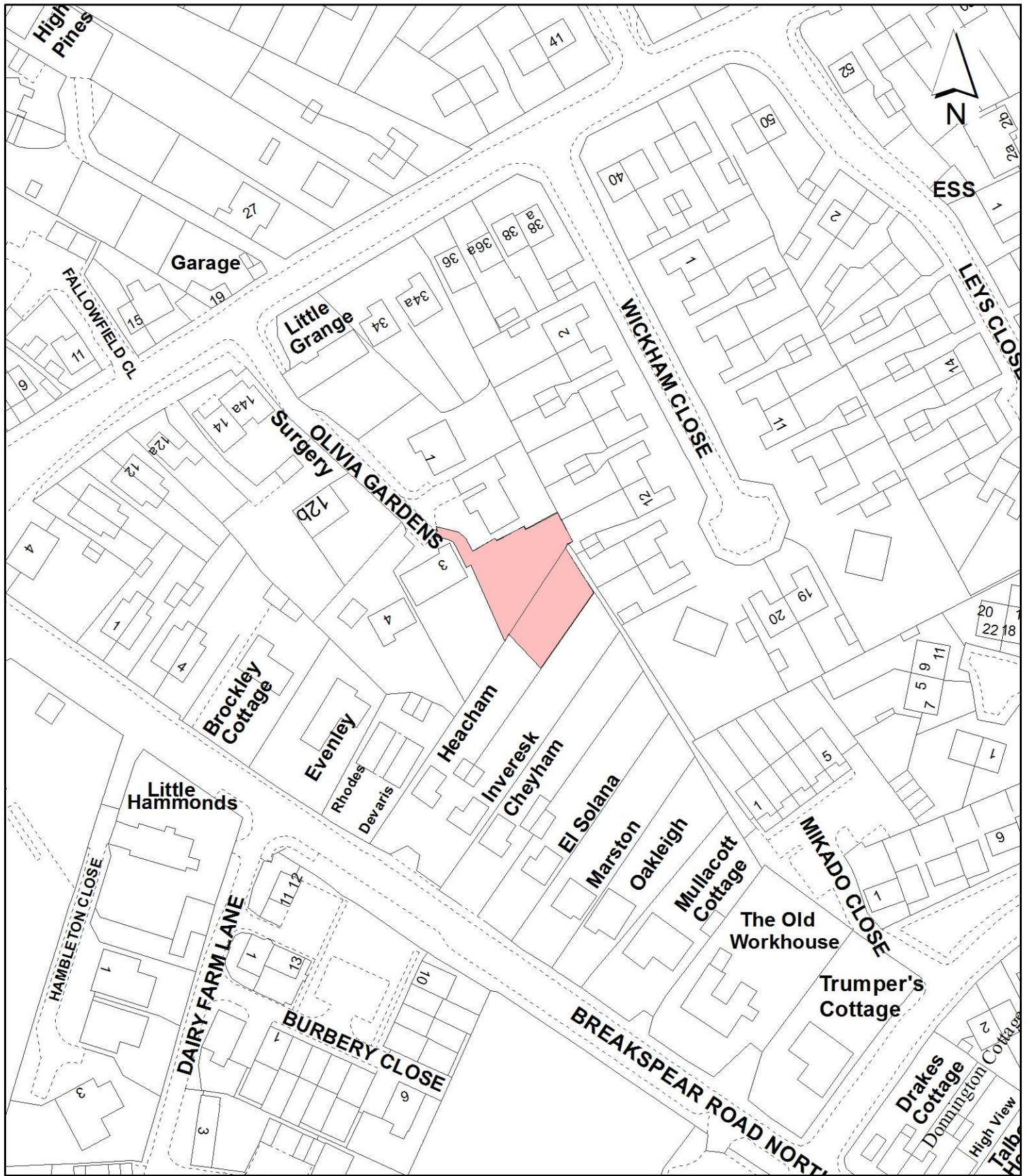
The London Plan (2016)

Supplementary Planning Document 'Accessible Hillingdon'

National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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

Site Address:

**Land at 3 Olivia Gardens
 Harefield**

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

Planning Application Ref:
54964/APP/2016/1378

Scale:
1:1,250

Planning Committee:
North Page 14

Date:
August 2016



Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof

LBH Ref Nos: 67201/APP/2016/1624

Drawing Nos: 24-12-01 Rev T (Survey & Scheme Proposals)

Date Plans Received: 27/04/2016

Date(s) of Amendment(s): 03/08/2016

Date Application Valid: 20/05/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the eastern side of Highfield Drive, approximately 280m south of its junction with 'The Drive', and 500m north of the A40. Highfield Drive is a private road accessed via 'The Drive' off Swakeleys Road, and is wholly residential in character typically with large individually designed detached dwellings situated on long garden plots.

No.39 has undergone several extensions and alterations, some of which have planning permission whilst some are unauthorised and are subject to enforcement action. The house currently 'as built' comprises two storeys with four bedrooms. It has a hipped roof with a crown, front and rear dormer windows, a two storey side/front extension with single storey front and rear extensions. There is off street car parking for two vehicles within the front driveway.

The original dwellinghouse had a catslide roof over an attached garage on the southern side elevation with a two storey forward projection with hipped roof in the principal elevation.

The site is not located within an area of special local character or conservation area and the building is not listed. It is located within an Archaeological Priority Zone as identified within the emerging Local Plan: Part 2.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof.

The existing building has undergone a number of unauthorised extensions that are subject to enforcement action. Please see 'comment on planning history' section of this report for

further detail.

1.3 Relevant Planning History

67201/APP/2010/1803 39 Highfield Drive Ickenham

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

Decision Date: 21-02-2012 **Approved** **Appeal:**

67201/APP/2012/2722 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations

Decision Date: 24-12-2012 **Refused** **Appeal:**

67201/APP/2012/3008 39 Highfield Drive Ickenham

Single storey rear extension with 2 rooflights involving alterations to rear elevation

Decision Date: 22-01-2013 **Approved** **Appeal:**

67201/APP/2013/1262 39 Highfield Drive Ickenham

Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations

Decision Date: 16-07-2013 **Refused** **Appeal:**

67201/APP/2013/1263 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-07-2013 **Refused** **Appeal:**

67201/APP/2013/2595 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store

Decision Date: 02-12-2013 **Refused** **Appeal:**

67201/APP/2013/2603 39 Highfield Drive Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.221 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 15-10-2013 **Refused** **Appeal:**

67201/APP/2013/3786 39 Highfield Drive Ickenham

Retrospective application for extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights

Decision Date: 21-02-2014 **Refused** **Appeal:**

67201/APP/2013/56 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations (Resubmission)

Decision Date: 07-03-2013 **Approved** **Appeal:**

67201/APP/2014/2101 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-07-2014 **Refused** **Appeal:**

67201/APP/2014/2224 39 Highfield Drive Ickenham

Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

Decision Date: 30-10-2014 **Refused** **Appeal:**28-JAN-15 **Dismissed**

67201/APP/2014/2664 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development) (Part Retrospective)

Decision Date: 20-11-2014 **Approved** **Appeal:**

67201/PRC/2015/109 39 Highfield Drive Ickenham

Single storey front and rear extensions, two-storey side and rear extensions, conversion of garage and roofspace to habitable accommodation with front dormer and rear roof lights.

Decision Date: 07-03-2016 **OBJ** **Appeal:**

Comment on Planning History

The planning and enforcement history for this site is relatively extensive and there are a range of approved and refused applications for extensions. Some of the previous applications sought prior approval or a certificate of lawfulness for aspects of the proposed development hereby sought. However, the most relevant history to the merits of the current proposal start from the 4th October 2013, when the Council received a complaint that a two storey rear extension and rear dormer window had been erected without planning permission.

A Planning Enforcement Officer visited the site on the 7th October 2013 and noted that a two storey rear extension and a rear dormer window had been erected. At the front of the property the officer noted that the following had also been erected: a dormer window, a first floor and second floor front and side extension and two ground floor front extensions. The officer checked Council records and confirmed that the work carried out did not accurately reflect any of the approved planning applications granted for the site and therefore was unauthorised.

On 19 December 2013, the Council received a retrospective planning application ref: 67201/APP/2013/3786 for 'extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights'. This application was refused for the following reasons:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor/two storey front and side extension, by reason of its overall size, scale, bulk, depth and design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension would result in an overly dominant addition causing unacceptable harm to the character and appearance of the original dwelling and the visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

On the 25th February 2015, the Council wrote to the planning agent to ask for details concerning the removal of the unauthorised development. The planning agent advised that he would discuss the situation with his client before submitting an amended planning application.

On the 24th June 2014, the Council received the most recent amended planning application ref: 67201/APP/2014/2224 for a 'part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)' This application remained very similar to the previous proposal. Therefore, it was refused on similar grounds, but also subsequently dismissed at appeal. The reasons for refusal were as follows:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed ground and first floor/two storey front and side extensions, by reason of

their overall excessive size, scale, bulk, depth and design, overwhelm and detract from the original proportions and form of the original building, and result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its excessive overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension, would result in an overly dominant and incongruous addition, causing unacceptable harm to the character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The Inspector's decision concurred with the Council's decision.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbouring properties were consulted 20th May 2016 and a site notice erected 24th May 2016. The statutory consultation period expired 21st June 2016. 2 responses from 1 occupier of a neighbouring property has been received which raised the following summarised concerns:

- Had a site notice been erected?
- What are the timescales in terms of enforcement?
- Overlooking of No. 37 Highfield Drive from flank windows
- Depth of the two storey rear extension in relation to No. 37 Highfield Drive
- Appropriate materials should be sought

Officer's response: As stated, a site notice was erected 24th May 2016. In terms of timescales to regularise the development on site, should this application be granted, a condition would be imposed to ensure that the works were started within 3 months and completed within a reasonable period. To address concerns with regards to overlooking, a condition has been imposed to ensure that all the windows/rooflights on the northern elevation are obscure glazed and non openable. Similarly, a condition would be imposed to ensure that appropriate materials were used to give the extensions a matching finish with the original building. The two storey rear extension complies with the 45 degree rule in relation to openings on the rear of No. 37. There is not considered to be any grounds for refusal in terms of the depth and resulting impact on this neighbouring property by virtue of this proposal.

ICKENHAM RESIDENT'S ASSOCIATION

Comments: There is a long history of accepted and refused planning applications since 2010 and it is extremely difficult for us to assess this new application in comparison with the previous ones, some of which had been causing enforcement notices and appeals etc. entailing years of stalemate and a permanent building site.

We have to leave it to your experts to assess and compare all of these applications with each other and are completely in the hands of your Planning Team with their greater expertise and facilities trusting they will take our comments into consideration to arrive at the correct decision.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

AM14 New development and car parking standards.

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

NPPF National Planning Policy Framework

NPPF7 NPPF - Requiring good design

5. **MAIN PLANNING ISSUES**

The main planning issue to consider in this application is the impact on the character and appearance of the original building; impact on the streetscene and visual amenity of the area; and impact on the residential amenity of neighbouring properties.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING AND VISUAL AMENITY OF THE AREA

'Saved' policies BE13, BE15 and BE19 of the Unitary Development Plan (2012) states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area and harmonises with the scale, form, architectural composition and proportions of the original building.

Policy BE1 of the Local Plan: Part 1 Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policies 7.4 and 7.6 of the London Plan and chapter 7 of the National Planning Policy Framework (2012) stipulate that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future. In addition, Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

The current proposal is significantly different to what has been constructed onsite in that the rear dormer and ground and first floor/two storey front and side extensions have been removed. The rear extension is also smaller by virtue of the side extension no longer forming part of the proposal given that it too extended to the rear. Similarly, the proposal is significantly different to the previous planning applications that have been refused. Given that the rear dormer and ground and first floor/two storey front and side extensions have been removed from the scheme, the current proposal would be considered to overcome previous refusal reasons 2 and 3 of planning permission ref: 67201/APP/2014/2224.

The Inspector for the previous appeal accepted that the appearance of the front dormer extension was acceptable and no previous reason for refusal related to this aspect of the development. With the removal of the first floor/two storey front and side extensions to the southern side of the building, the single storey storey front extension no longer appears to unbalance the appearance of the property. It would not be excessive in scale or of an inappropriate design. Similarly, the front entrance canopy extension formed part of earlier planning applications and was not specifically raised as an issue. Its design and scale is considered to be in keeping with the character and appearance of the original property and would not adversely impact the visual amenity of the area. Also, in relation to the front elevation there are changes to the fenestration/openings, including replacing a garage door to a window. The arrangement is not ideal in that there appears to be little cohesion in their design, scale, and siting. Nevertheless, these changes are fairly modest when read within the complete context of the street and are unlikely to harm its character. Particularly, given the variety of window/door types to other properties within the vicinity.

The main roof would be enlarged by widening the ridge and increasing the pitch of the roof on each side of the house to form a crown roof. The hipped roof over the front bay would also be increased in height by approximately 0.4m. Despite these increases in scale and

mass, the proposal would appear significantly smaller in the streetscene when compared with the development as built on site, mainly due to the removal of the first/two storey side extension to the southern side. Overall, the proportions and scale of the roof development would remain subordinate to the original dwelling and would not be considered to harm the character of the street.

To the rear, the development would extend 4m at two storeys immediately behind the main bulk of the existing dwelling. At single storey level, the development would extend behind the replacement catslide roof, set back approximately 0.8m from the southern boundary with No. 41 Highfield Drive.

The proposed development when viewed from the rear would not appear overbearing to the existing building as the two storey element would not extend beyond the original first floor side walls of the dwelling, thereby reflecting the original character and scale of the building. Due to the removal of the side extension and its associated rear section, the rear addition now sought would measure 2.8m less in width. The single storey element has also been reduced in depth by 1m. These changes are considered to overcome refusal reason 1 of planning permission ref: 67201/APP/2014/2224.

Overall, the amended scheme is considered to overcome the previous reasons for refusal and would now be sympathetic to the design, scale, form, and proportion of the original property. As a result, it would no longer appear over dominant or incongruous in the streetscene. The current proposal would appear acceptable in design terms and would not harm the visual amenity of the area, in accordance with 'saved' policies BE13, BE15 and BE19 of the Unitary Development Plan (2012), policy BE1 of the Local Plan: Part 1 Strategic Policies (2012), policies 7.4 and 7.6 of the London Plan (2016), and chapter 7 of the National Planning Policy Framework (2012).

IMPACT ON THE RESIDENTIAL AMENITY OF THE AREA

'Saved' policies BE20, BE21, and BE24 of the Unitary Development Plan (2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and its impact on daylight/sunlight, privacy, and residential amenity of adjoining occupiers.

It should be noted that the proposal is significantly smaller than earlier proposals under planning applications refs: 67201/APP/2013/3786 & 67201/APP/2014/2224. Both applications were refused, but neither on grounds of impact on the residential amenity of neighbouring properties. The Planning Inspector also did not raise any concerns with regards to residential amenity regarding the previous appeal. Given that this proposal represents a significant reduction in scale, the proposal is similarly unlikely to harm the residential amenity of neighbouring properties. The development would also comply with the 45 degree rule as measured horizontally in all respects and subject to condition, none of the new openings would be likely to give rise to any loss of privacy. Therefore, the proposal is not considered to raise any concern with regards to impact on neighbours' amenities, in accordance with 'saved' policies BE20, BE21, and BE24 of the Unitary Development Plan (2012).

OTHER MATTERS

Given the scale and nature of the proposed development, it is unlikely to intensify the use of the site significantly that would raise any concern with regards to transport related matters. Therefore, in this regard, the proposal is considered to be acceptable.

6. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun within 3 months and completed in its entirety within 12 months 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 drawing number 24-12-01 Rev T (Survey & Scheme Proposals) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials to Match

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of 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 'saved' policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RPD2 Obscured Glazing and Non-Opening Windows

All openings including rooflights facing No. 37 Highfield Drive on the northern elevation shall be glazed with permanently obscured glass and non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

INFORMATIVES

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character

LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

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

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

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

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

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

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

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

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

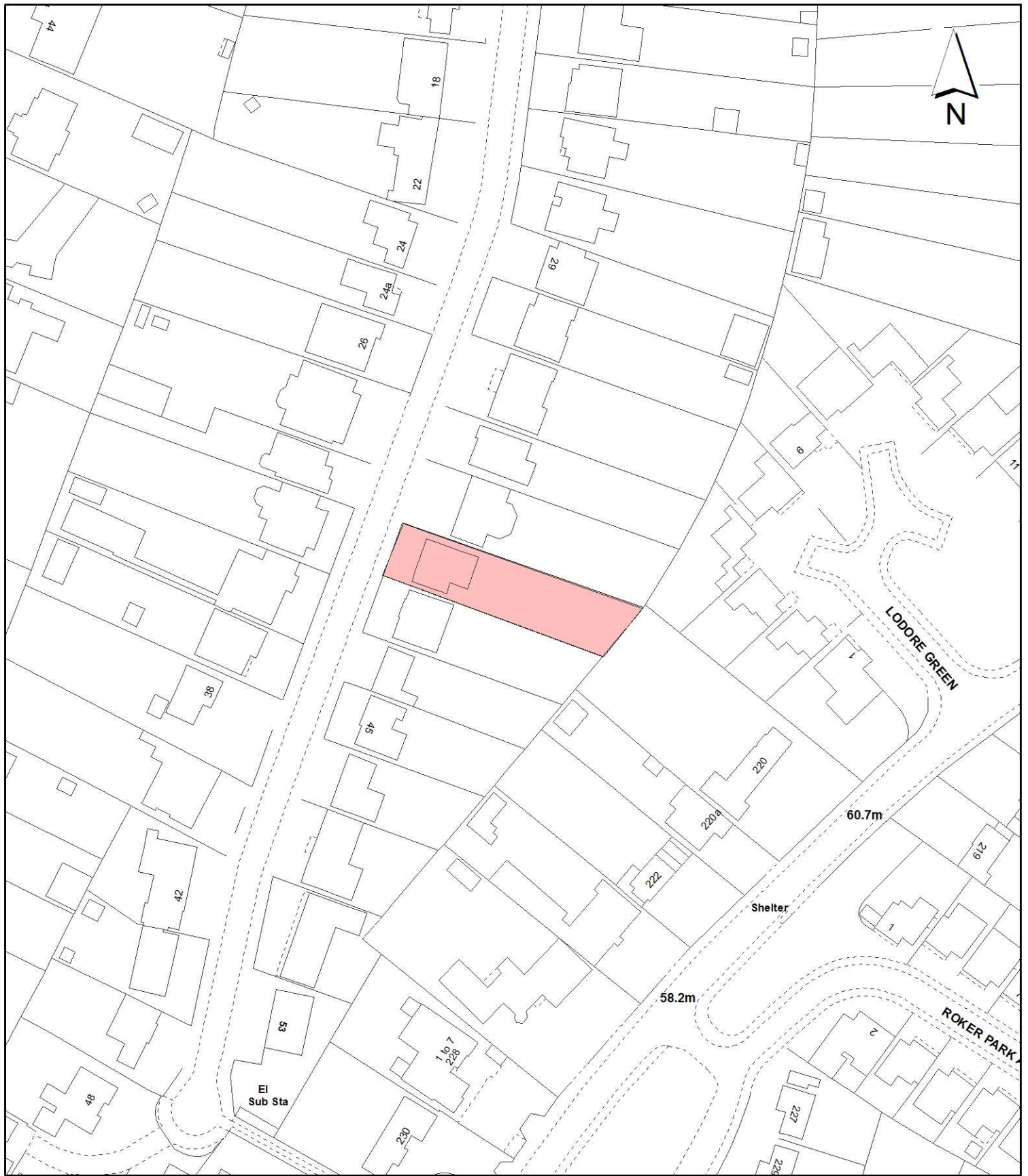
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

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

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

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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

Site Address:

**39 Highfield Drive
Ickenham**

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

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

Planning Application Ref:

67201/APP/2016/1624

Scale:

1:1,250

Planning Committee:

North Page 28

Date:

August 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE NORTHWOOD CLUB 20 CHESTNUT AVENUE NORTHWOOD

Development: Single storey extension to swimming pool, external alterations to facades to include new openings and windows to allow for internal reorganisation.

LBH Ref Nos: 3401/APP/2016/2226

Drawing Nos: 0980 Rev 1
0981 Rev 1
Location Plan

Date Plans Received: 07/06/2016 **Date(s) of Amendment(s):**
Date Application Valid: 07/06/2016

1. **SUMMARY**

The application seeks permission for a single storey extension to the swimming pool, external alterations to facades to include new openings and windows in order to allow for internal reorganisation.

The proposed extension would integrate with the architectural style of the main building and would not have a detrimental visual impact on the character and appearance of the existing building or the Green Belt setting. It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 0981 Rev 1 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 HO4 **Materials**

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

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 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).

3 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 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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

R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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).

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the west side of Chestnut Avenue, at its southern end. The site is occupied by an indoor sports club at the end of Chestnut Avenue, surrounded on three sides by car parking. The swimming pool building is an extension which is situated on the south side of the complex, with parking along the outer facade. The southern boundary has a good vegetation screen and is not overlooked. The application site lies within the Green Belt as identified in the Hillingdon Local Plan 2012.

3.2 Proposed Scheme

The proposal is for a single storey extension to the swimming pool to accommodate a hot tub, external alterations to facades to include new openings and windows to allow for internal reorganisation and relocating nursery from one side of building to the other.

3.3 Relevant Planning History

3401/AA/91/1478 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of single-storey building for use as a changing room

Decision: 10-01-1992 ADH

3401/AC/92/1003 Tennis Courts, Northwood Recreation Grd. Chestnut Avenue Northwood
Erection of 8 floodlights on four 8 metre high columns to perimeter of tennis courts

Decision: 18-09-1992 Approved

- 3401/ADV/2009/61 20 Chestnut Avenue Northwood
Installation of 1 internally illuminated fascia sign (Retrospective Application)
Decision: 20-11-2009 Approved
- 3401/AE/93/0086 Northwood Bowling Club,20 Chestnut Avenue Northwood
Erection of a single-storey detached changing block (involving demolition of existing toilet blocks)
Decision: 04-08-1993 Approved
- 3401/AG/95/0279 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a single storey bowls pavilion
Decision: 17-11-1995 ADH
- 3401/AH/95/0976 Northwood Football & Cricket Club Chestnut Avenue Northwood
Erection of single storey extension to clubhouse and new refreshment block, provision of portab
spectator stands and open terrace for 560 persons plus increased parking (66 spaces plus 30
reserve)
Decision: 18-10-1995 ALT
- 3401/AK/97/1779 Northwood Football & Cricket Club Chestnut Avenue Northwood
Erection of a single storey extension to existing clubhouse
Decision: 18-03-1998 Approved
- 3401/APP/2001/1944 Northwood F.C. Ground Chestnut Avenue Northwood
REBUILDING OF PART OF CLUBHOUSE DAMAGED BY FIRE
Decision: 14-02-2002 Approved
- 3401/APP/2001/2415 Northwood Football Club Chestnut Avenue Northwood
ERECTION OF A SINGLE STOREY FRONT EXTENSION TO CHANGING ROOM FACILITY
Decision: 10-12-2001 Approved
- 3401/J/79/0684 Northwood Recreation Ground Chestnut Avenue Northwood
Extension to Club House.
Decision: 18-06-1979 Approved
- 3401/K/79/2077 Northwood Recreation Ground Chestnut Avenue Northwood
Extension/Alterations to Leisure premises (P) of 21 sq.m.

Decision: 15-01-1980 ALT

3401/L/80/1765 Northwood Recreation Ground Chestnut Avenue Northwood
Application for radio masts, flagpoles etc (P)

Decision: 26-11-1980 Approved

3401/M/80/1906 Northwood Recreation Ground Chestnut Avenue Northwood
Alterations to elevation (P)

Decision: 20-01-1981 Approved

3401/N/83/1222 Northwood Recreation Ground Chestnut Avenue Northwood
Leisure development - 30sq.m. (Full)(P)

Decision: 29-09-1983 ADH

3401/P/84/0571 Northwood Recreation Ground Chestnut Avenue Northwood
Leisure development - 515sq.m. (Full)(P)

Decision: 02-10-1984 Approved

3401/S/89/0657 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a replacement grandstand, fencing and disabled access (retrospective application)

Decision: 03-04-1992 Approved

3401/W/89/1868 Northwood F.C. Ground, 20 Chestnut Avenue Northwood
Erection of a single storey side extension to form toilets

Decision: 23-02-1990 Approved

3401/Y/90/1924 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a single-storey detached building to provide changing rooms

Decision: 07-05-1991 Refused

3401/Z/90/1976 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a skateboard ramp and 3 other items of skateboard equipment

Decision: 06-03-1991 ADH

Comment on Relevant Planning History

There is 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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- 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
- R7 Provision of facilities which support arts, cultural and entertainment activities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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

3 neighbouring properties were notified of the proposed development on 20th June 2016 and a site

notice was erected adjacent the site on 15th June 2016. No comments received.

Internal Consultees

Trees and Landscape:

No objection and, in this case, no need for landscape conditions.

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 a small extension to an existing building on an area of land which is currently surfaced in hard standing. This area is already in use as a Club and car park. The proposal would comprise a single storey extension to the existing pool room and internal alterations, 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. Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate

change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposal would increase the size of the building area by 19sq.m. Given the limited scale of development; the single storey nature of the extension; its siting set in from the boundary of the site with the highway; and the existence of a number of trees on and around the site which would retract views of the extension, it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building nor would it significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposed extension, by reason of its height and size, and window design to match existing, would not impact on the character and appearance of the existing building. The site is situated at the end of a Chestnut Avenue and the building is surrounded by a car park. Therefore, the proposed extension would be set away from the highway, would match the height of the main building and would appear subordinate to the main Club.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing building and the surrounding area. It would therefore not have a detrimental impact upon the visual amenity of the locality, in particular the Green Belt area. As such, it would be in compliance to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Given the position of the site at the end of the road, separated from residential properties by the Club car park, it would not cause an adverse impact on the neighbours' amenity. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. Taking into consideration the existing use, the proposal would not result in an unacceptable level of noise to justify the refusal of permission.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this site.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The extension would be positioned on a hardstanding area adjacent to the existing building and the car parking area. Given the limited size of the extension any encroachment into the car parking area would be very small and therefore the existing parking arrangement would

- not be materially affected by the proposal.
- 7.11 Urban design, access and security**
The existing arrangements for access and security would remain in place.
- 7.12 Disabled access**
The existing arrangements for access would remain in place.
- 7.13 Provision of affordable & special needs housing**
Not applicable to this site.
- 7.14 Trees, Landscaping and Ecology**
There are no TPO's or Conservation Area designations affecting the site, although it lies within the Green Belt. The extension will have little impact on the site and in summer, at least, will not be visible from outside the site. The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan.
- 7.15 Sustainable waste management**
Not applicable to this site.
- 7.16 Renewable energy / Sustainability**
Not applicable to this site.
- 7.17 Flooding or Drainage Issues**
The site is not located within a Flood Zone.
- 7.18 Noise or Air Quality Issues**
Not applicable to this site.
- 7.19 Comments on Public Consultations**
No neighbour responses were received.
- 7.20 Planning Obligations**
Not applicable to this site.
- 7.21 Expediency of enforcement action**
Not applicable to this site.
- 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

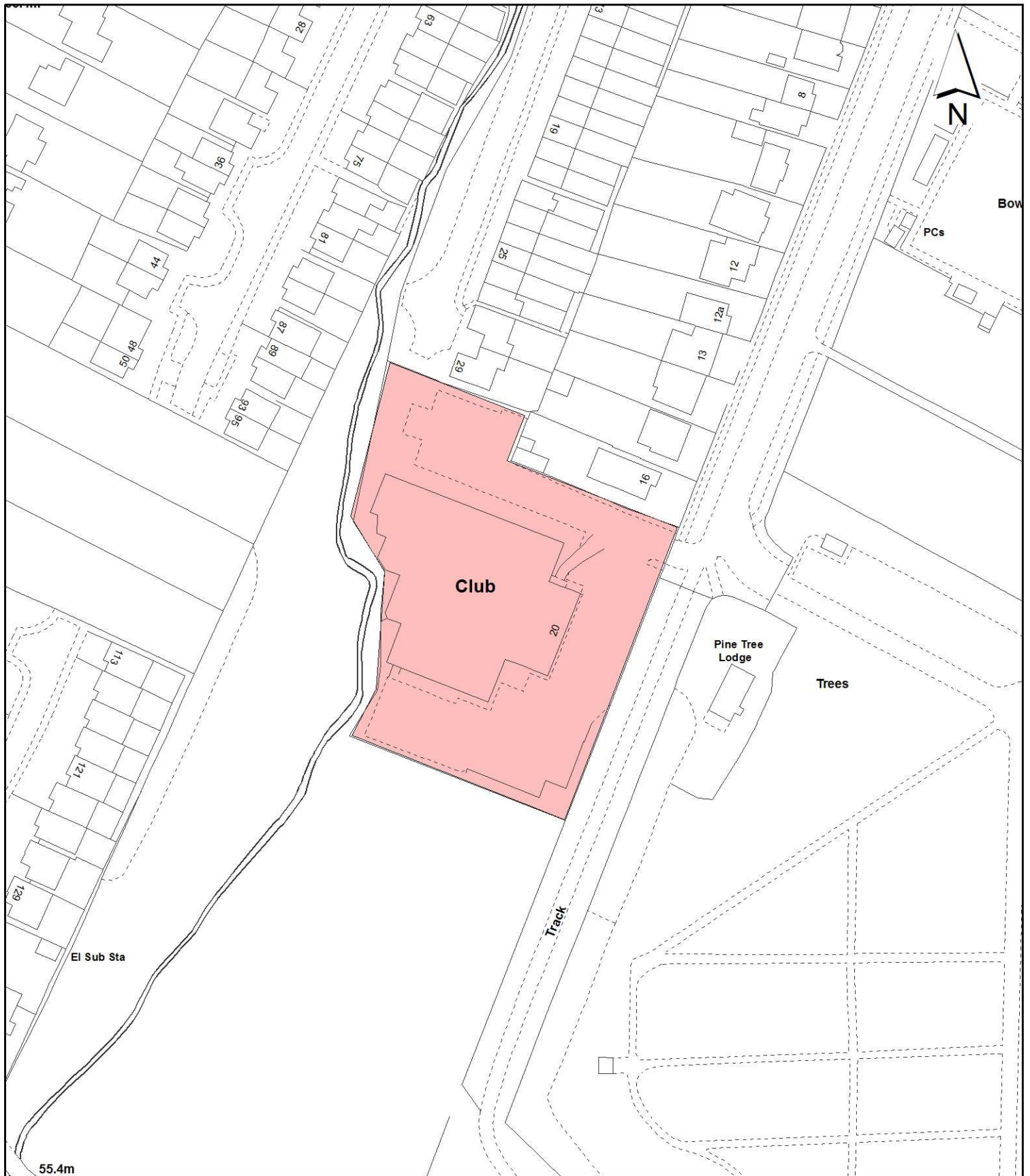
The proposed extension due to its overall size, scale and positioning would integrate with the existing Club house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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

Site Address:

**The Northwood Club
 20 Chestnut Avenue
 Northwood**

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

Planning Application Ref:

3401/APP/2016/2226

Scale:

1:1,250

Planning Committee:

North Page 40

Date:

August 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 RUSHMOOR CLOSE EASTCOTE PINNER

Development: Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side

LBH Ref Nos: **2332/APP/2016/132**

Drawing Nos: VP/P/20150804/4
VP/P/20150804/2
VP/P/20150804/6 Rev C
VP/P/20150804/7 Rev A
VP/P/20150804/3 Rev B
VP/P/20150804/5 Rev B

Date Plans Received: 13/01/2016 **Date(s) of Amendment(s):** 25/01/2016
Date Application Valid: 26/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property, located on Rushmoor Close. The external walls of the property are covered by a half hipped half gable roof, while the front elevation consists of a cat-slide roof. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part in hardstanding, and provides space to park 2 vehicles.

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

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side.

1.3 Relevant Planning History

2332/A/79/2250 1 Rushmoor Close Eastcote Pinner
Householder development - residential extension(P)

Decision Date: 29-04-1980 Approved **Appeal:**

2332/B/81/0087 1 Rushmoor Close Eastcote Pinner
Householder development - residential extension(P)

Decision Date: 12-03-1981 **Approved** **Appeal:**
2332/PRC/2015/134 1 Rushmoor Close Eastcote Pinner

Demolition of garage, two storey rear extension, single storey side extension, hip to gable loft conversion, infill of open porch, roof extension.

Decision Date: 08-10-2015 **OBJ** **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd March 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 8 neighbouring occupiers along with the Northwood Hills Residents Association, Eastcote Residents Association, Eastcote Village Conservation Panel, the Council's Conservation and Urban Design Officer and the Council's Trees / Landscape Officer, were consulted on the application on 28th January 2016.

By the close of the consultation period on 18th February 2016, the following objections were received:

- Enclosure of existing open porch will result in loss of privacy
- Rear extension will result in loss of light and loss of outlook
- Single storey rear extension, being built so close to the boundary, will restrict maintenance, cleaning and general up keep of the existing guttering
- Demolition of the existing garage will have an impact on our property
- The proposed development will result in the appearance of 3 joined properties as oppose to 3 discrete detached properties
- The construction of the proposed development will restrict vehicle access for the residents of Rushmoor Close

OFFICER NOTES: The comments from the neighbouring occupiers will be discussed throughout the main body of the report; however comments relating to the boundary wall is not necessarily a planning consideration and is something that will need to be resolved at a civil level between the respective neighbouring occupiers.

The application has been called to the Committee for determination by a Local Ward Councillor.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

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

- Design and visual impact

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

The proposed single storey side extension will have a width of 2.45m which is less than half and two-thirds of the width of the original house, which is approximately 8.24m. The length of the proposed side extension is 10.15m and it will wrap around the proposed single storey rear extension. The proposed side extension will consist of a flat roof and will be approximately 3m in height.

Section 3 of the HDAS Residential Extensions guidance, states: Single storey rear extensions to detached houses should not exceed 4m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof. The proposed single storey rear extension will have a depth of 3.6m, and will be approximately 10.74m wide.

The proposal also includes a first floor rear extension.

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

cannot exceed 4m'.

At first floor level, the proposed rear extension would extend the entire width of the original dwelling and would therefore be approximately 8.24m wide and will be 3.6m in depth as it will 'sit' directly above the single storey rear extension. Due to the full width of the proposed first floor rear extension, the roof form is proposed to be a crown roof that fails to follow the guidance of paragraph 6.6 of the HDAS Residential Extensions guidance as it would not be set down 0.5 metres from the ridge of the main house. As a consequence of its size and roof form proposed it is considered that the first storey rear extension would fail to appear subordinate to the original dwelling.

These concerns have been expressed to the applicant's agent who has highlighted their view that the proposals do not have any effect on the street scene or undue loss of amenity or light to the neighbours.

Whilst it is considered that the design and bulk of the first floor extension would fail to respect the original proportions of the original building, the Agent for the applicant is correct to highlight that the Council needs to identify the resultant harm the concerns regarding the design of the extension would produce in order for this to constitute a reason for the application to be refused. The first floor extension is contained to the rear of the site and, whilst not set down from the ridge, the roof form would show a set in when viewed in the oblique angles of the side of the property available from the street. On balance, it is therefore concluded that the concerns regarding the design of the first floor rear extension would not have a negative visual impact on the streetscene sufficient to warrant the refusal of the application.

The proposal includes the conversion of the roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side.

Paragraph 7 of the of the HDAS Residential Extensions guidance, states: careful thought must be given to the volume, height, proportion, details and position and overall appearance of any dormer windows or other roof alterations. Paragraph 7.7 of the HDAS Residential Extensions guidance states, " a dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof". Paragraph 7.8 of the HDAS Residential Extensions guidance states, "on larger detached and semi-detached houses these set-ins should be increased to at least 1m".

The proposed rear dormer will have a depth of approximately 2.29m, will be 2.54m wide and will consist of a flat roof which will be approximately 2.25m in height. The rear dormer will consist of a Juliette balcony, which is not considered to result in any form of overlooking, as there will be no raised platform. The rear dormer will be set down from the ridge of the main roof by approximately 0.65m, set above the eaves level by and by from the sides of the roof by approximately 0.50m. Although the set ins are less than the required 1m, an exception can be made for this case, as the proposed rear dormer is considered to be proportionate in terms of size, scale and design in regards to the main roof.

The proposed front dormer will match the existing front dormer, and will have a depth of

approximately 2.03m, will be 2.27m wide and will consist of a cat-slide roof which will be approximately 2.30m in height. The front former will be set approximately 2.48m below the ridge of the main roof, 0.85m above the eaves level and will be set in from the side of the roof by approximately 0.96m. The proposed front dormer is considered to be proportionate in relation to the main roof, and appears as a subservient addition.

The proposal also includes an open porch to the front which will be in line with the existing open porch. The porch will have a depth of approximately 1.98m and will be approximately 8.62m wide, as it will be in line with the existing open porch. The roof of the proposed open porch will consist of a pitched roof which will be approximately 3.48m in height, as it will be incorporated into the roof of the main dwelling.

Plans show that the existing open porch on the left hand side, on the front elevation (when viewing the property from the front) will be enclosed, as it will consist of full height windows / French doors on the side and front. This is not considered to have a detrimental impact upon the character and appearance of the original dwelling or on street scene.

On balance therefore it is considered that the proposed development would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Impact on the amenity of neighbouring residents

The size, scale and design of the extension is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwelling, no. 1a and no.2 Rushmoor Close, in terms of loss of light, loss of outlook or overshadowing.

The proposed rear extension will not breach the 45 degree line of sight, which is taken from the nearest habitable room window at no.1a Rushmoor Close, and as such will not result in any loss of light, loss of outlook or overshadowing of the occupiers of no.1a.

With regards to no.2 Rushmoor Close, the proposed rear extension will be set back from the rear of no.2 Rushmoor Close by approximately 1.88m, which is not considered to have a detrimental impact upon the residential amenity of the occupiers of no.2.

Furthermore the proposed development will only consist of windows and doors on the front and rear elevations. The windows on the front elevation will have an outlook onto the general street scene and not directly into any neighbouring properties, while the windows and doors on the rear elevation will face the rear garden of the application site.

The plans show that 3 new windows will be installed on the east side elevation of the original dwelling, at first floor level, 1 window will serve as a secondary bedroom window, while the other 2 will serve an en-suite, which will most likely be obscurely glazed. With regards to the side window serving the bedroom, should planning permission be granted, a condition can be added to ensure that this window is obscurely glazed, to ensure there will be no form of overlooking into no.2 Rushmoor Close.

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

- Other matters

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

Following the construction of the proposed development approximately 87.67sq.m of private amenity space would be retained for the occupiers of the dwelling, which is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 3bedroom house, at least 60sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposed extension would not impact the parking provision of the property and the development is not considered to materially increase the parking demand for the occupiers of the site.

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

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: VP/P/20150804/1, VP/P/20150804/2, VP/P/20150804/3 Rev B, VP/P/20150804/4, VP/P/20150804/5 Rev B, VP/P/20150804/6 Rev C, and VP/P/20150804/7 Rev A

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in

accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (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 either number 1a Rushmoor Close or number 2 Rushmoor Close.

REASON

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

5 HO6 Obscure Glazing

Any first floor windows in the side elevations of the property facing either number 1a Rushmoor Close or number 2 Rushmoor Close 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)

INFORMATIVES

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

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

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

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

Standard Informatives

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the

Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

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

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

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

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

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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

Site Address:

**1 Rushmoor Close
 Eastcote
 Pinner**

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

Planning Application Ref:

2332/APP/2016/132

Scale:

1:1,250

Planning Committee:

North Page 51

Date:

August 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Plans for North Applications Planning Committee

Wednesday 24 August
2016



HILLINGDON
LONDON



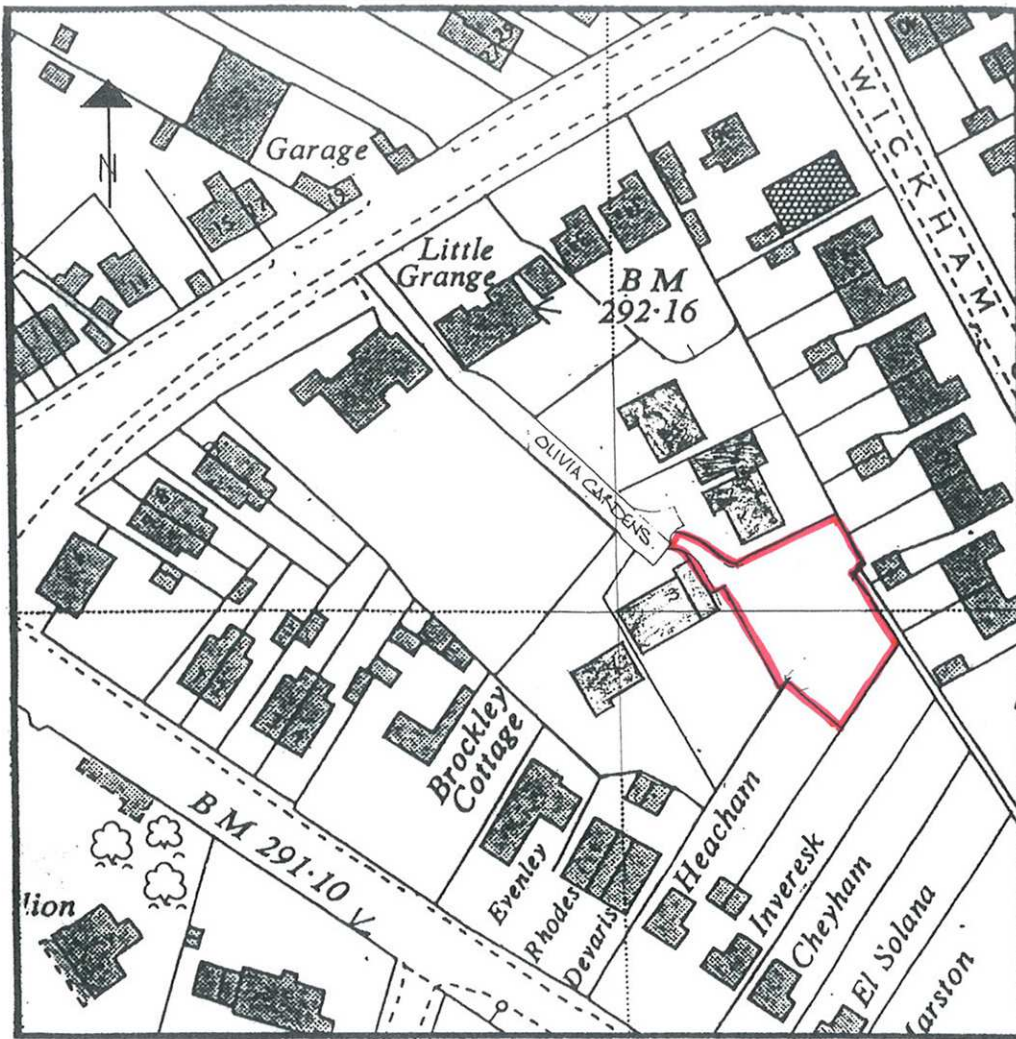
INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 3 OLIVIA GARDENS HAREFIELD
Development: Two storey, 4-bed detached dwelling with associated parking and amenity space.
LBH Ref Nos: 54964/APP/2016/1378

Date Plans Received: 07/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 22/04/2016



SITE LOCATION 1:1250





**JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED**

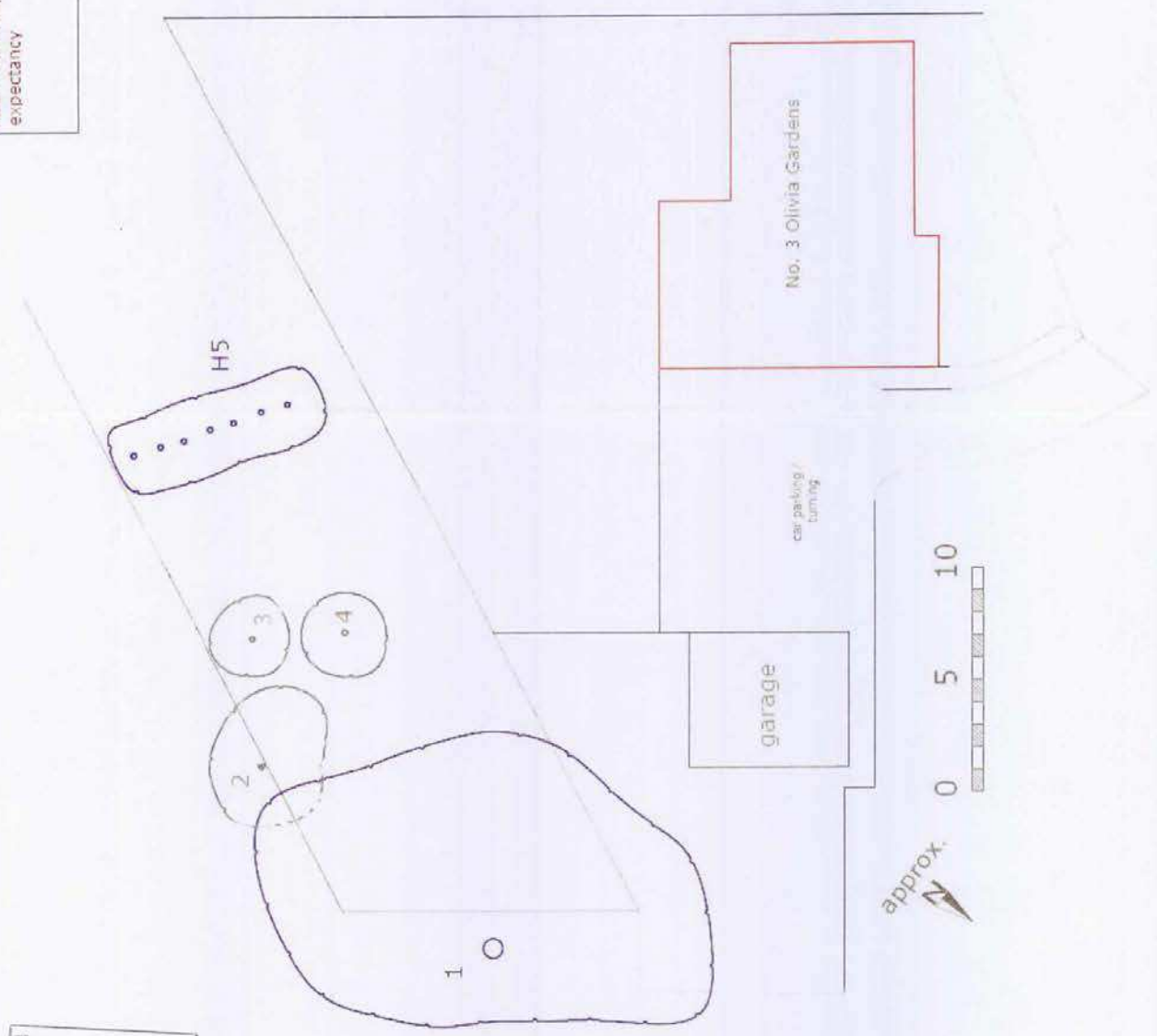
THE OLD SCHOOL,
TITLEY, WINGTON,
HR5 3RT
at Jennico, Oxford
& Horpenden, Merthyr
TEL 01592 808000
FAX 01544 231006
MOB 077860 455072
admin@treecan.co.uk
www.treecan.co.uk

**TREE VALUE
ASSESSMENT**
as per BS5837:2012
B
Root Protection Areas
for full details of
tree value see report
reference 1-38-3740
2-3 Olivia Gardens,
Harefield, UB9 6QF
based on Home Plans
drg. 1681/1 rev. A &
drg. Olivia Gardens
Tree Plan supplied

ref: 1-38-3740/P1
rev. 05.05.15
1:200 scale @ A3

KEY TO PLAN SYMBOLS

GREEN - High Value
BLUE - Moderate Value
BLACK - Low Value
RED - Remove/Very short life expectancy



London Borough of Hillingdon
RECEIVED
- 7 APR 2016
Planning
Residents Services



**JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED**

THE OLD SCHOOL
TILEY, WINDYBES
HRS, WRS,
off-site/soil, Coving
A - suspended, HERS,
E.L. 21/01/2008
TAN 01544 211016
MOB 07870 453071
admin@treescan.co.uk
www.treescan.co.uk

**TREE RETENTION
and
TREE PROTECTION
MEASURES**

for fuller details of
protection measures
see report reference
1-38-3740

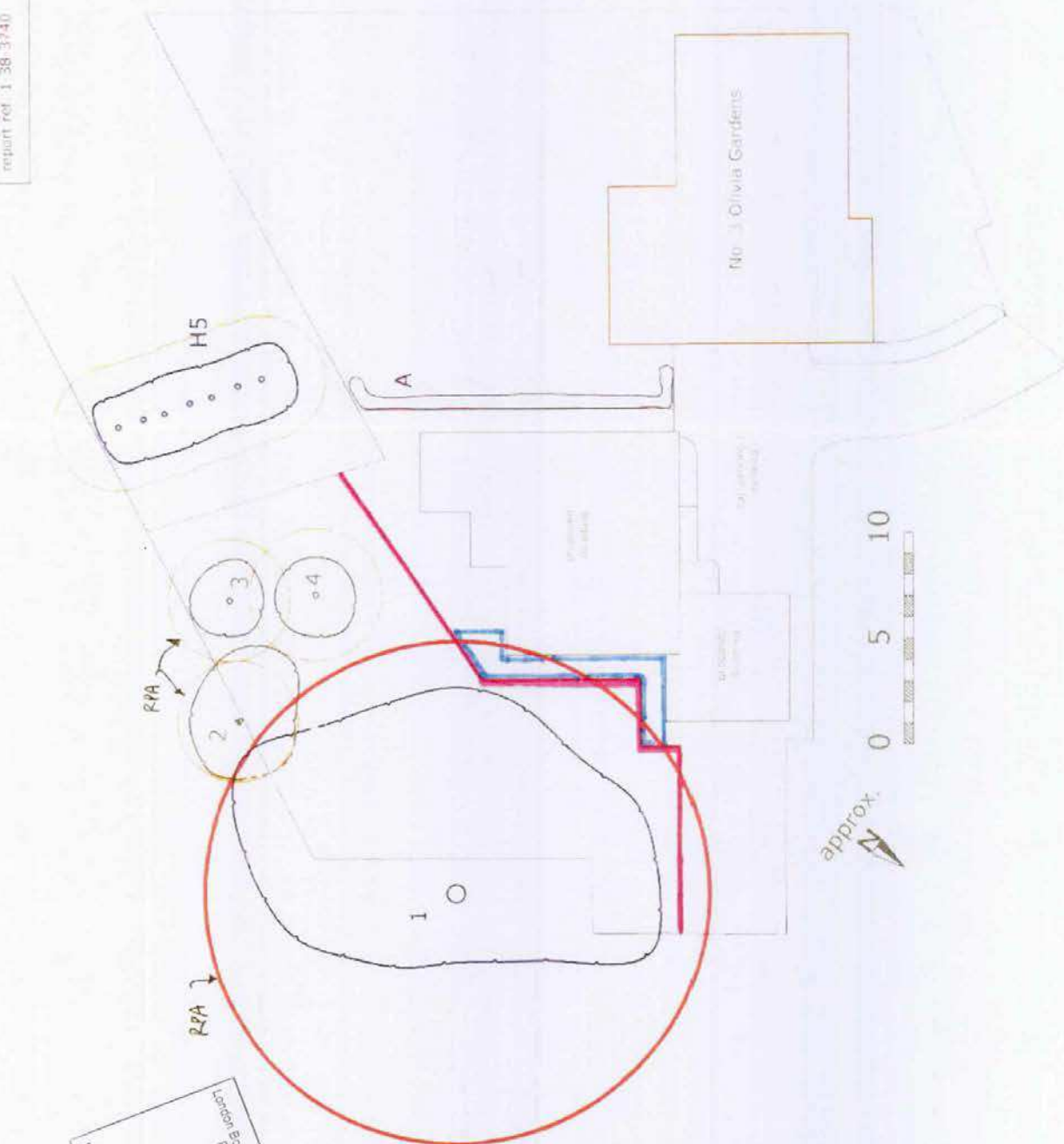
2-3 Olivia Gardens,
Harefield, UB9 6QF

based on Home Plans dig
188/11 rev. A & dws,
Olivia Gardens Tree Plan
supplied

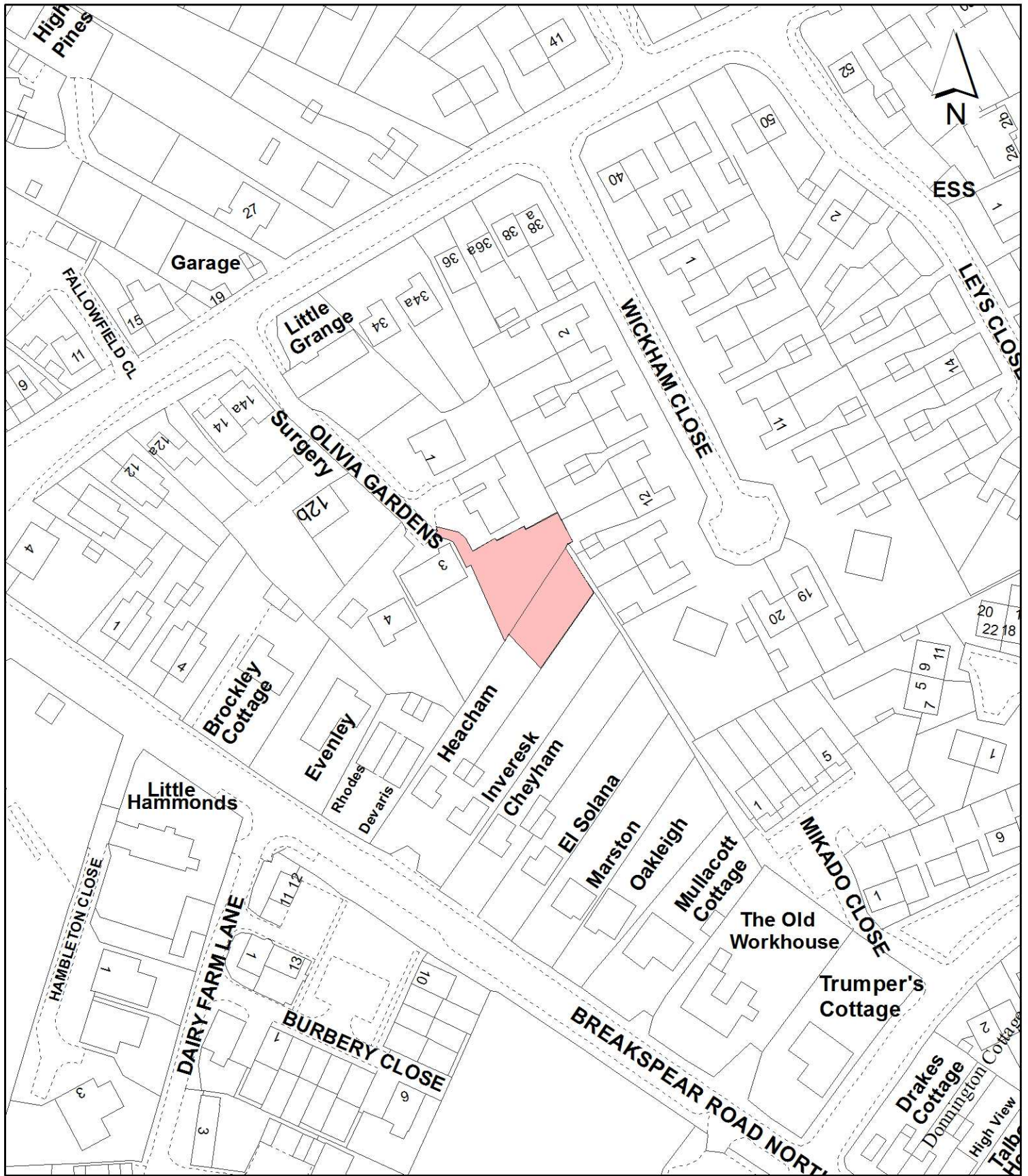
ref: 1-38-3740/P2
rev. 05.05.2015
1:200 @ A3 scale

KEY TO PLAN SYMBOLS

H5K UNITS: Tree Protection symbols
SHADE SHAPE'S Root Protection Areas
A: Proposed replacement planting see
report ref: 1-38-3740



Residents Services
Planning
- 7 APR 2016
London Borough of Hillingdon
RECEIVED



Notes:

 Site boundary

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

Site Address:

**Land at 3 Olivia Gardens
 Harefield**

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

Planning Application Ref:
54964/APP/2016/1378

Scale:
1:1,250

Planning Committee:
North Page 60

Date:
August 2016



Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof

LBH Ref Nos: 67201/APP/2016/1624

Date Plans Received: 27/04/2016

Date(s) of Amendment(s): 03/08/2016

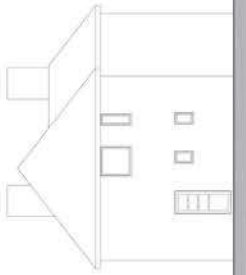
Date Application Valid: 20/05/2016



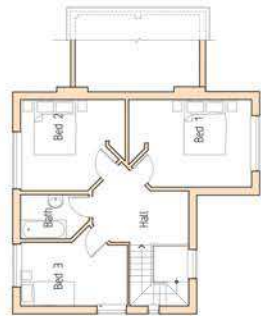
Front Elevation



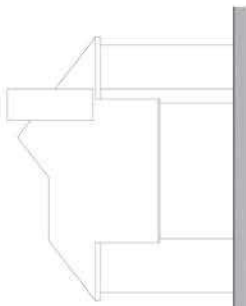
Ground Floor Plan



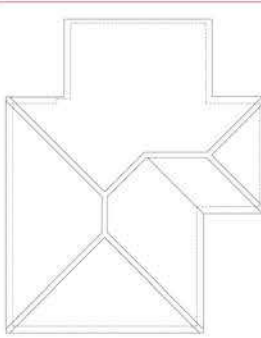
Side Elevation



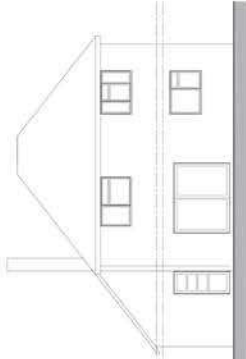
First Floor Plan



Side Elevation



Roof Plan



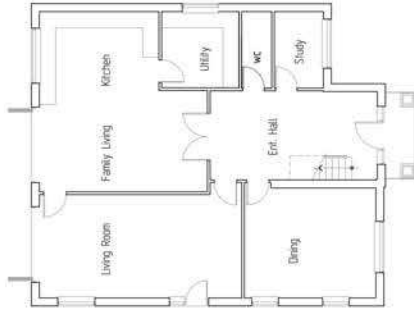
Rear Elevation



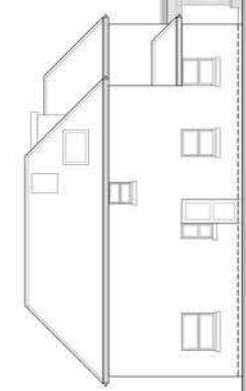
Site Location Plan - 1:1250



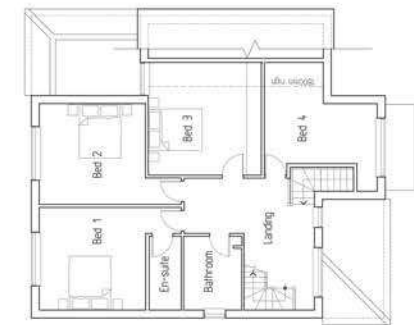
Front Elevation



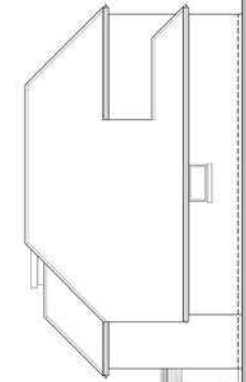
Ground Floor Plan



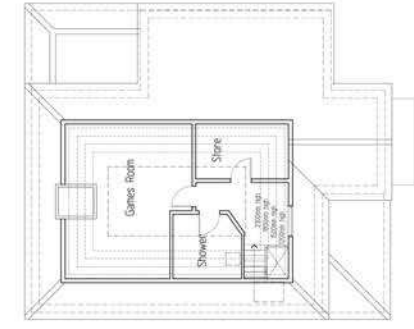
Side Elevation



First Floor Plan



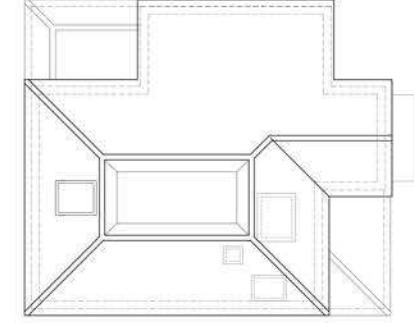
Side Elevation



Second Floor Plan

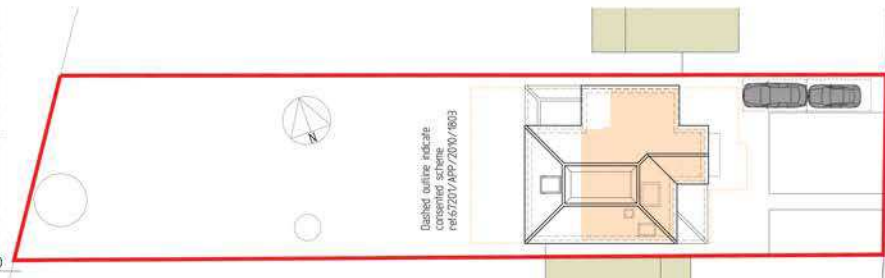


Rear Elevation



Roof Plan

Check all dimensions and report all errors and omissions



Block Plan 1:200

Mr J. Wilson, 39 Highfield Drive, Middlesex UB10 8AW
 Mr G. General, 39 Highfield Drive, Middlesex UB10 8AW
 Mr P. Apple, 39 Highfield Drive, Middlesex UB10 8AW

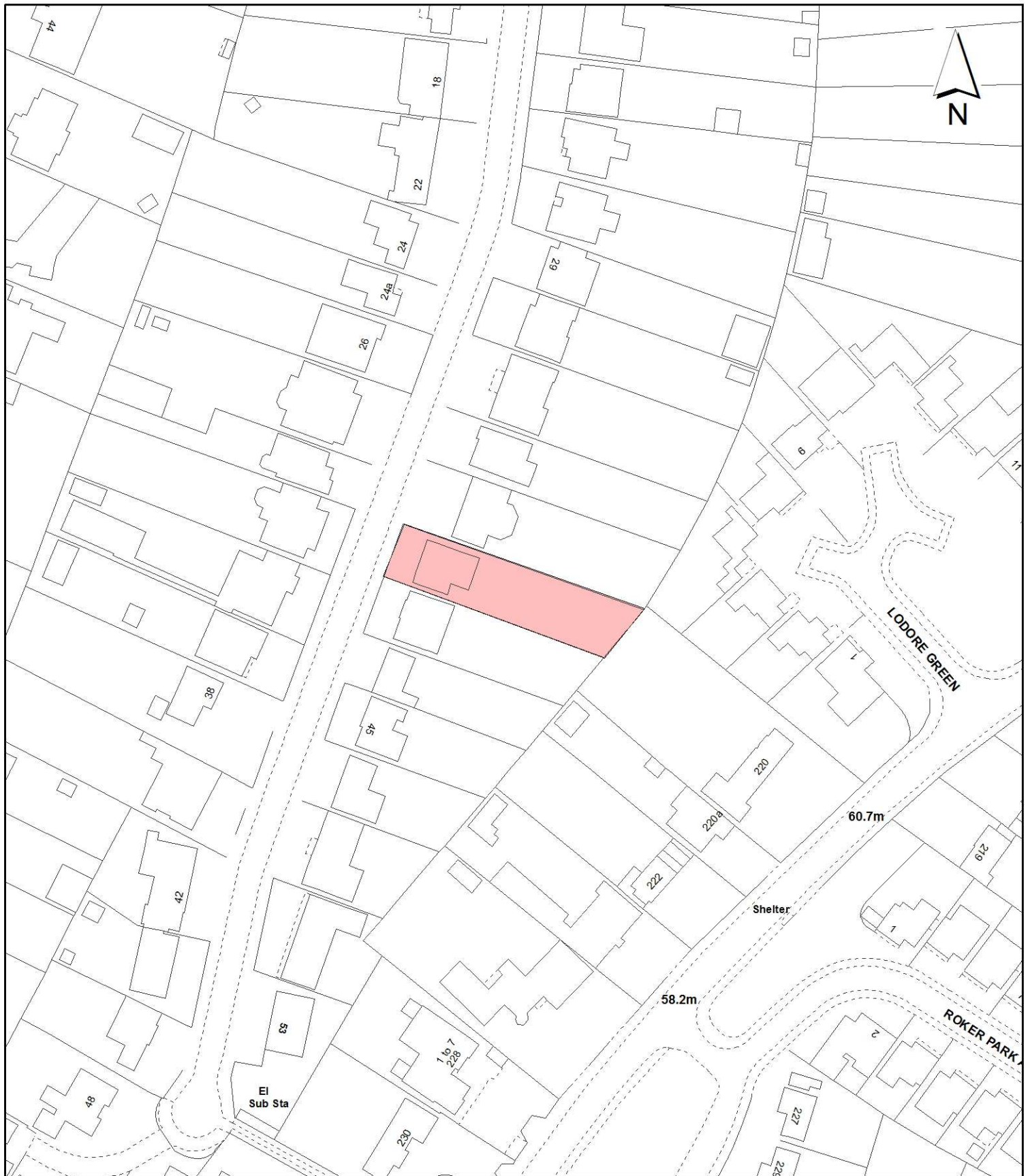
Proposed Extension & Alterations to
 39 Highfield Drive
 Middlesex UB10 8AW

Survey & Scheme Proposals

Mr. N. Sidhu
 Client

Zyntax
 Chartered Architects
 & Architects
 100, The Quadrant, London, SE1 1JA
 Tel: 020 7333 0229
 Fax: 020 7333 0229
 www.zyntaxarchitects.com

Date	Scale	Drawing No.	Revision
Oct 2012	As shown	24-12-01	T



Notes:

 Site boundary

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

Site Address:

**39 Highfield Drive
 Ickenham**

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

Planning Application Ref:
67201/APP/2016/1624

Scale:
1:1,250

Planning Committee:
North Page 63

Date:
August 2016



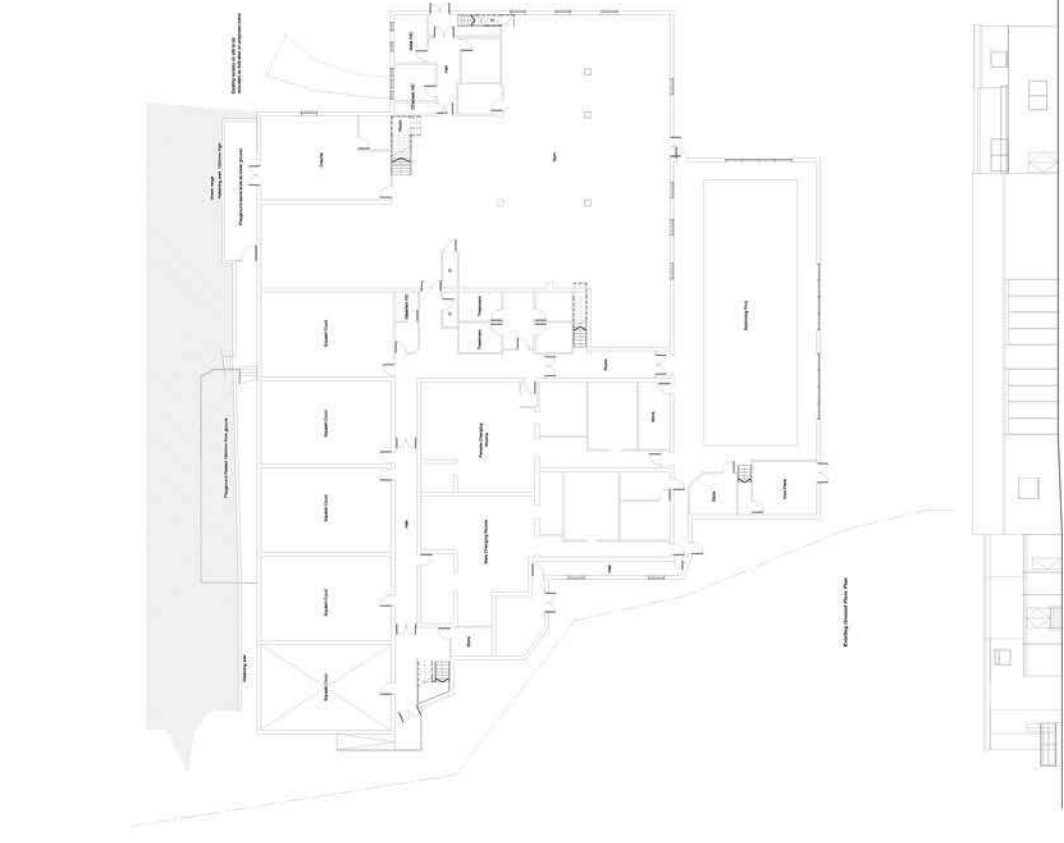
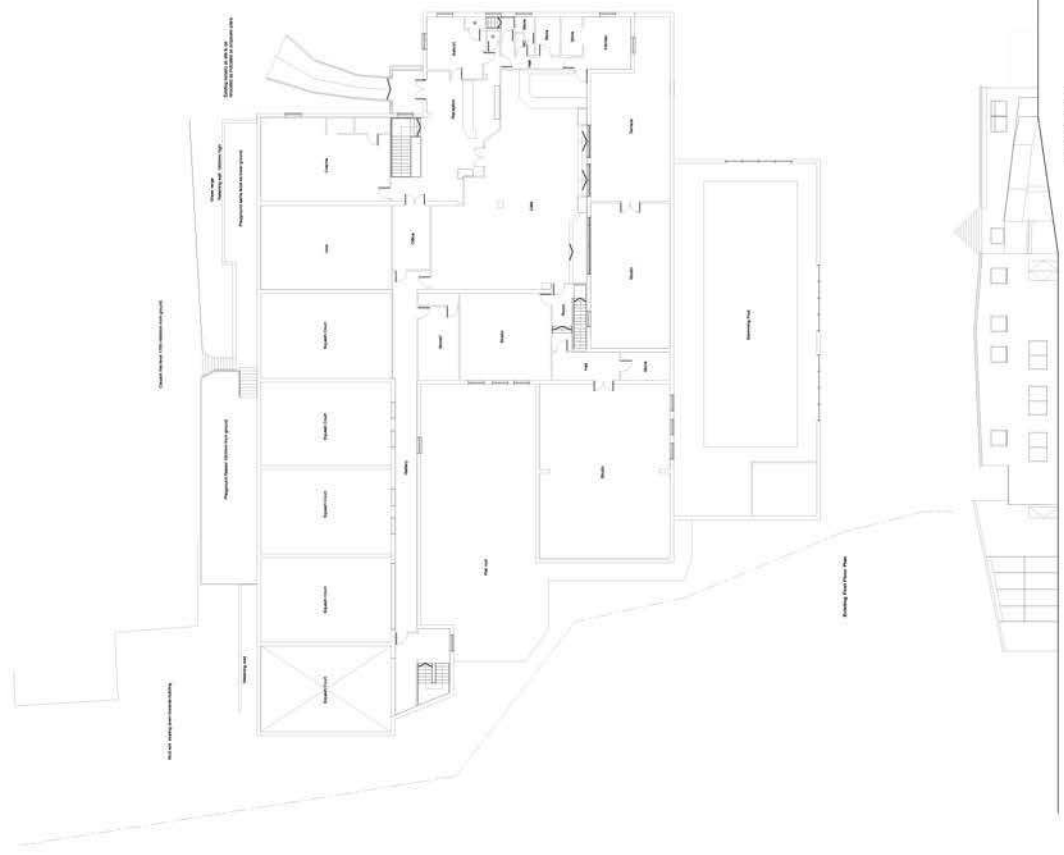
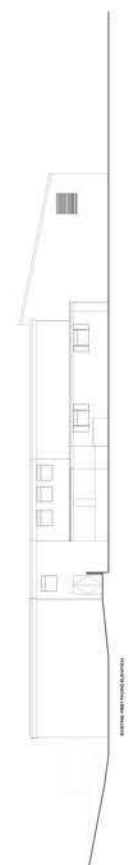
Report of the Head of Planning, Sport and Green Spaces

Address THE NORTHWOOD CLUB 20 CHESTNUT AVENUE NORTHWOOD
Development: Single storey extension to swimming pool, external alterations to facades to include new openings and windows to allow for internal reorganisation.
LBH Ref Nos: 3401/APP/2016/2226

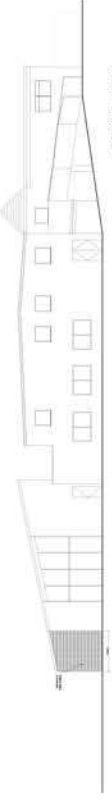
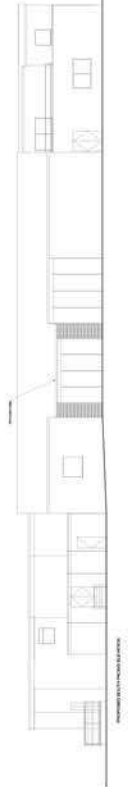
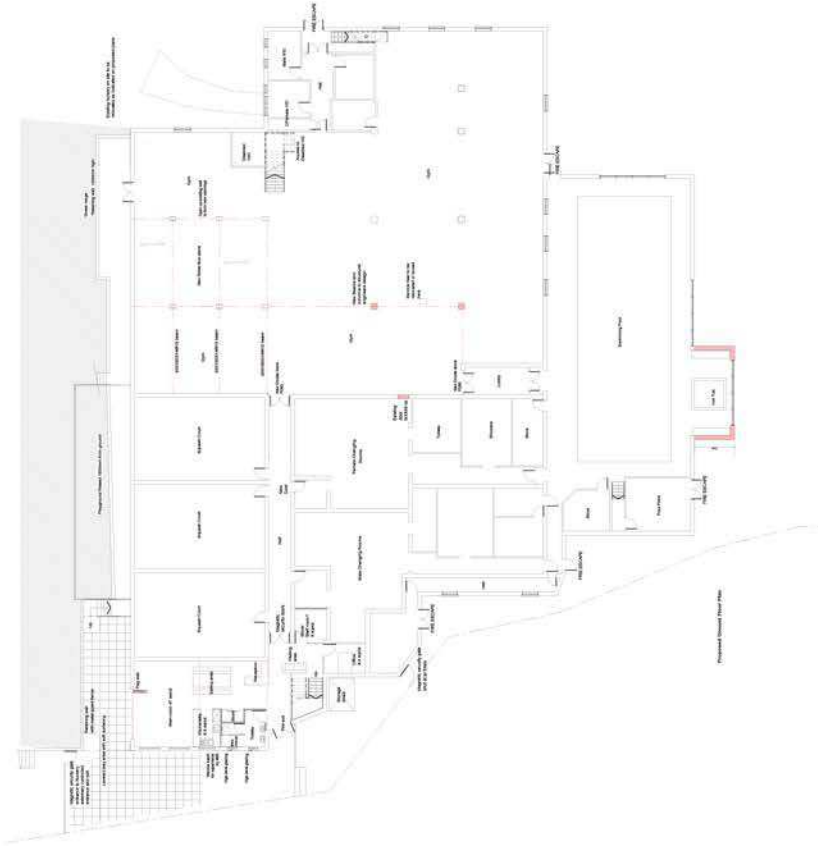
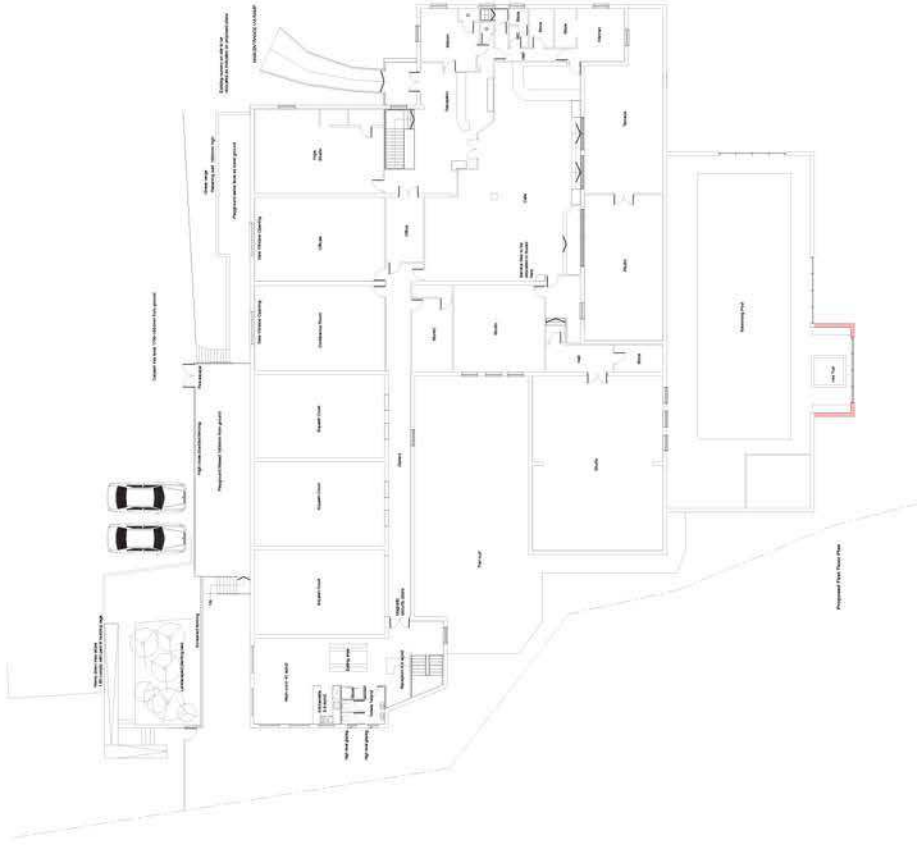
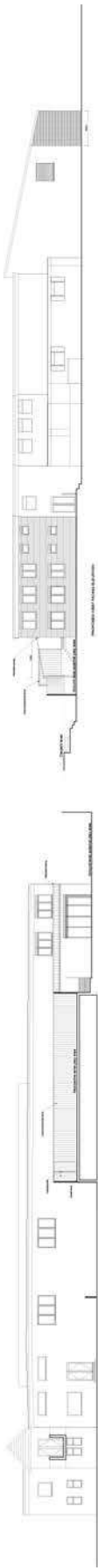
Date Plans Received: 07/06/2016 **Date(s) of Amendment(s):**
Date Application Valid: 07/06/2016



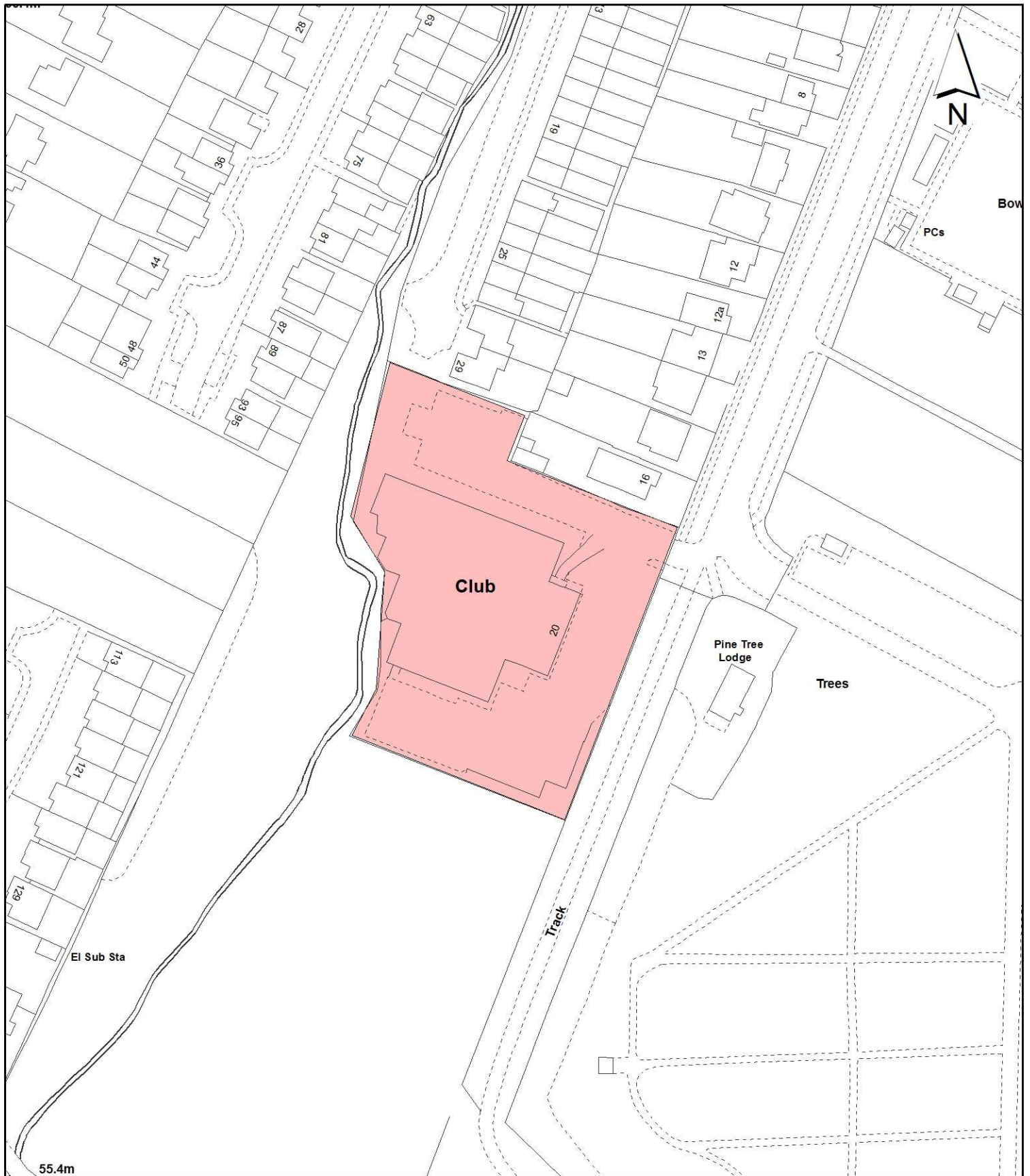
SITE LOCATION PLAN (1:1250)



AN ARCHITECTURE 51 Artery Park Columbus, Ohio 43215 Tel: 614.476.0500 Fax: 614.476.0502		Name: M. Sheld Patel Size: The National Academy of Management 22 Cleveland Avenue Columbus, Ohio 43215 Tel: 614.476.0500	Title: Existing Plans & Elevations No: 1
--	--	--	---



AN ARCHITECTURE 51 Albany Ave 11208 Amherst New York 14216 716.833.8888		Name: AN School Detail Size: The Northwood Academy 22 Orchard Avenue Amherst NY 14204
Date: February 2016	Title: Program Plans & Elevations	Page: 1



Notes:

 Site boundary

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

Site Address:

**The Northwood Club
 20 Chestnut Avenue
 Northwood**

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

Planning Application Ref:

3401/APP/2016/2226

Scale:

1:1,250

Planning Committee:

North Page 68

Date:

August 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 RUSHMOOR CLOSE EASTCOTE PINNER

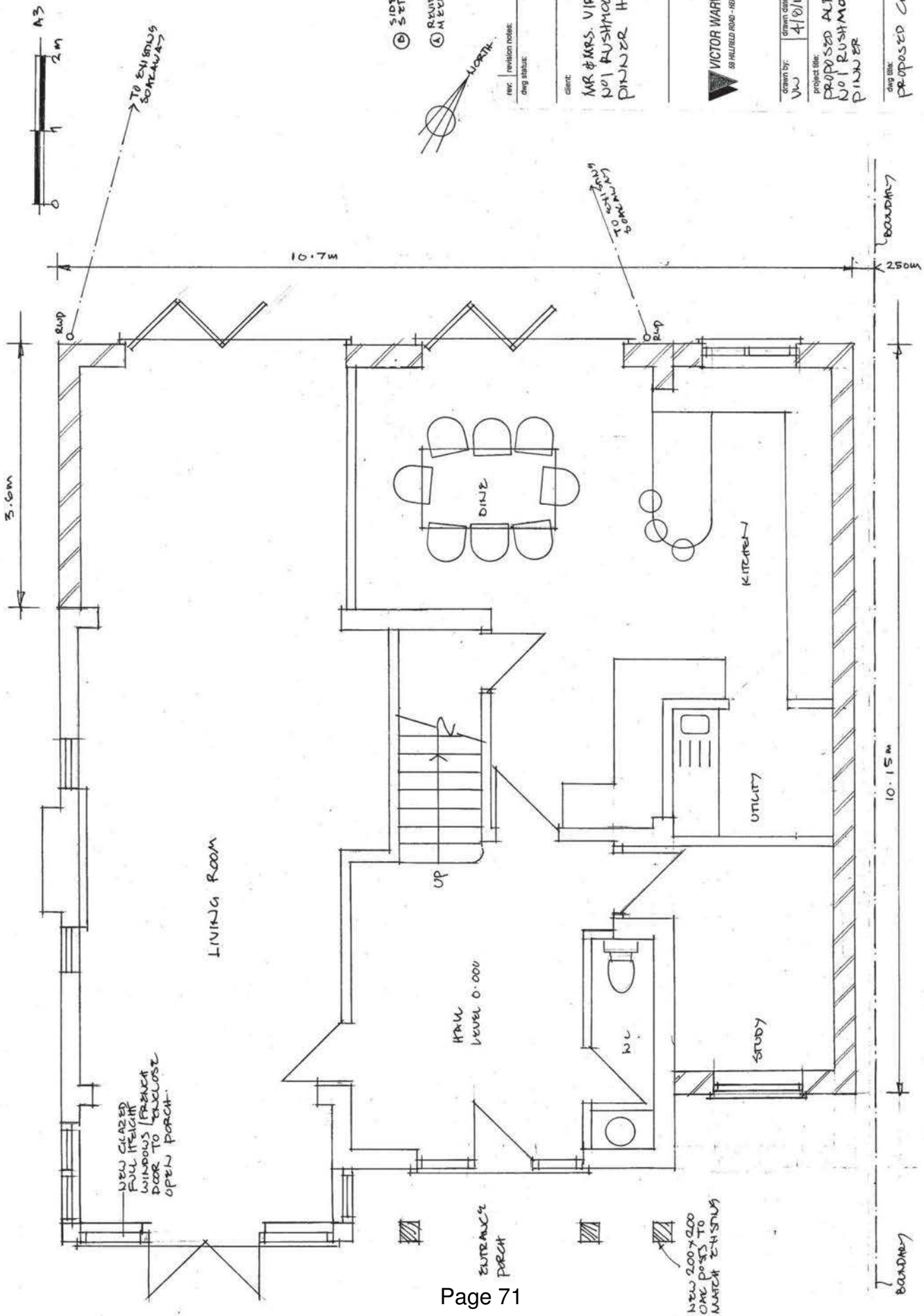
Development: Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side

LBH Ref Nos: 2332/APP/2016/132

Date Plans Received: 13/01/2016

Date(s) of Amendment(s): 25/01/2016

Date Application Valid: 26/01/2016



- ① SIDE EXTENSION SET BACK BY 1.0m 15/4/2016
- ② REVISED AFTER PRE-PLANNING MEETING 21/1/2016



rev: _____ by: _____
 desc status: _____ date: _____

client:
 MR & MRS. VIRESH PATEL
 NO1 RUSHMOOR CLOSE.
 PINNER HA5 2HF

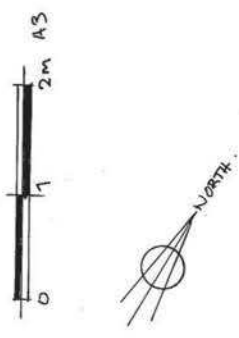
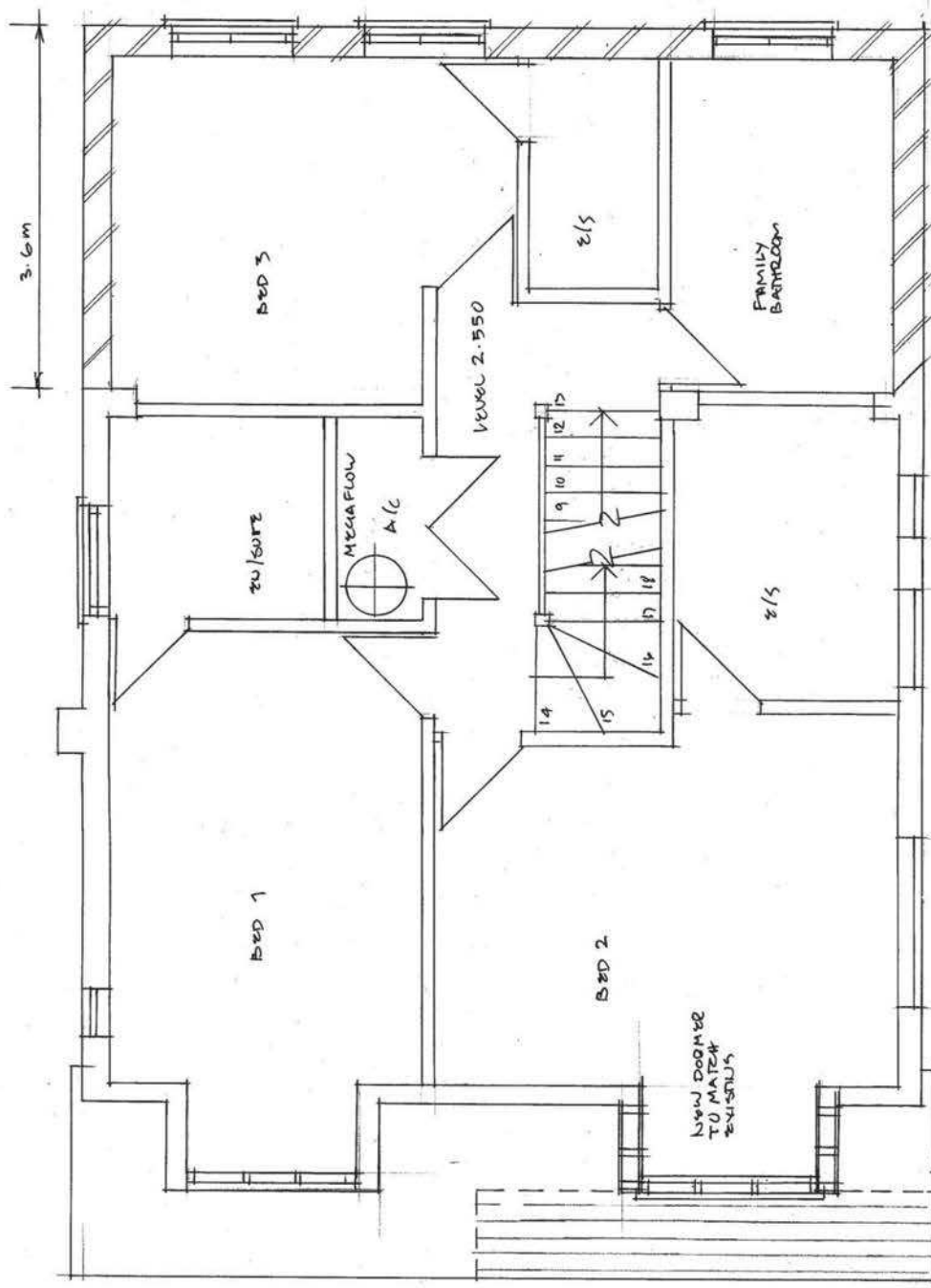
VICTOR WARWICK - DESIGN CONSULTANT
 58 HILLFIELD ROAD - HERRIS HERRIS - RP2 4AB - 0142 216323

drawn by: VW
 drawn date: 4/10/15
 checked/approved: 11/56
 scale: 1:150

project title:
 PROPOSED ALTERATIONS & ADDITIONS
 NO1 RUSHMOOR CLOSE
 PINNER

draw title:
 PROPOSED GROUND FLOOR PLAN

dwg no: VP/P/20150004/3
 rev: A B
 © Copyright Victor Warwick - Design Consultant



rev: revision notes:
 dwg status:
 by:
 date:

client:
 MR & MRS. VIRESH PATEL
 NO 1 RUSHMOOR CLOSE
 PINNUR. HAS 2HF

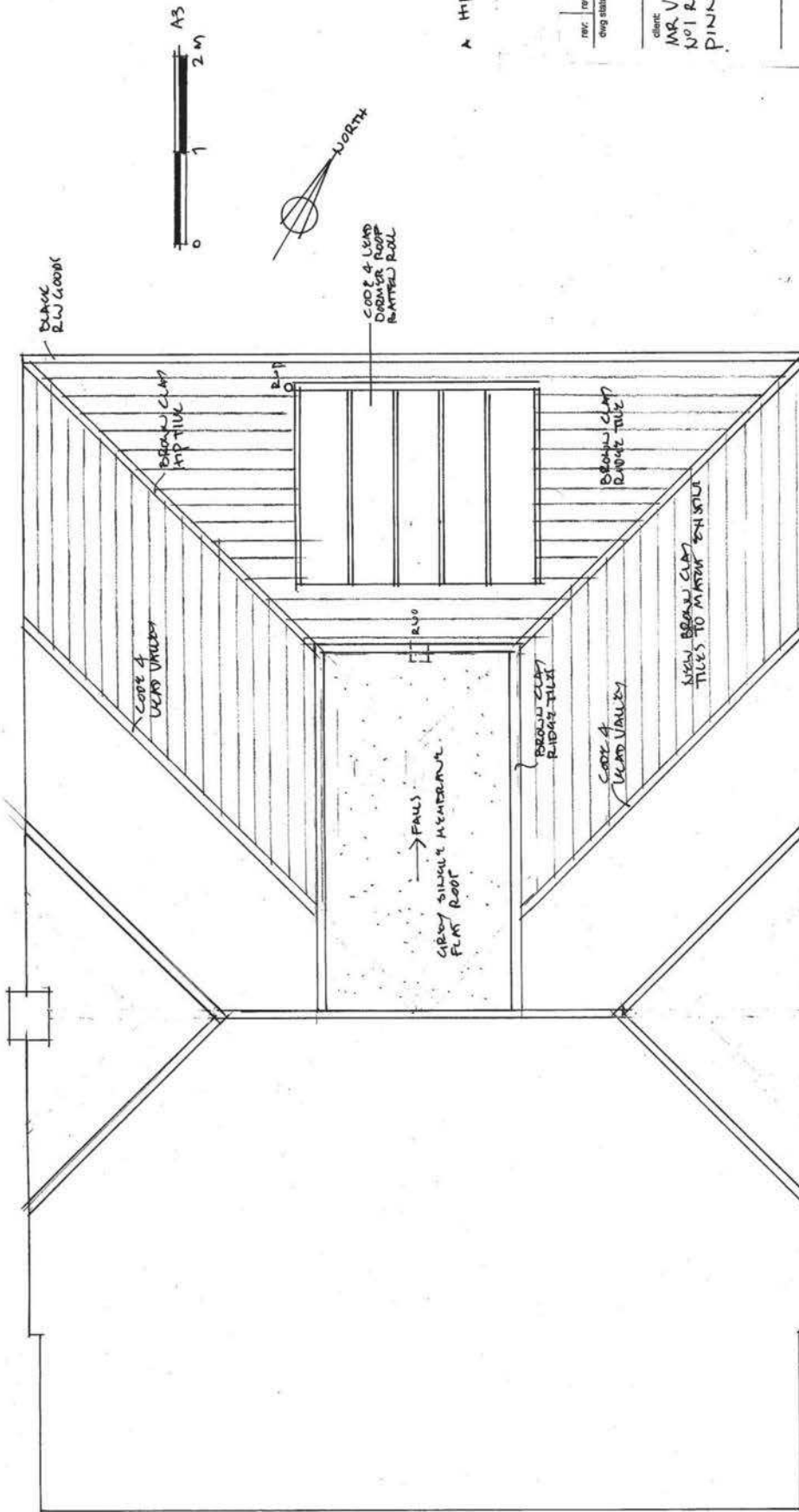
VICTOR WARWICK - DESIGN CONSULTANT
 58 HILFELD ROAD - HEAL, NEARSTAD - HERTS - HP2 4AB - 01462 21523

drawn by: UW
 drawn date: 4/8/15
 checked/approved:
 scale: 1/150

project title:
 PROPOSED ALTERATIONS & ADDITIONS
 NO 1 RUSHMOOR CLOSE
 PINNUR

dwg title:
 PROPOSED FIRST FLOOR PLAN

dwg no.: VP/P/2015080414
 rev:
 © Copyright Victor Warwick - Design Consultant



A HP ROOF LOW BEED 15/4/16

rev:	revision notes:	by:	date:

client:
MR VIKESH PATEL
NO1 RUSH MOOR CLOSE
PINNER HA5 2HF

VICTOR WARWICK - DESIGN CONSULTANT
89 HILFIELD ROAD - HENLEY HENPEYSD - HERS - HP2 4AB - 01492 210283

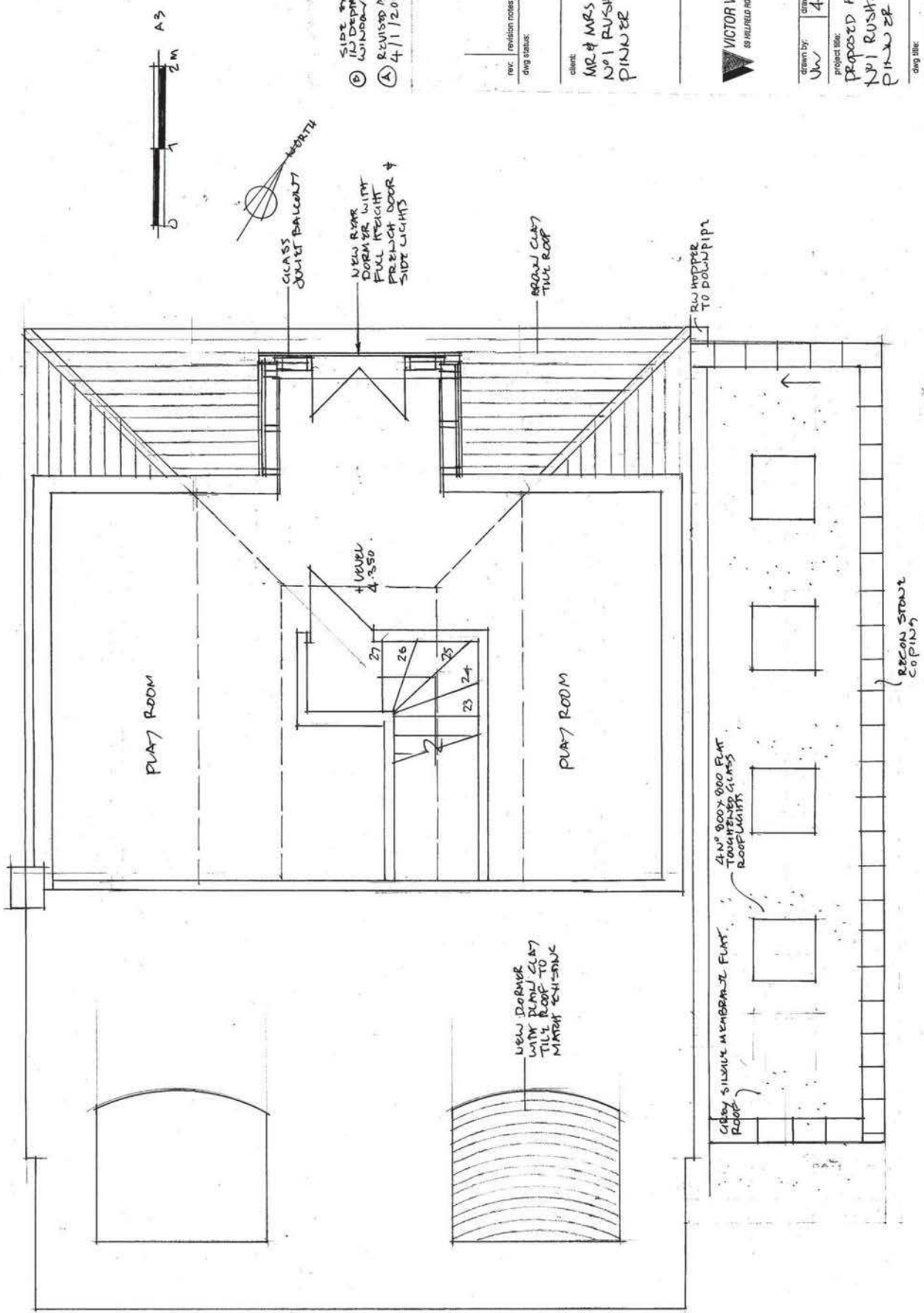
drawn by:	drawn date:	checked/approved:	scale:
VW	4/1/2016		1/50

project title:
PROPOSED ALTERATIONS & ADDITIONS
NO1 RUSHMOOR CLOSE
PINNER

dwg title:
PROPOSED LOFT ROOF PLAN

dwg no:	rev:
VP/P/20150804/7	A

© Copyright Victor Warwick - Design Consultant.



- 15/11/16
- ② SIDE EXHAUST REDUCED IN DEPTH BY 1.0m + DORMER WINDOW REVISED
- ③ REVISED AFTER PRE-APP MEETING 4/1/2016

rev: revision notes: _____
 dwg status: _____
 by: _____
 date: _____

client:
 MR & MRS VIRESH PATEL
 N°1 RUSHMOOR CLOSE
 PINNUR HTS 2HP

VICTOR WARWICK - DESIGN CONSULTANT
 58 HILFIELD ROAD - HEBEL HEIMSTEAD - HERTS - MK2 4HR - 01462 218283

drawn by: **NW**
 drawn date: **4/18/15**
 checked/approved: _____
 scale: **1/150**

project file:
**PROPOSED ALTERATIONS & ADDITIONS
 N°1 RUSHMOOR CLOSE
 PINNUR**

dwg title:
PROPOSED ROOF PLAN

dwg no: **VP/P/20150804/5** rev: **A B**
 © Copyright Victor Warwick - Design Consultant.



Notes:

 Site boundary

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

Site Address:

**1 Rushmoor Close
 Eastcote
 Pinner**

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

Planning Application Ref:

2332/APP/2016/132

Scale:

1:1,250

Planning Committee:

North Page 76

Date:

August 2016



HILLINGDON
 LONDON



HILLINGDON LONDON

Meeting:	North Planning Committee	
Date:	24th August 2016	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 3	Location: Land at 3 Olivia Gardens
<p>The following text be added to paragraph 7.01 (The Principle of Development):</p> <p>London Plan Policy 3.5 states that: All 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. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.</p> <p>The London Plan therefore supports development plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base..."</p> <p>The Hillingdon Local Plan: Part 1 Strategic Policies (November 2012) in policy BE1: Built Environment that the Council will require 'all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods'...and that all new development should under criteria No.9 'Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.' It is considered that this proposal is clearly a backland development and that it would if allowed erode the open and verdant character of the surrounding area.</p>		<p>For clarity</p>

<p>Accordingly it is considered that a further refusal reason should be added to clarify that not only is the development harmful to the streetscene and surrounding Conservation Area, but is considered to be unacceptable in principle as a harmful backland development with reference to the latest local and London Plan policies.</p>	
<p>That the following additional refusal reason should be added:</p> <p>The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to the adopted Hillingdon Local Plan Part One Policy BE1 and Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2016).</p>	<p>To clarify that this is an unacceptable backland development.</p>
<p>Additional correspondence has been received from the applicant raising concerns with how the application has been determined.</p>	<p>Any complaints the applicant has regarding how the application has been determined can be addressed through the Council's formal complaints policy. It is solely for the Committee to decide whether the application should be approved or refused with reference to the submitted plans and adopted planning policies.</p>

<p>Item: 7 Page: 15</p>	<p>Location: 39 Highfield Drive</p>
<p><i>Amendments/Additional Information:</i></p>	<p><i>Officer Comments:</i></p>
<p>Further comments from Ickenham Residents' Association:</p> <p>We refer to the above appeal decision, when the Inspector expressed real concerns over the resultant bulk and massing of the building as well as the fact that the original building had been somewhat lost as a result of the two storey side extension and the new roof.</p> <p>We understand that the applicant has attempted to overcome these concerns by lopping the first floor side extension and re-introducing a cat slide roof. The question is whether the change is enough to overcome the concerns of the Inspector. It appears to go some way but the bulk of the building is unchanged. The crown roof remains across the main roof profile and nothing seems to have been done to try to alter this, so, whilst the character of the original dwelling may</p>	<p>No comment required.</p>

<p>have been introduced by way of the cat slide roof, the bulk and massing the Inspector showed concern of, remains and so does the Association's concern.</p> <p>This site had an accumulation of planning applications since 2010, the majority had been refused, and construction still went on until 2014.</p> <p>We notice that your recommendation is for APPROVAL of 67201/APP/2016/1624 on 24.08.16 and after all the correspondence from this Association and your Planning Department/ Enforcement Team over the years we trust your Team is absolutely certain that all criteria have been fulfilled and the existing LBH planning guidelines have been observed to your full satisfaction.</p> <p>Amend description to:</p> <p>'Erection of a single storey front extension; entrance canopy extension; part first floor side, part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof'</p>	<p>To be clear that consent for a part first floor side extension is sought.</p>
--	--

Item: 9 Page: 41	Location:
Amendments/Additional Information:	Officer Comments:
<p>The applicant has agreed to provide further information to clarify the development is acceptable with respect to neighbour impact, I am therefore withdrawing the application from the agenda in order that the additional material can be received, considered by officers and the report updated accordingly. The application will then be referred to a future Committee meeting.</p>	<p>For information.</p>

This page is intentionally left blank