



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 13 SEPTEMBER
2016

Time: 7.00 PM (OR AT THE
RISING OF MAJOR
PLANNING COMMITTEE)

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: Monday, 5 September 2016

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This Agenda is available online at:

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

Putting our residents first

Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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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.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	223 Eastcote Road, Ruislip - 9597/APP/2016/1781	Eastcote & East Ruislip	Raising and enlargement of roof to create first floor, single storey side and rear extension. Recommendation: Approval	9 - 18 70 - 78
7	Land forming part of 225 and 227 Eastcote Road, Ruislip - 72007/APP/2016/2408	Eastcote & East Ruislip	New detached dwelling (Outline Planning Application with Some Matters Reserved). Recommendation: Refusal	19 - 30 79 - 84
8	Polish Air Force War Memorial, West End Road, Ruislip - 49721/APP/2016/3058	South Ruislip	Cleaning of War Memorial (Application for Listed Building Consent). Recommendation: Approval	31 - 36 85 - 94

9	The Homestead, Fine Bush Lane, Harefield - 6583/APP/2016/1698	West Ruislip	Change of use of existing non-use function building to Use Class D1 for use as a nursery. Recommendation: Approval	37 - 46 95 - 98
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PART II - Members Only

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

	Address	Ward	Description & Recommendation	Page
10	Enforcement Report			47 - 54
11	Enforcement Report			55 - 60
12	Enforcement Report			61 - 68

PART I - Plans for North Planning Committee

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Minutes



NORTH Planning Committee

3 August 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra (Labour Lead), John Morse and John Oswell.</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement) and Alex Chrusciak (Planning Service Manager), Manmohan Ranger (Transport Consultant), Jyoti Mehta (Legal Adviser) and Alex Quayle (Democratic Services Officer).</p>
35.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
36.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
37.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD 21 JUNE 2016 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held 21 June 2016 were agreed.</p>
38.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
39.	<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 5</i>)</p> <p>It was confirmed that items marked Part I would be heard in public, and those marked Part II would be heard in private.</p>
40.	<p>52 BUSHEY ROAD ICKENHAM - 71297/APP/2016/529 (<i>Agenda Item 6</i>)</p> <p>One two storey 4-bedroom detached dwelling and one single storey 3-bedroom detached bungalow with associated off-street parking spaces, bin/cycle storage and amenity space and installation of vehicular crossover to front (involving demolition of garage to side/rear).</p>

Officers introduced the report and noted the addendum. The application had previously been deferred for a specific reason, and the updated report demonstrated that the impact of overlooking on number 58 from the proposed development was not of concern to officers, and as a result it was recommended to delete condition 10, that a window to the rear would need to be glazed.

A petition in objection had been received, and in the absence of the petitioner or a representative their written statement was circulated to Councillors prior to the meeting. It was confirmed by the Chairman with Members that all had read the petitioner's submission.

The applicant spoke in support and raised the following points:

- The application reflected changes made following discussion with officers.
- It was proposed there would now be only one vehicular crossover, preserving more on-street parking.
- One proposed property had been reduced in size and bulk and was now a bungalow.

A Member requested clarification regarding any loss of sunlight to neighbours or the property itself, to which officers confirmed that there was sufficient distance for this not to be a problem, and that each habitable room had an outlook of sufficient size to satisfy officers.

A Member, returning to the petitioner's letter, enquired about the possibility that the development may allow access to and from Chiltern Road. Officers responded that existing conditions could be adapted so that no access was allowed.

A motion for approval was moved, seconded and, upon being put to a vote, was unanimously agreed.

Resolved:

- **That the application be approved, subject to the inclusion of an informative to the wording of condition 5 highlighting the Council's desire to protect the existing hedges on the site.**

41. **57 COPSE WOOD WAY - 24862/APP/2015/3571** (*Agenda Item 7*)

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

Officers introduced the report and noted the addendum. The application had previously been deferred, due to concerns relating to impact on neighbours and a request for a shadowing diagram.

A petitioner distributed a written document and, speaking in objection, raised the following points:

- The petitioner was addressing the Committee on behalf of 40 residents who had signed the petition.
- That square footage of the proposed development would be an increase of 92% on the present house, and the footprint would increase by 26%.
- It was policy for developments not to protrude beyond the existing building line,

but this property did so in front of the building lines of numbers 55, 57 and 59, and would not step down as other houses did on the street. This set a worrying precedent and would dilute the special character of the street.

- The most recent designs transgressed the 45 degree line with a neighbouring property, though the officer report stated that it did not.
- The petitioner indicated overshadowing diagrams, stating that the proposed development would deprive existing properties of daylight from 1p.m. in summer, and likely at all times in winter.
- The development contradicted numerous policies designed to preserve the visual amenity of neighbours, and the plans should be rejected.

A representative of the agent, speaking in support, raised the following points:

- Though the proposed development did sit within the 45 degree angle for overshadowing, it did not contravene policy as this was only in plan form and not in elevation.
- The centre of the rear garden of number 55 would receive 8 hours of sunlight on the day of the spring equinox, more than the required 2.
- The height of the property had been raised by 200mm in the plans, and described by officers as *de minimis*.
- The current gap between properties would actually increase, affording views of the trees through the gap.
- The property was located on the curve of the street, and there was no standard distance from the street for houses.

The Chairman requested that officers clarify the debate regarding the 45 degree line of overlooking and overshadowing. Officers responded that the proposal was within minimum requirements. Specialist surveyors had been commissioned, and there were no grounds to challenge their findings.

A Member of the Committee stated his belief that the proposal was overbearing and not in-keeping with the character of the street. Furthermore, it was unreasonable to measure overshadowing from the middle of a garden, and the diagrams indicated that the neighbour would be overshadowed by 3pm. Officers pointed out that these were secondary windows, but the Member confirmed that he could not support the application.

A Member of the Committee stated that he had attended the site visit and noted similar properties across the street. He advised that as officers could confirm the overshadowing was of secondary windows the Committee should adhere to the policy and approve the application.

Members queried the landscaping, to which officers drew attention to condition 5 which established the requirements. An informative designed to preserve the hedges was proposed. A general discussion ensued that the property was not wholly desirable, but was within limits set by Council guidance and the impact on the street scene was acceptable.

A motion for approval was moved, seconded and, upon being put to a vote was agreed by a margin of 7 in favour and 1 against.

Resolved:

- **That the application was approved, subject to the inclusion of an informative to the wording of condition 5 highlighting the Council's desire**

to protect the existing hedges on the site.

42. **11 SANDY LODGE WAY - 16948/APP/2015/4658** (*Agenda Item 8*)

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

Officers introduced the report, and noted that the application was returning to Committee following a deferral. The reasons for deferral had been to undertake a site visit, for a hydro-geological assessment, which had been submitted and deemed satisfactory by the Flood Officer, and due to concerns around overlooking of a room which had since been confirmed to be non-habitable.

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

- A reason for the previous deferral had been the 2 proposed crossovers near to Grove Road. The new application proposed 1 large crossover, with 4 cars parked in parallel, rather than end on end. This was far more dangerous with the high speed of cars and lorries on the street, and there had recently been an accident.
- The flooding report was inconclusive and sloppy, and provided no further information on flooding caused by the basement.
- The development would overshadow neighbours, and did not comply with Council policy. It was unsympathetic to the neighbourhood in bulk, scale and massing, and approval sent the wrong message to developers.
- The proposed 250% increase in footprint was excessive.

In response to a Member question, the petitioner informed the Committee that the character of the street was varied, but tall and narrow properties would be out of keeping, even on large plots. The Chairman noted that there were two blocks of flats across the street from the proposed development.

The Planning Consultant for the application spoke in support, and raised the following points:

- The current designs had been modified following objections to remove a garage and parking to the rear. This avoided the loss of on-street parking in Grove Road. The new proposals included a crossover of sufficient width to allow cars to exit forwards. The proposed parking arrangements were not dangerous, and replicated elsewhere on the street.
- The flooding report had been based on 3 boreholes, and had been undertaken professionally to the satisfaction of Council officers.
- The impact on number 9 of any overshadowing was limited to secondary windows and there would be a gap of over 3 metres between the properties.
- The street exhibited an eclectic mix of buildings with different profiles and density.

A Member enquired whether the flooding report took into account surface water and flash flooding, to which officers responded that ground water was considered. The development would be on high ground, built on London clay, and water would soak into topsoil and run down the slope. An additional condition had been included to mitigate surface water, and the assessment was that there would be no additional impact based on this development.

Officers confirmed that the development was not in an area of special character, but

	<p>that materials had been conditioned and permitted development rights removed.</p> <p>A motion for approval was moved, seconded and, upon being put to a vote was agreed by a margin of 7 in favour and 1 against.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved.
43.	<p>227 EASTCOTE ROAD RUISLIP - 63116/APP/2016/2169 (<i>Agenda Item 9</i>)</p> <p>Single storey rear extension and first floor side extension.</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.
44.	<p>NORTHWOOD HEALTH & RAQUETS CLUB - 272/APP/2016/1562 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 14 (Operating Hours) of planning permission Ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).</p> <p>Officers introduced the report and provided an overview of the application. It was noted that comments on the application were upon up to 29 July, and the Head of Planning and Enforcement requested delegated powers to approve the application subject to no late responses raising additional considerations.</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 powers were delegated to the Head of Planning and Enforcement to approve the application subject to no new consultation responses coming forward which, in the view of the Head of Planning and Enforcement, raise new, material planning considerations not already addressed in the Committee's assessment of the application.
45.	<p>LAND AT JUNCTION OF PADDOCK ROAD - 60595/APP/2016/2391 (<i>Agenda Item 11</i>)</p> <p>Replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to</p>

	<p>whether prior approval is required for siting and appearance).</p> <p>Officers introduced the report and provided an overview of the application. Members requested clarification of whether other boxes located on site would be removed, and officers suggested that an additional condition could be imposed.</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 an additional condition to require the removal of the existing equipment on the site.
46.	<p>BREAKSPEAR ARMS PUB -10615/APP/2016/1398 (<i>Agenda Item 12</i>)</p> <p>Replacement of decking.</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.
47.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>ENFORCEMENT REPORT</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
48.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>ENFORCEMENT REPORT</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p>

2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 8.07 pm, closed at 9.30 pm.

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

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

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Report of the Head of Planning, Sport and Green Spaces

Address 223 EASTCOTE ROAD RUISLIP

Development: Raising and enlargement of roof to create first floor, single storey side and rear extension

LBH Ref Nos: 9597/APP/2016/1781

Drawing Nos: 0402/4 Rev D
0402/2 Rev D
0402/6
0402/5 Rev. A
Document B
0402/1
0402/3

Date Plans Received: 10/05/2016 **Date(s) of Amendment(s):** 23/06/2016
Date Application Valid: 27/06/2016 25/05/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a modest detached bungalow situated on the north western side of Eastcote Road. The property is set beneath a hipped roof with the ridge line running at right angles to the road. It has a bay window feature to the front and 3 linked flat roofed extensions to the rear. There is also a very large detached half built out building in the rear garden on the boundary with no. 221. To the front there is a good sized garden which provides ample parking and there is a large garden to the rear.

The street scene is residential in character and appearance comprising primarily two storey detached and semi detached properties.

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

1.2 Proposed Scheme

The application seeks planning consent for the raising and enlargement of the roof to create a first floor. It also proposes a single storey side and rear extension.

This application has been called to committee for determination by a Local Councillor.

1.3 Relevant Planning History Comment on Planning History

None.

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**

4 neighbouring properties were consulted for a period of 21 days expiring on 4 April 2016. A site notice also was erected on the lamp post to the front. There was one response from the neighbours, who raised the following issue:

- The footprint of 223 sits further back than our property meaning it extends to the rear of our house. We feel the proposal may contravene the 45 degree angle to our upper window or be close enough to have a noticeable effect on light to our ground floor and upper floor windows on that side of the house.

Ruislip Residents Association - No response

Eastcote Residents Association - No response

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

LPP 3.5 (2016) Quality and design of housing developments

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

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 residential amenity of the neighbouring

dwellings and provision of acceptable residential amenity for the application property.

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. Policies BE13 and BE15 also state that the layout and appearance of new development should harmonise with the existing street scene or other features of the area. The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposal includes raising the walls of the original dwelling and altering the front and rear elevation to create a two storey property, increasing the height from 6.55m to 8.75m. There is no objection in principle to the raising of the roof level of the property to create a two-storey dwelling, which is in keeping with the character of the area. The proposal includes the extension upwards of the existing bay feature with a gable above and retains the existing roof form. To the rear of the property it is proposed to demolish the existing garage and large outbuilding and erect a single storey side extension which measures 3m in width by 16.2m in length including a rear projection of 5.3m. This then returns across the rear elevation with a depth of between 5.3m and 4m, all set beneath a flat roof of 3m in height. Although the depth of the proposed single storey element to one side would exceed HDAS, this replaces the existing rear garage and overly large outbuilding. Therefore overall, it is considered that the proposed additions and roof alterations would not have a detrimental impact on the character and appearance of the original house, on the street scene or the visual amenities of the wider area.

Therefore the proposal complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Section 3.1 of HDAS advises that extensions should not protrude out too far from the rear wall of the original house as this may block daylight and sunlight to neighbouring properties. The first floor extension increases the height of the original property, with the single storey rear extension replacing existing additions. The overall depth of the resultant building is actually less by 0.45m. The proposal will also see the removal of the very large detached building near to the boundary with no. 221.

Concern has been raised by the occupiers of no. 225 over the potential for the first floor to compromise a 45 degree line of site from their first floor windows, due to the rear building line of their property being set back from no. 223. A revised block plan has been submitted, which identifies the relationship between the adjacent properties and shows the first floor extension would extend approximately 2m beyond the rear of no. 225 and does not compromise the 45 degree line of sight.

The proposal does include one side window facing no. 221, which serves the landing and two side facing windows facing no. 225, which serve a bathroom and an ensuite. As non habitable rooms these could be conditioned to be obscure glazed and non openable below 1.8m. It is therefore not considered that the proposed extensions would result in a significant loss of amenity to the adjacent properties. As such the proposal is considered to comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS:

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and the provision of the extension will still retain more than sufficient garden space.

The proposal would not result in any alteration to the current parking provision. Therefore the proposal would comply with the Council's parking requirements.

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 0402/2 Rev D; 0402/3; 0402/4 Rev D and 0402/6.

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 221 and 225 Eastcote Road.

REASON

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

5 HO6 Obscure Glazing

The windows facing 221 and 225 Eastcote Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 HO7 No roof gardens

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

REASON

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

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.

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

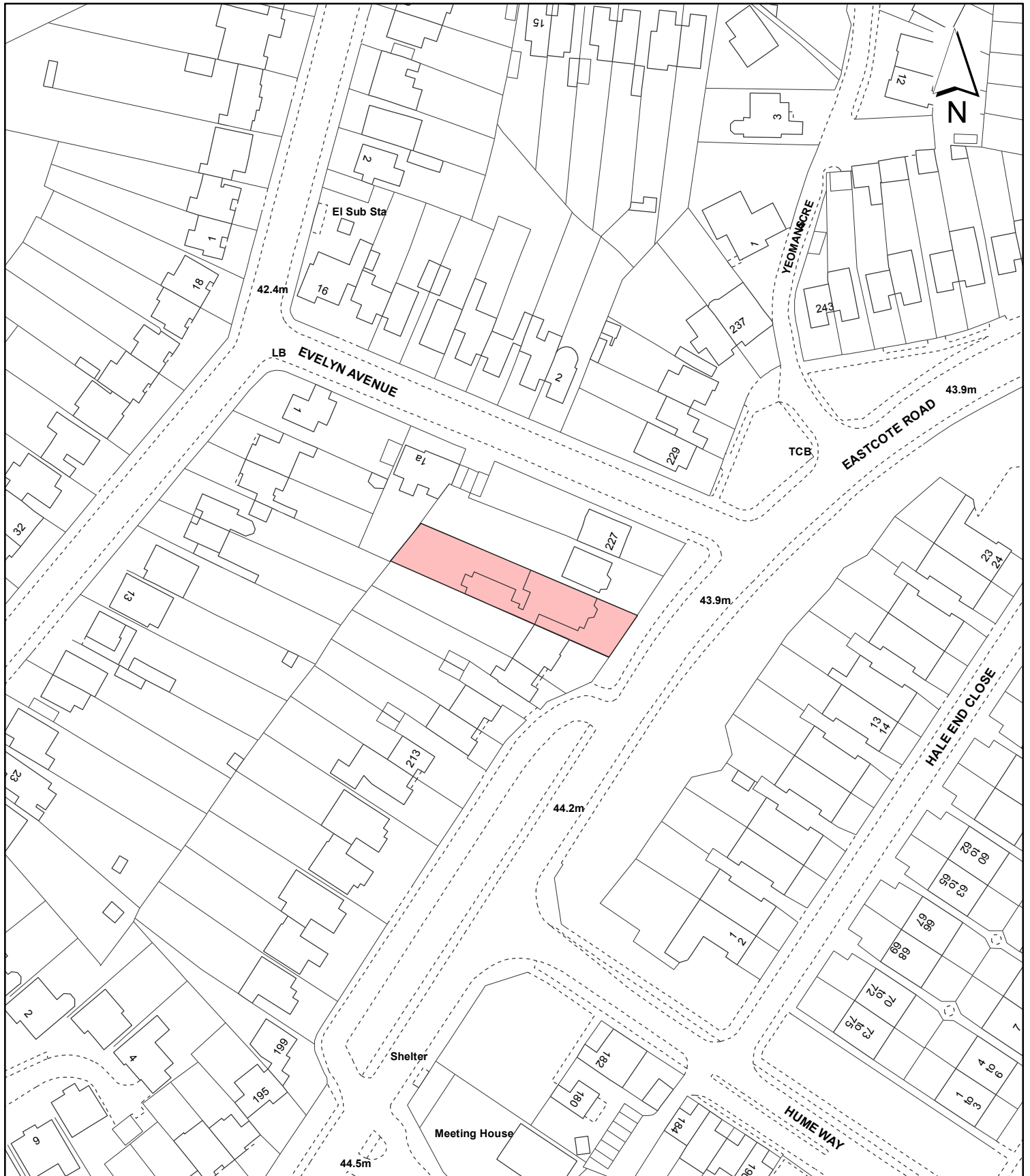
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

223 Eastcote Road

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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

Planning Application Ref:

9597/APP/2016/1781

Scale:

1:1,250

Planning Committee:

North Page 17

Date:

September 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 225 AND 227 EASTCOTE ROAD RUISLIP

Development: New detached dwelling (Outline Planning Application with Some Matters Reserved).

LBH Ref Nos: 72007/APP/2016/2408

Drawing Nos: 10923-L-00-LP Rev A
10923-L-00-02 Rev A
10923-L-00-03 Rev A
10923-L-00-01 Rev A

Date Plans Received: 21/06/2016 **Date(s) of Amendment(s):**

Date Application Valid: 21/06/2016

1. **SUMMARY**

The proposal seeks outline planning permission to construct a new dwelling on land currently forming part of the rear gardens of nos. 225 and 227 Eastcote Road. The details for the access to the site have been included; all other matters are reserved for future consideration.

The application site is in an established built up area, where residential infill development is acceptable in principle. The site is of sufficient size to be capable of accommodating a new dwelling within an appropriate density range for this locality. However, the proposed indicative plans fail to demonstrate that the proposed dwelling could be provided without presenting a visually intrusive and cramped appearance, which would be out of keeping with the character of the street scene and wider area. The site is covered by TPO 754 and is situated within Flood Zone 2. Insufficient information has been provided to demonstrate that it would not have a detrimental impact on a protected tree, which makes a significant contribution to the arboreal character of the local area. There is also insufficient justification as to why a new dwelling should be sited in an area with a high probability of flooding and the proposal therefore does not pass the sequential test for new development in an area which is in Flood Zone 2.

For these reasons therefore, it is considered that the proposal falls contrary to a number of adopted Local Plan policies and criteria contained in the Residential Layouts SPD.

It is therefore recommended for refusal.

The Ward Member has requested the application be called in for a decision by the North area Committee.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed dwelling by reason of its indicative width and siting on a plot of very limited size, would result in a visually intrusive and cramped appearance that would be out of character with the pattern of development in the area. The proposal would therefore

represent an overdevelopment of the site to the detriment of the character and visual amenities of the area and to the existing open character of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on and adjoining the site, including the protected Silver Birch, and further fails to demonstrate protection for the long-term retention of the trees. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed dwelling would be situated within Flood Zone 2. In the absence of a site specific flood risk assessment, the application has failed to demonstrate that the risk to the future property could be managed to ensure that future occupants would be safe as required by Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance.

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 application form highlights that the applicant choose not to obtain any pre-application advice.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Evelyn Avenue and currently forms the end of the rear gardens of nos. 225 and 227, which are situated to the east. To the west is 1a Evelyn Avenue, a detached property with a garage extension to the side. There

are two garages currently situated on the site adjacent to no. 1. To the rear of the site is the garden of no.223 and there are two storey dwellings opposite.

The street scene is residential in character with primarily two storey semi detached properties. There are a number of street trees located along the road.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 754.

3.2 Proposed Scheme

The application seeks outline planning permission for the erection of a detached dwelling. Details for the access to the site have been included; all other matters are reserved for future consideration.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

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.

EM6 (2012) Flood Risk Management

H4 Mix of housing units

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS	Residential Developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

14 neighbours were consulted for a period of 21 days expiring on the 18 July 2016. The site notice was erected on the lamp post to the side of the rear garden of no. 227 expiring on 27 July 2016. 11 responses were received from near by neighbours who raise the following points:

- Out of character with the residential nature of the street, cramming a large house in a tight space with a tiny garden.
- Unsightly and inappropriate
- Location and block plans are incorrect. They are out of date and do not correctly show the boundary of the site as part of this was sold to no. 1a over 20 years ago
- The proposal shows a new build linking with my house changing it from detached to a linked house
- Over domination exacerbated by no gap
- Increased noise and loss of amenity to the adjacent properties
- Overdevelopment of the plot
- Compromises the 15m distance requirement
- Outside the existing building line
- Garden grabbing
- Loss of light and privacy
- Will breach the 45 degree principle
- Contrary to policy, will not be set back 1m from the side boundary and will be two storey
- Loss of local parking provision
- Flood risk
- Two tall trees on the site should be considered
- Traffic safety, more exits/entry points will not make it safer to cross
- Loss of value to my property
- Impact on the neighbouring trees

Ruislip Residents Association - The proposal would be outside the existing building line and thereby infringe on the boundary of adjoining properties where policy states that residential extensions and building of two or more stories in height should be set back 1m from the boundary. The proposal would have an adverse effect on the local character of the area.

Eastcote Residents Association - No response

Internal Consultees

Access Officer - No response

Trees/Landscaping - This site is covered by TPO 754. There is a mature Silver Birch to the rear of the existing garages and also an Ash and a Sycamore nearby, which make a significant contribution to the arboreal character of the local area. In order to show that this scheme makes adequate provision for the protection and long term retention of these valuable trees, the following detail is required in accordance with BS5837:2012.

- A Trees Survey to categorize the trees of and off site
- A Tree Protection Plan to show how they will be protected (and retained) during development
- An Arboricultural Method Statement to show how any incursion into tree root protection areas 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 and must conform to BS 8545:2014.

In the absence of this information the scheme is considered unacceptable because it does not make adequate provision for the protection and long term retention of valuable trees.

Flood and Water Management Officer - The site is located in Flood Zone 2. There is insufficient justification as to why a new dwelling should be sited in an area with a high probability of flooding and does not pass the sequential test. I object to the proposed development as there is no justification why this development should be sited at a location within flood zone 2.

To overcome the objection the applicant will need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. No FRA has been submitted and it therefore does not meet the requirements of a site specific flood risk assessment required by the National Planning Policy Framework and therefore does not include a detailed assessment of the risk to and from the site.

Historic England - No response

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. These are existing residential units set in spacious plots. 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).

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

7.02 Density of the proposed development

Policy 3.4 of the London Plan (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 site has a Public Transport Accessibility Level (PTAL) of 1a (very poor). The London Plan (2016) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on the site area proposed for residential of 0.0296ha the site would have a residential density of 34 units per hectare, which is within an acceptable level.

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

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The application is in outline form and details of the appearance, landscaping, layout and scale are reserved, so no details of the proposed design have been provided. The indicative floor plans submitted indicate a 3 bedroom two storey property situated adjacent to no. 1a and set forward approximately 1m of its front building line. It occupies nearly the whole width, set on the boundary with no. 1a and back 1m from the eastern boundary with the rear gardens of nos. 225 and 227. It is noted that both 227 Eastcote Road and 1 Evelyn Avenue on the return building lines have been extended to the side, however no. 1a appears to have been built on the original return building line. Given the positioning of the development adjacent to that house, its proposed footprint forward of the existing building line, and its width that would extend almost across the entire plot, the proposal would be considered to present a visually intrusive and cramped appearance, that would be out of keeping with the character of the street scene and wider area.

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

7.08 Impact on neighbours

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

The indicative floor plans as submitted show the proposed dwelling adjoining the neighbouring property no. 1a. This property has a single storey garage extension right up the shared boundary, with the main body of the house approximately 4.65m away. The plans indicate the new dwelling slightly forward, with the rear of the two storey element set back from the rear building line of no. 1a and the single storey level with it. Concern has been raised by the occupier of that property with regard to the potential impact on the small side bedroom window; however this is a secondary window to that room, with the primary window facing the front.

To the other side nos. 225 and 227 are situated approximately 22m away and the indicative floor plans show no proposed windows on either side elevation.

Concern has also been raised about the potential overlooking of the conservatory of no. 1a and the increase in noise from the proposed development. It is acknowledged that this house currently has no immediate adjoining properties, being an in fill plot that was built in the former rear gardens of nos. 1 - 5 Evelyn Avenue, with the nearest property no.1 approximately 19m to the west. However the relationship proposed within this development, is as would be expected within a residential area. The conservatory is situated within the centre of the rear elevation of the neighbouring property, set back approximately 8.5m from the boundary, with the proposed first floor set back by 2m from the rear elevation of that property. Although the indicative plans show it as a bedroom window at the closest point, this could be addressed by moving the window to the front elevation and ensuring the landing window is obscure glazed. As these details do not form part of this application, these issues could be addressed within the submission of the reserved matters.

With regard to the noise, this plot has an existing residential use forming garages and rear gardens of the properties fronting Eastcote Road. Given the scale and positioning indicated, and that the proposed unit would not compromise a 45 degree line of sight, it is not considered that the dwelling would result in a significant loss of amenity to the adjacent property. As such it is considered that the proposal would comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London 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 space standards for a 3 bed 5 person flat would require 93sqm plus 2.5sqm. The indicative plans are considered compliant with the housing standards.

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.

HDAS advises that developments should incorporate usable garden space and for a 3

bedroom house a minimum of 60sqm would be required. The indicative plans show a provision of approximately 95sqm. 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 plans indicate that two spaces would be provided including one within the garage. Therefore, the proposal complies with the requirements of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

There is a mature protected Silver Birch to the rear of the existing garages and also an Ash and a Sycamore nearby, which make a significant contribution to the arboreal character of the local area.

The Tree/Landscape Officer has advised that in the absence of a tree survey/arboricultural impact assessment and supporting documentation the applicant has failed to demonstrate that the tree will be unaffected by the development and has not made provision for its long term protection and as such is unacceptable.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site is located in Flood Zone 2. The Flood and Water Management Officer has raised an objection advising there is insufficient justification as to why a new dwelling should be sited in an area with a high probability of flooding and does not pass the sequential test.

To overcome the objection the applicant will need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. No FRA has been submitted and it therefore does not meet the requirements of a site specific flood risk assessment required by the National Planning Policy Framework and therefore does not include a detailed assessment of the risk to and from the site. As such the proposal fails to comply with the requirements of Policy EM6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The concerns raised are noted and the planning issues have been addressed appropriately in the report. Amended plans have been updated to show the accurate boundary line. Property values and issues relating to boundaries are not material planning considerations. Any work carried out on a boundary would be subject to a Party Wall Agreement and is a civil issue to be agreed between neighbours.

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.

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 indicative plans fail to demonstrate that the proposed dwelling could be provided without presenting a visually intrusive and cramped appearance, which would be out of keeping with the character of the street scene and wider area. The proposal fails to demonstrate that it would not have a detrimental impact on a protected tree, which makes a significant contribution to the arboreal character of the local area. In addition, there is also insufficient justification as to why a new dwelling should be sited in an area with a high probability of flooding, the proposal therefore does not pass the sequential test for new development in an area which is in Flood Zone 2.

As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: The London Plan (2016) and the NPPF.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

225 & 227 Eastcote Road

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:

72007/APP/2016/2408

Scale:

1:1,250

Planning Committee:

North Page 29

Date:

September 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address POLISH AIR FORCE WAR MEMORIAL WEST END ROAD RUISLIP

Development: Cleaning of War Memorial (Application for Listed Building Consent).

LBH Ref Nos: 49721/APP/2016/3058

Drawing Nos: Polish War Memorial Report
Doff Cleaning System Product Sheet
Method Statement - Stonemasonry Work Cleaning and Maintenance of War Memorials

Date Plans Received: 11/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of West End Road next to the A40 and a major roundabout to which the Polish War Memorial gives its name. The site is designated non-agricultural Green Belt land.

1.2 Proposed Scheme

Listed Building Consent is sought for the cleaning of the physical fabric of the Portland Stone War Memorial along with cleaning of the granite paving and Roll of Honour, and the York Stone Housing and Crazy Paving.

1.3 Relevant Planning History

49721/95/0300 Polish Air Force War Memorial West End Road Ruislip

Erection of a 1.5m high semi-circular wall to be clad in granite, re-cladding of existing rear wall of monument with granite, extension of platform at front of monument, installation of three lighting columns, extension of existing car park and provision of new path to provide disabled access

Decision Date: 31-05-1995 Approved **Appeal:**

49721/APP/2010/1582 Polish Air Force War Memorial West End Road Ruislip

Cleaning of the physical fabric of the War Memorial (Application for Listed Building Consent.)

Decision Date: 02-09-2010 Approved **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL

A site notice was displayed on site; no responses were received.

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

INTERNAL

Conservation Officer:

This is a Grade II Listed war memorial located in South Ruislip. The site also forms part of designated Green Belt land. The memorial dates from 1948 and was designed by Mieczyslaw Lubelski. The memorial comprises of a Portland stone cenotaph/shaft on a plinth, surmounted by a bronze eagle. It is set behind a pool which includes a fountain. There are granite elements to the rear of the shaft. York stone crazy paving and steps surround the pool and memorial shaft. The entire area is enclosed by cast iron railings with Portland stone gate piers to mark the entrance.

The memorial is in relatively good condition. The works proposed are for the celebrations due to take place in September. As this is a Council application, Historic England would need to be consulted and it would need to be confirmed that the application can be determined by the Local Planning Authority. Therefore please ensure we have a response from Historic England which would need to be acknowledged in the report.

Whilst there are no objections in principle to cleaning the war memorial, taking into account the good condition of the memorial itself the proposed clean would need to be kept at a minimum. Therefore the contractors (AF Jones) have been advised to carry out careful cleaning of the various elements using the lowest pressure and temperature required to suitably clean the memorial. The nozzle would need to be kept at a greater distance from the substrate and ensure the nozzle is ideally set at a spray angle above 35°.

A sample test/trial panel on all relevant surfaces was approved on site with AF Jones and it was advised that the test panels remain until the majority of the work has been completed, so that it can be used as a control.

The pressure and temperature to be used on the various elements of the memorial was agreed on site as 80-90 bar pressure and operating temperature around 130°.

Any damage occurred during the cleaning process would need to be recorded and the Conservation team would need to be informed immediately. The memorial would need to be repaired like for like and agreed with the Conservation team prior to the commencement of such works.

CONCLUSION: Following the confirmation of cleaning method and approval of test panel, no objection to proposed works.

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

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

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
BE10 Proposals detrimental to the setting of a listed building
OL4 Green Belt - replacement or extension of buildings

5. MAIN PLANNING ISSUES

The main planning issue is whether the cleaning will have any adverse impact upon the visual appearance and long term physical integrity of the memorial, along with the impact on the surrounding Green Belt.

The proposed works are minor and would not impact on the appearance, character or long term integrity of the memorial. The proposal is therefore acceptable in compliance with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Conservation Officer does not object to the proposed works following confirmation of the cleaning method and the approval of an on-site test panel.

The proposed cleaning works would restore the memorial to an acceptable appearance and so will improve the visual amenity for the surrounding Green Belt in accordance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application for Listed Building Consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 LB2 Making good of any damage

Any damage caused to the war memorial in execution of the works shall be recorded and the Council's Conservation Team shall be informed immediately. The memorial would need to be repaired like for like and agreed with the Conservation Team prior to the commencement of such works.

REASON

To safeguard the special architectural and/or historic interest of the war memorial in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 NONSC Non Standard Condition

The various elements of the war memorial shall be cleaned using 80-90 bar pressure and operating temperature around 130°. The nozzle shall be set at a spray angle above 35° and kept at a greater distance from the substrate.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Test Panels

The agreed test panels shall remain on site until the work has been completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

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

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

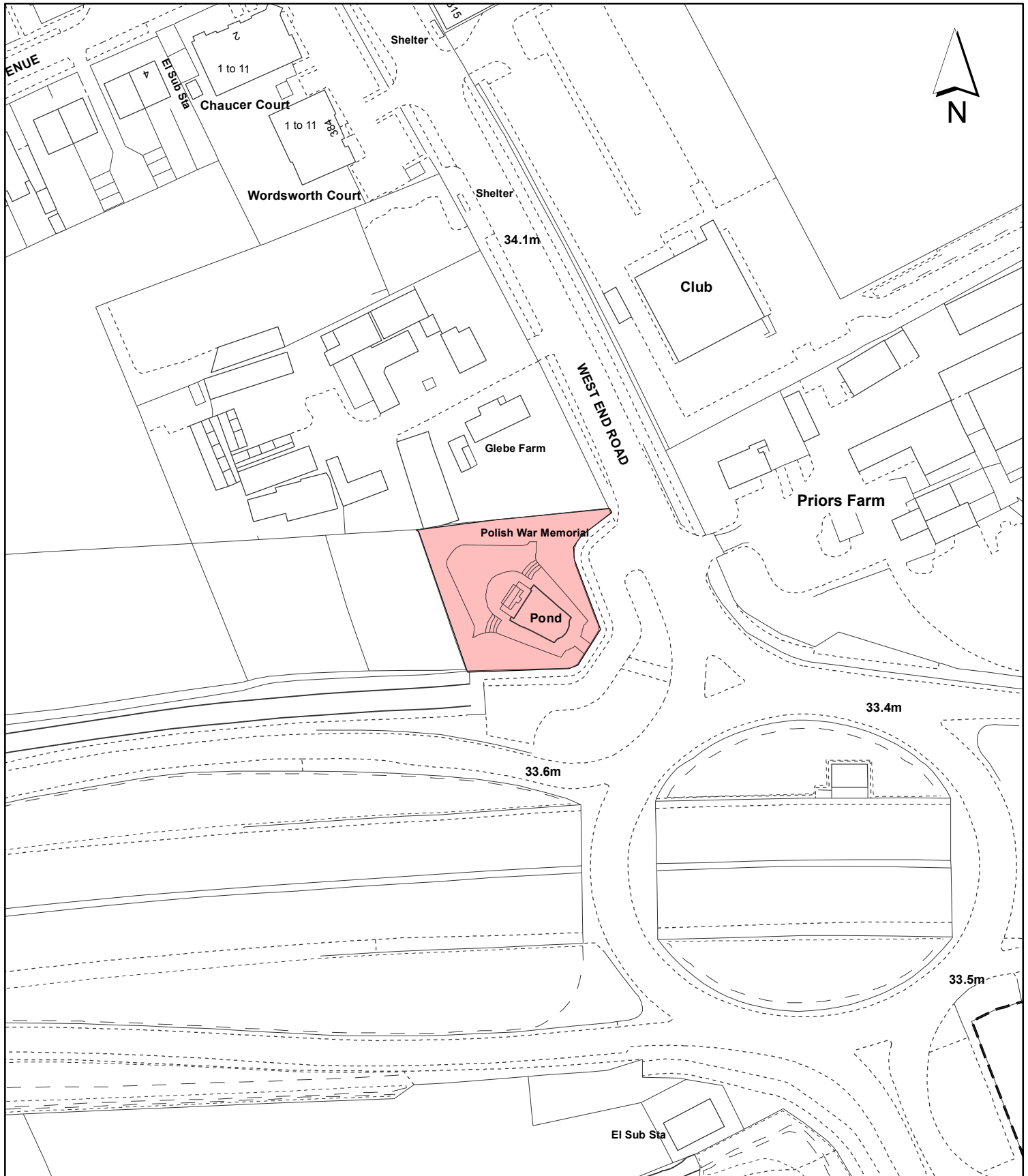
BE10 Proposals detrimental to the setting of a listed building

OL4 Green Belt - replacement or extension of buildings

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.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Polish War Memorial

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

Planning Application Ref:
49721/APP/2016/3058

Scale:
1:1,250

Planning Committee:
North Page 36

Date:
September 2016



Report of the Head of Planning, Sport and Green Spaces

Address THE HOMESTEAD FINE BUSH LANE HAREFIELD

Development: Change of use of existing non-use function building to Use Class D1 for use as a nursery.

LBH Ref Nos: 6583/APP/2016/1698

Drawing Nos: 3713/01 Rev A
Location Plan

Date Plans Received: 05/05/2016 **Date(s) of Amendment(s):** 05/05/2016
Date Application Valid: 13/05/2016

1. **SUMMARY**

This application seeks planning permission for the change of use of an existing un-used function room at The Homestead for use as a childrens nursery.

There would be no external alterations to the existing building, surrounding site or parking. The scheme is considered to be appropriate development within the Green Belt and would protect openness.

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, number 3713/01 Rev A and the details and procedures included within the Flood Risk Assessment, 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 NONSC **Non Standard Condition**

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential property Oak Cottage, Fine Bush Lane, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation of all available physical mitigations, administrative measures, and noise limits with the most applicable being collated in a Noise Management Plan that specifies the responsible person for its implementation and monitoring. Prior to the first use of the building for the D1 use hereby

approved, the approved Noise Management Plan scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

4 NONSC Non Standard Condition

Prior to the commencement of development a traffic management scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation measures to ensure the safety of children, access (vehicular and pedestrian) and the parking provision for the nursery, including details of the measures to enforce staggered drop off and pick up times to ensure the avoidance of queuing or the necessity to pick up or drop off in the road. Upon the first use of the building for the D1 use hereby approved, the approved scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM12 Use Within Same Use Class

The premises shall be used as a Children's Nursery and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the appropriate use of the building in this location in accordance with the NPPF and Policy OL1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference number 3713/01 Rev A have been laid clearly marked out for use by staff and parents in association with the D1 use hereby approved. Thereafter all the spaces shall be kept clear of obstructions and used for the sole purpose of parking motor vehicles in association with the D1 use hereby approved for as long as the use hereby approved remains in operation.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

7 NONSC Non Standard Condition

The D1 nursery use hereby approved shall be limited to a maximum enrollment/attendance of 35 children at all times.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012).

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Fine Bush Lane approximately 250m to the west of Breakspear Road and the developed area of Ruislip. It comprises a detached two storey dwelling with a detached garage and a large L-shaped flat-roof garden building set within a spacious plot. The garden building is located to the western side of the dwelling. To the front there is an off road waiting area before two sets of gates one serving the existing dwelling and the other a separate driveway leading to a gravelled parking area on the eastern side of the outbuilding.

The site is located within the Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the change of use of an existing building without a specific use, to allow it to be used as a Class D1 Nursery. The intention is to offer 30-35 places for children under the age of 5, which shall include 15 funded places. There would be ten staff, although not all would be full time.

The intended opening hours are 7.30am - 6.00pm Monday to Friday with staggered arrival and collection times and they also intend to provide a pick up and collection facility from local schools to link in with parents dropping off siblings with their own 9 seater transporter.

3.3 Relevant Planning History

6583/APP/2012/1729 The Homestead Fine Bush Lane Harefield
Alteration of flat roof to pitched roof on existing detached ancillary building

Decision: 07-02-2013 Approved

6583/APP/2013/3078 Land Forming Part Of The Homestead Fine Bush Lane Harefield
Construction of new detached dwelling (Outline application for access, layout and scale)

Decision: 17-07-2014 Not Determined **Appeal:** 17-07-2014 Dismissed

6583/APP/2015/3802 The Homestead Fine Bush Lane Harefield
Alteration of flat roof to pitched roof on existing detached ancillary building

Decision: 15-12-2015 Approved

Comment on Relevant Planning History

6583/APP/2015/3802 - Alteration of flat roof to pitched roof on existing outbuilding (approved)

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:

NPPF National Planning Policy Framework

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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

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

R12 Use of premises to provide child care facilities

LPP 5.12 (2015) Flood risk management

LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

LPP 7.16 (2015) Green Belt

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

1 neighbour was consulted for a period of 21 days expiring on the 7 June 2016. The site notice was also erected on the gates to the front of the property, expiring on 16 June 2016. No response was received.

Ruislip Residents Association: No response

Internal Consultees

Environmental Protection Unit:

I have no objections subject to condition for the provision of a scheme for site noise control. The site of the proposed development is situated in an isolated location away from a built up urban area, however there is a nearby residential property Oak Cottage, Fine Bush Lane.

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential property Oak Cottage, Fine Bush Lane, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits, a noise management plan and other measures as may be approved by the Local Planning Authority.

Officer response: Further discussions with the Environmental Health Officer have confirmed that given the distance to Oak Cottage, it should be possible to provide a suitable scheme for noise mitigation, having regard to the number of issues including the number of children playing outside at any one time, arrangements to keep doors closed, acoustic screening/hedges.

Flood and Water Management Officer:

With the submission of the Flood Risk assessment, there are no objections subject to the implementation of the recommendations contained within it of appropriate Flood Evacuation Plans for this business.

Highways:

Plans to show all existing car parking provision on whole site and those allocated to staff and drop off and pick up. Conditions required to deter drop off at site entrance from Fine Bush Lane and staggered drop off and pick up times.

Officer response: Amended plans have been received detailing all parking provision, with allocated staff parking separate from the large general access car park and drop off area, as well as a space for the mini bus to be used in the pick up and collection service.

Trees/Landscaping:

No objection on landscape grounds and no need for landscape conditions.

Families Information Services:

There is no day nursery currently operating within a mile of this site. In fact the only registered childcare provision available currently within a mile of this site are 14 childminders. We would want to see places being available for children to receive free childcare. However of these childminders, only 3 offer free places to parents. There are not sufficient places available locally to meet parental demand.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "'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."

Paragraph 90, the NPPF indicates that certain other forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include among others 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

This scheme proposes a change of use of part of an existing single storey flat roofed building to provide a children's nursery, in an area identified in need of additional nursery school provision. The building is permanent and of substantial construction and it is therefore considered that in principle the development is appropriate development and given there are no extensions it will not effect the openness of the site and accords with the requirements of the National Planning Policy Framework.

It is noted that there is a wide range of non residential institutions that fall within use class D1, which may not be appropriate in this location. However the use of the building as a children's nursery could be conditioned to be restricted to ensure no further unsuitable development.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This scheme proposes a children's nursery within part of an existing building, which is situated to the side and behind The Homestead. The site benefits from an existing gated access to the side of the gates of the house, which leads around the side of the building to an existing gravelled parking area.

The proposed change of use would not result in any external alterations to the existing building or grounds. It is therefore considered that the development is appropriate and is considered to accord with the requirements of the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

This is not applicable to this application as there are no external alterations proposed to the building or grounds.

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

The siting of the proposed development would ensure it would be located a considerable distance away from the neighbouring residential properties and would not be visible from outside of the application site. The nearest neighbour would be Oak Cottage situated approximately 133m to the west, with other residential properties of Ruislip situated over 230m to the east. The Environmental Health Officer has advised that they have no

objections to the proposal subject to a condition for site noise management and controls to limit any impact on Oak Cottage. It is therefore considered that the proposed development would not impact on the amenities of the adjoining occupiers in accordance with Policies OE1, BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Officer has asked for plans which show all car parking provision including those allocated to staff and for drop off and pick up. Revised plans indicate separate parking bays to the front of The Homestead allocated to staff with a large gravelled car park to the side of the building and separated by a gateway, which would allow plenty of car parking space for pick-up and drop off.

The applicants have advised that there will be a staggered arrival and collection times of 4 cars per 15 minutes and there will be no drop off at the entrance. They are also proposing to operate a pick up and collection facility in their own 9 seater mini bus from local schools where parents are dropping off siblings.

The Highway Officer has advised that a condition should be included to deter drop off at the site entrance and staggered pick-up and drop off times. Subject to these controls being secured via condition, it is not considered that there would be any significant impact upon highway safety in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not relevant to this application.

7.12 Disabled access

Policy 7.2 of the London Plan (2016) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013) provides detailed design guidance on accessibility issues.

There is level access from the parking area through to the building and it is considered the scheme complies with Policy 7.2 of the London Plan and the Council's Supplementary Planning Document, Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

No trees or other landscape features of merit will be affected by the proposal

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that with the submission of the Flood Risk assessment, there are no objections subject to the implementation of the recommendations contained within it of appropriate Flood Evacuation Plans.

7.18 Noise or Air Quality Issues

The site benefits from both hard and soft landscaped recreational outdoor space. The applicant suggests that the use of this area will be limited to core hours, with a maximum of 6 children outside at any one time. The Council's Environmental Health Officer has not raised any objection but has requested a condition for the provision to be made for a scheme for the control of noise emanating from the site. The scheme shall include such combination of physical, administrative measures, noise limits, a noise management plan and other measures as may be approved by the Local Planning Authority.

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

N/A

10. CONCLUSION

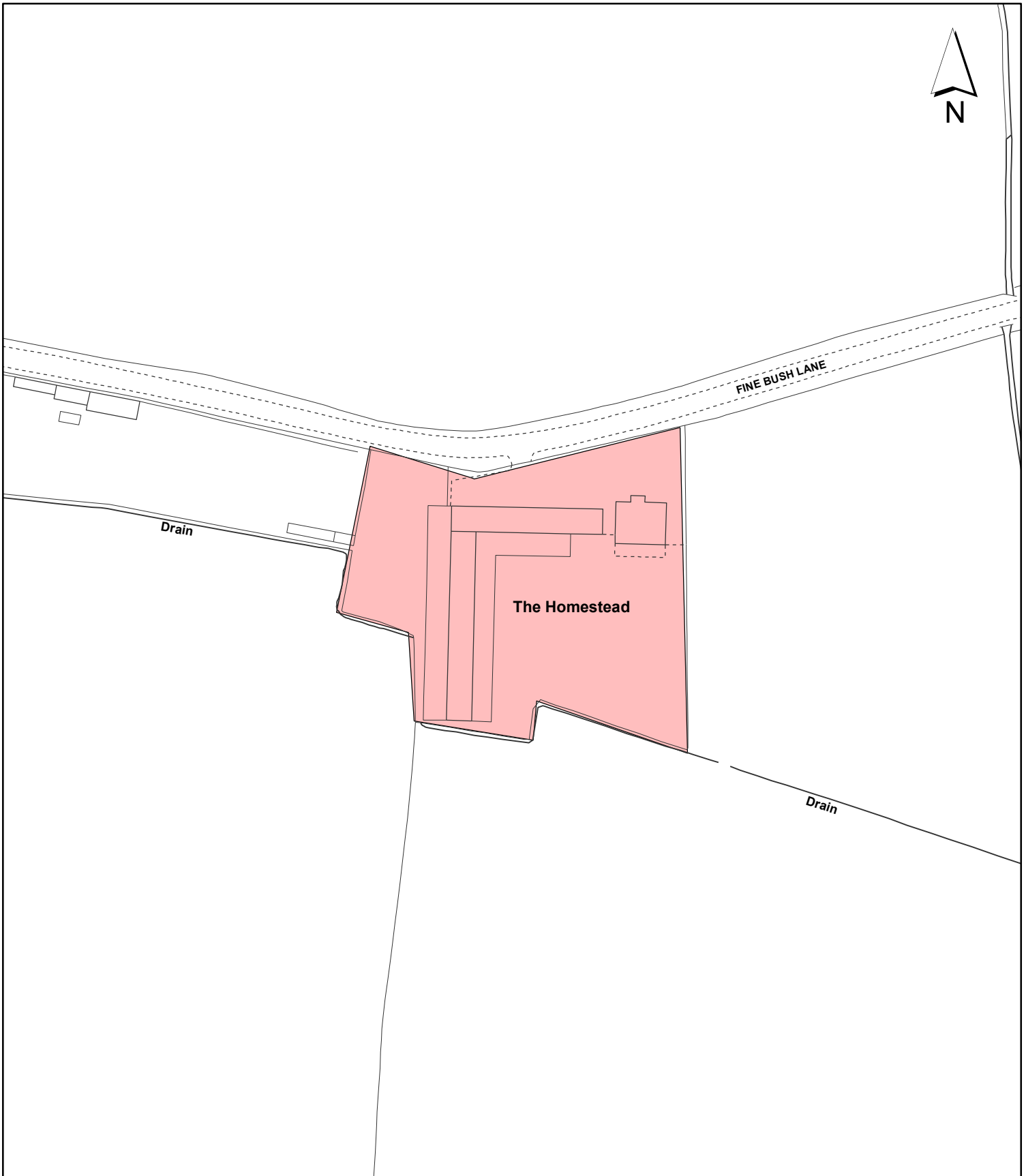
For the reasons outlined above and given that the development complies with the aforementioned policies of the National Planning Policy Framework, this application is recommended for approval.

11. Reference Documents

NPPF (March 2012)
Planning Practice Guidance (March 2014)
The London Plan (2016)
Hillingdon Local Plan (November 2012)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

The Homestead

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

Planning Application Ref:

6583/APP/2016/1698

Scale:

1:1,250

Planning Committee:

Major Page 46

Date:

September 2016



HILLINGDON
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of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Applications Planning Committee

Tuesday 13th September
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 69

Report of the Head of Planning, Sport and Green Spaces

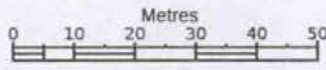
Address 223 EASTCOTE ROAD RUISLIP
Development: Raising and enlargement of roof to create first floor, single storey side and rear extension
LBH Ref Nos: 9597/APP/2016/1781

Date Plans Received:	10/05/2016	Date(s) of Amendment(s):	23/06/2016
Date Application Valid:	27/06/2016		25/05/2016



Produced 22 Mar 2016 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

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



1:1250

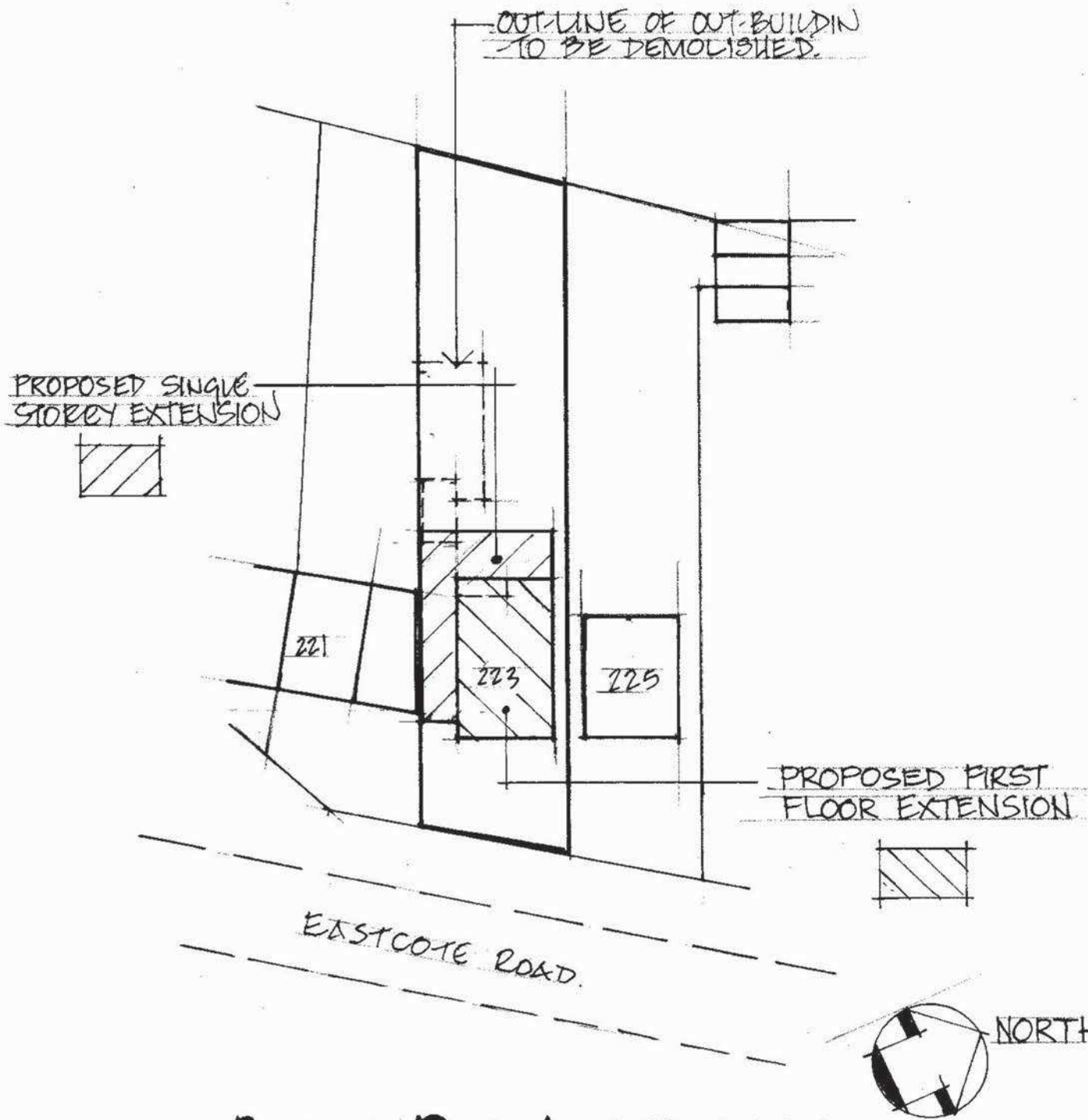


223, Eastcote Rd, Ruislip
HA4 8BL

Supplied by: Cambridge Copy Studio
Licence: © Crown Copyright and database rights 2016 OS 100038864
Reference: OI976374
Centre coordinates: 510139 188174



DOCUMENT 'B'



BLOCK PLAN - 1:500



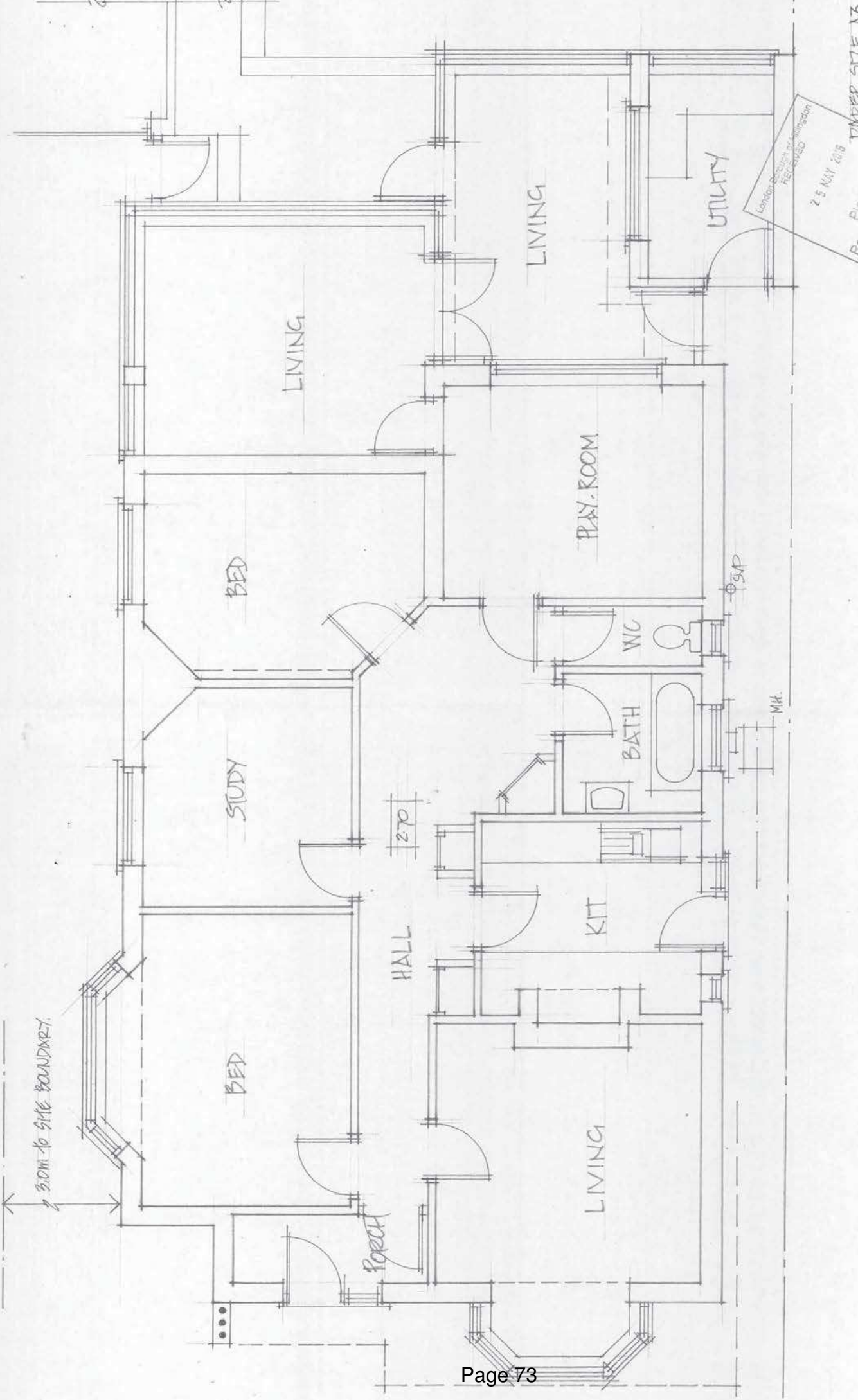
SCALE BAR - 1:500

BLOCK PLAN

223 EASTCOTE ROAD
RUISLIP HA4 8BL

MR. B. LOVELOCK

SCALE: 1:500 DRG: 0402/6



London Borough of Hillingdon
 Received
 25 MAY 2018
 Resigning
 Planning
 M. DUKELAND

PAPER SIZE A3

SURVEY AS EXISTING		MR. B. LOVELOCK	M. DUKELAND
223 EASTCOTE ROAD RUISLIP HA4 8BL (L.B. HILLINGDON)		SCALE 1:50	TEL: 07436 115050
		DRG: 0402/1	

EXISTING GROUND FLOOR PLAN - 1:50



SCALE BAR - 1:50

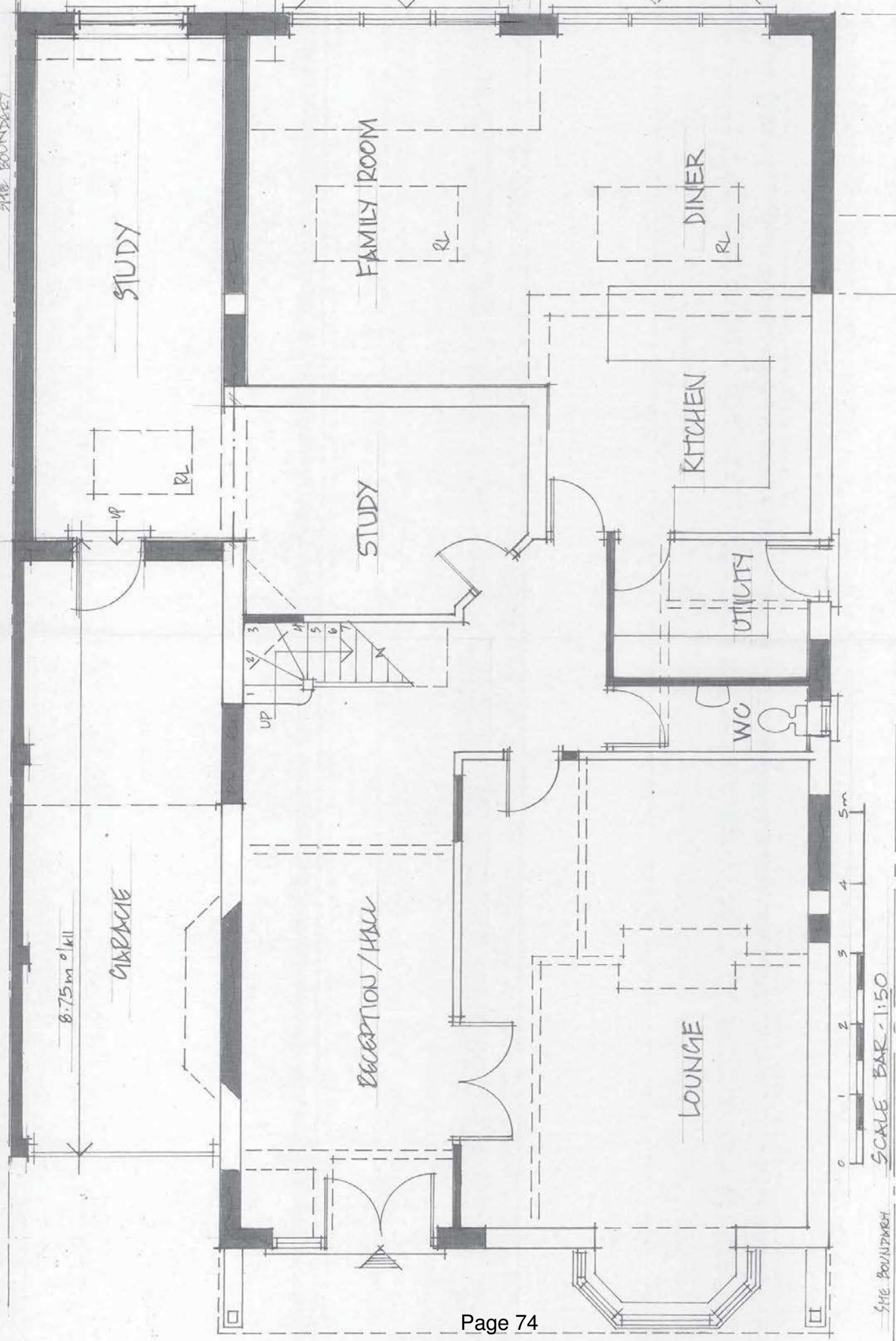
A3

SITE BOUNDARY

EXG. GARAGE
TO BE
REMOVED

D/G B/F FOLD
DOORS

M. BURKARD - PAPER SIZE A1
(07436 115850)
A3



4.0M O/A/I
SINGLE STOREY

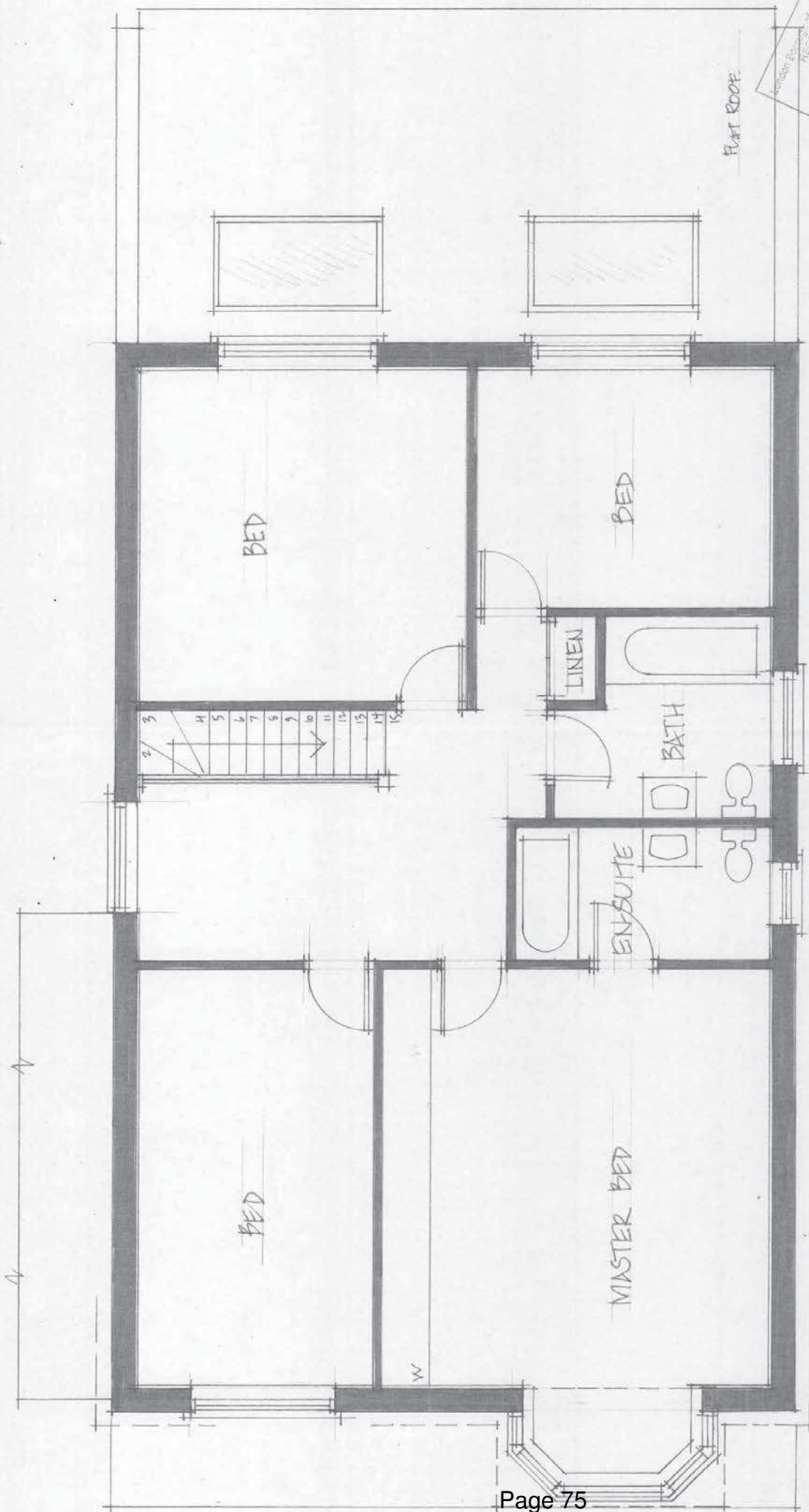
EXTENSION + ALTERATIONS

223 EASTCOTE ROAD, HX4 8BL.

MR. B. LOVELOCK; SCALE 1:50; DRG: 0402/2 'D'

SCALE BAR - 1:50

PROPOSED GROUND FLOOR PLAN - 1:50



London Borough of Merton
 RECEIVED
 25 MAY 2018

Planning
 Residents Services

PAPER SIZE A3

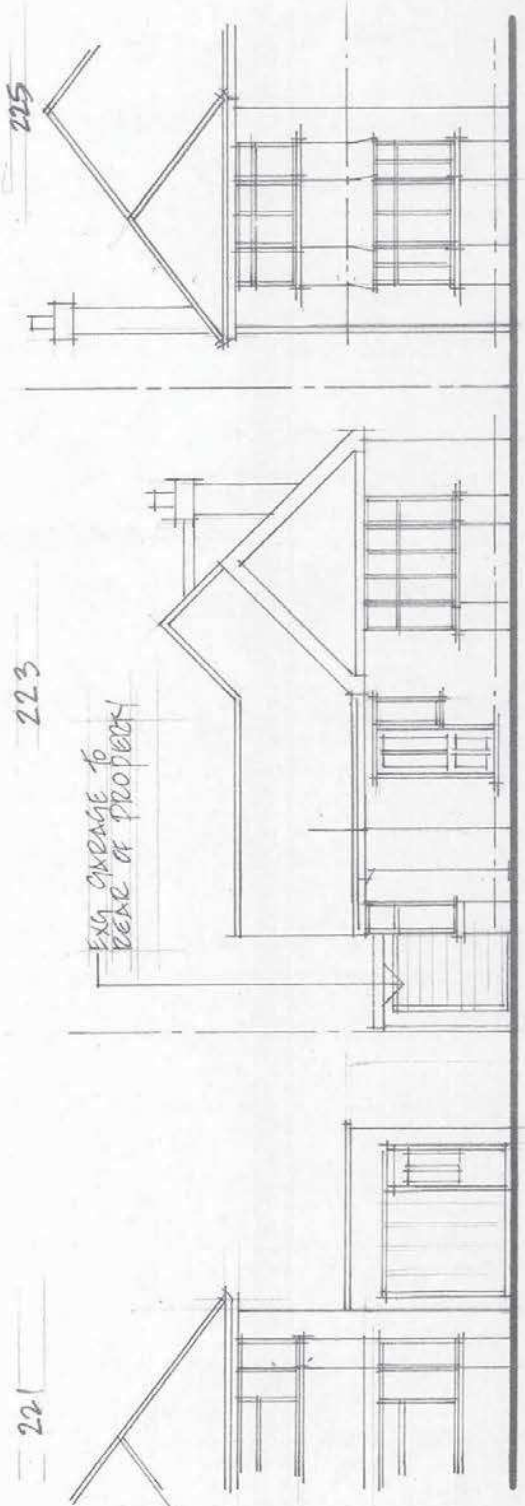
PROPOSED FIRST FLOOR PLAN - 1:50



SCALE BAR - 1:50

EXTENSION & ALTS.	MR B. LOVELOCK	M. BURNAND.
223 EASTCOTE ROAD RUISLIP HA4 8DL	SCALE: 1:50	TEL: 07436 115650
	DRG: 0402/3	

A5



FRONT ELEVATION - 1:100

AS EXISTING

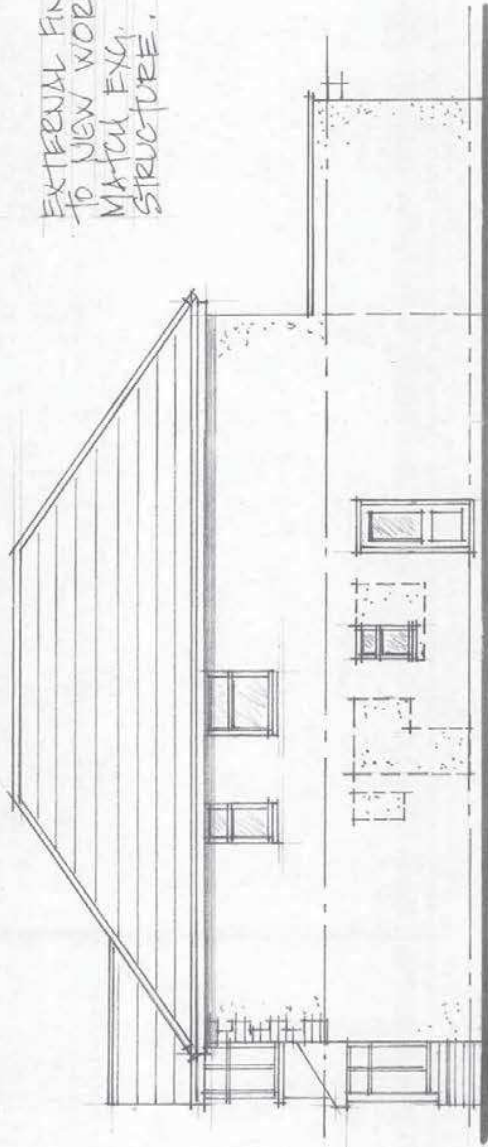


SCALE BAR - 1:100

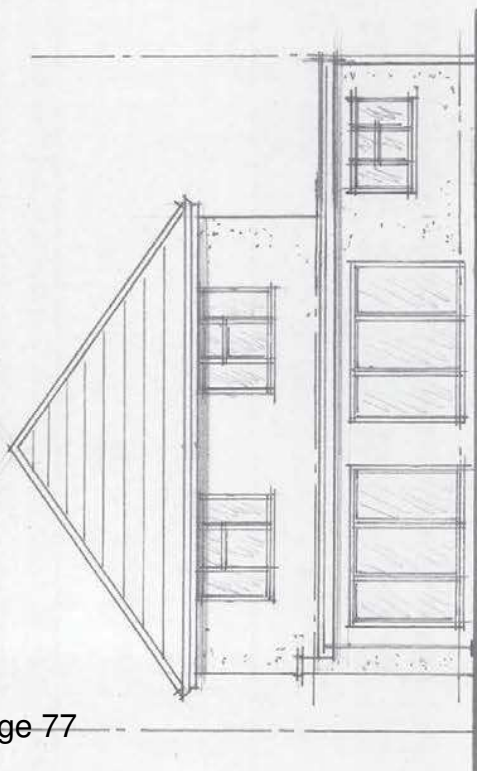
EXTENSION + MKTS. 223 EASTCOTE ROAD RUISLIP HA4 8BL	MR. B. LOVELOCK SCALE 1:100 DRN: 0402/5A	M. BURNARD TEL: 07436115850
--	--	--------------------------------

A3

EXTERNAL FINISHES
TO NEW WORKS TO
MATCH EXG.
STRUCTURE.



FRONT - 1:50

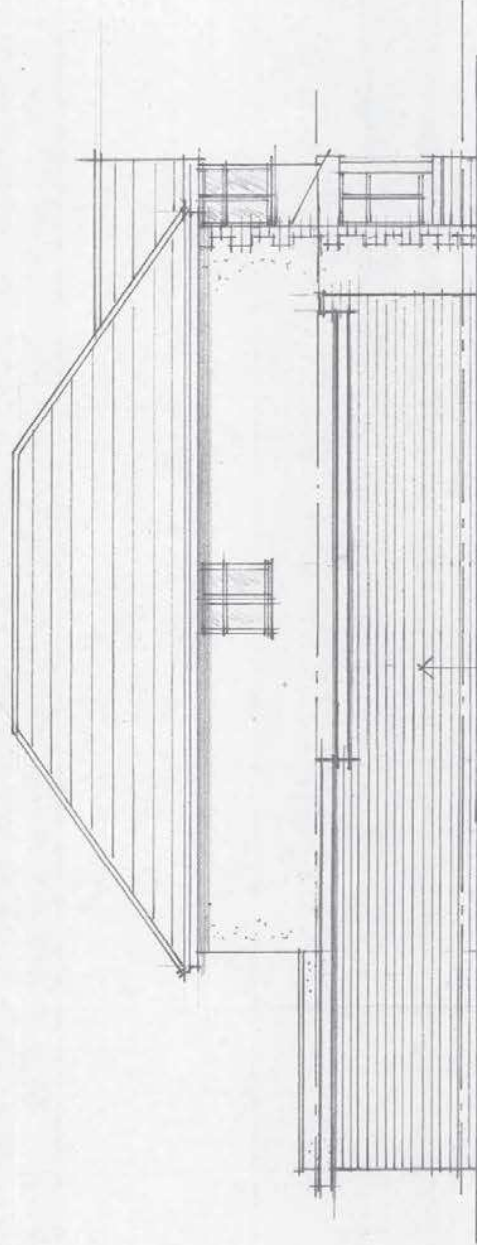


REAR - 1:100



SCALE BAR - 1:100

SIDE - 1:100



SIDE - 1:100

PROPOSED GARAGE
8.75m @ ALL

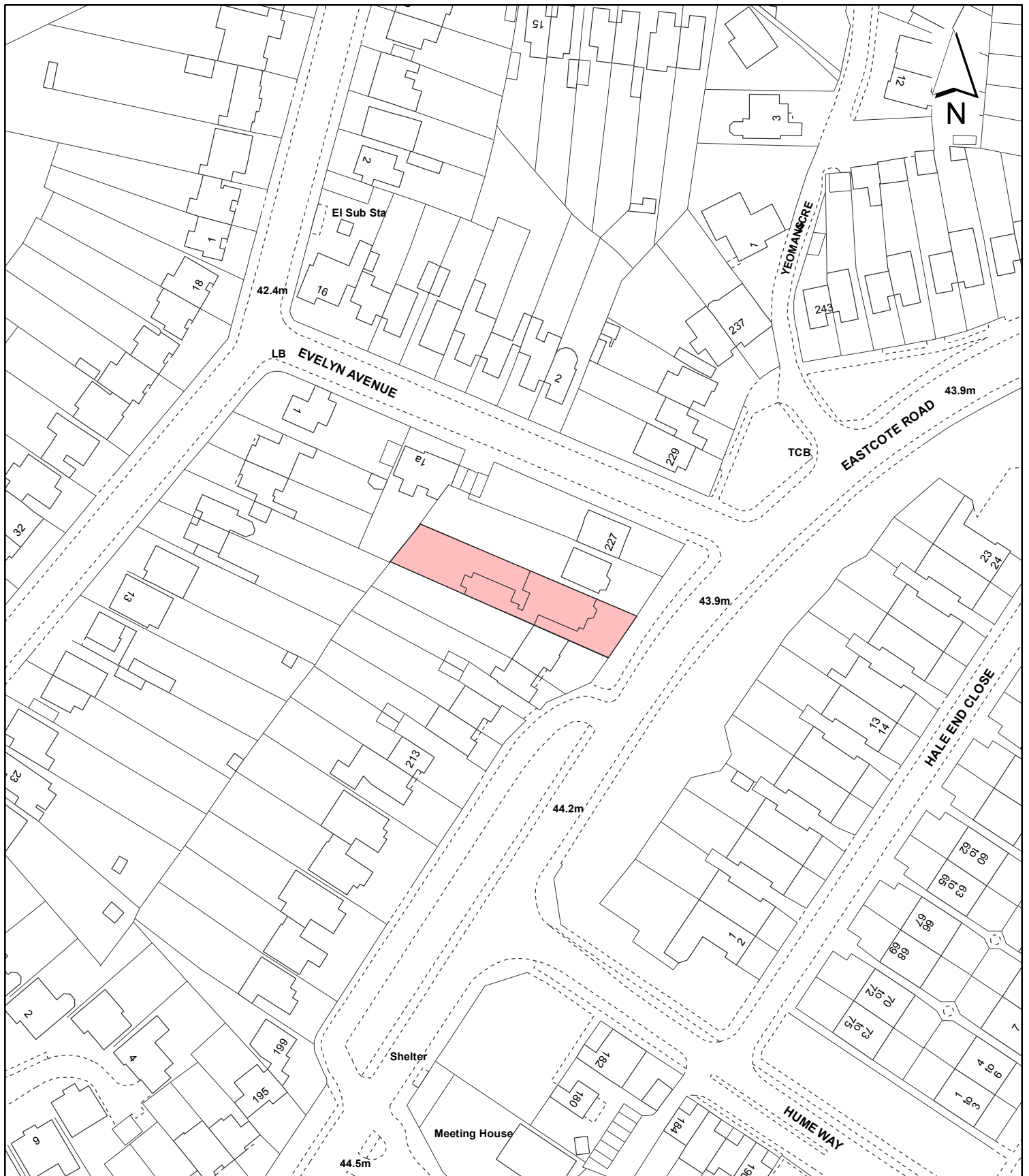
PAPER SIZE

EXTENSION + ALTS.
223 EASTCOTE ROAD
RUISLIP
HA4 8BL

MR. B. LOVELL
SCALE 1:100
DRG: 0402 / 4'D

M. BURNARD.
TEL: 07436 115850

A3



Notes:

 Site boundary

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Site Address:

223 Eastcote Road

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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

Planning Application Ref:

9597/APP/2016/1781

Scale:

1:1,250

Planning Committee:

North Page 78

Date:

September 2016



HILLINGDON
LONDON

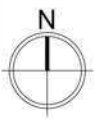
Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 225 AND 227 EASTCOTE ROAD RUISLIP
Development: New detached dwelling (Outline Planning Application with Some Matters Reserved).
LBH Ref Nos: 72007/APP/2016/2408

Date Plans Received: 21/06/2016

Date(s) of Amendment(s):

Date Application Valid: 21/06/2016



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A	16.08.16	SITE BOUNDARY	MDS
Rev.	Date	Revision	By

© Copyright

Drawing title: Location Plan	
Scale: @A4 1:1250	Drawn: .
Date: November 2015	Checked:.
Drawing No: 10923-L-00-LP	Rev: A

Client:
Lynview Homes Ltd.

Project address:
Site r/o 227 Eastcote Road,
Ruislip,
HA4 8BL

Job title:
Proposed new dwelling



Construction and Property Consultants
 Guildford ~ Hemel Hempstead ~ Bath
 Unit 1, Grovelands Business Centre, Boundary Way,
 Hemel Hempstead. HP2 7TE Tel: 01442 212755
 Email: hemel@synergyLLP.com
 www.synergyLLP.com

- NOTES:
- This drawing is copyright.
 - All dimensions must be checked on site before any works commence.
 - All discrepancies are to be reported to the CA before works proceed.
 - Only figured dimensions are to be used.



Rev	Date	Revision	By
A	16.08.16	LUSITE BOUNDARY	MDS

Synergy
 Construction and Property Consultants
 Guildford - Hemel Hempstead - Bath
 Unit 1, Gavelands Business Centre, Boundary Way,
 Hemel Hempstead HP2 7TE Tel: 01462 217255
 Email: enquiries@synergy.co.uk
www.synergy.co.uk

Client: Lynview Homes Ltd.
 Project address: Site 1/0 227 Eastcote Road, Ruislip, HA4 8BL
 Job title: Proposed new dwelling
 Drawing title: Block plan

Scale: @A3 1:500	Drawn: EB
Date: June 2016	Checked: PB
Drawing No: 10923-L-00-01	Rev: A

- NOTES:
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 - All discrepancies are to be reported to the CA before works proceed.
 - Only figured dimensions are to be used.



A 16.08 LGSITE BOUNDARY			RDS
Rev	Date	Revision	By

Synergy
 Construction and Property Consultants
 Guildford - Hemel Hempstead - Bath
 Unit 1, Gavelands Business Centre, Boundary Way,
 Hemel Hempstead HP2 7TE Tel: 01462 217255
 Email: hemel@synergy.co.uk
 www.synergy.co.uk

Client: Lynview Homes Ltd.
 Project address: Site 1/0 227 Eastcote Road, Ruislip, HA4 8BL
 Job title: Proposed new dwelling
 Drawing title: Site plan

Scale: @A3 1:200	Drawn: EB
Date: June 2016	Checked: PB
Drawing No: 10923-L-00-02	Rev: A

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 - Only figured dimensions are to be used.

E V E L Y N A V E N U E

BM 43.99m

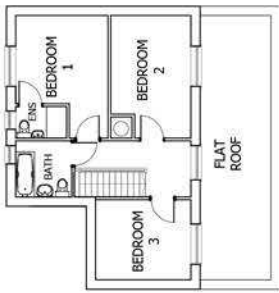
New crossover

New boundary fence



Garden

FIRST FLOOR



1a

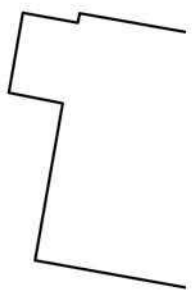
A.16.08	L16 SITE BOUNDARY	MDS
Rev:	Date:	Revision:
		By:
		Copyright:

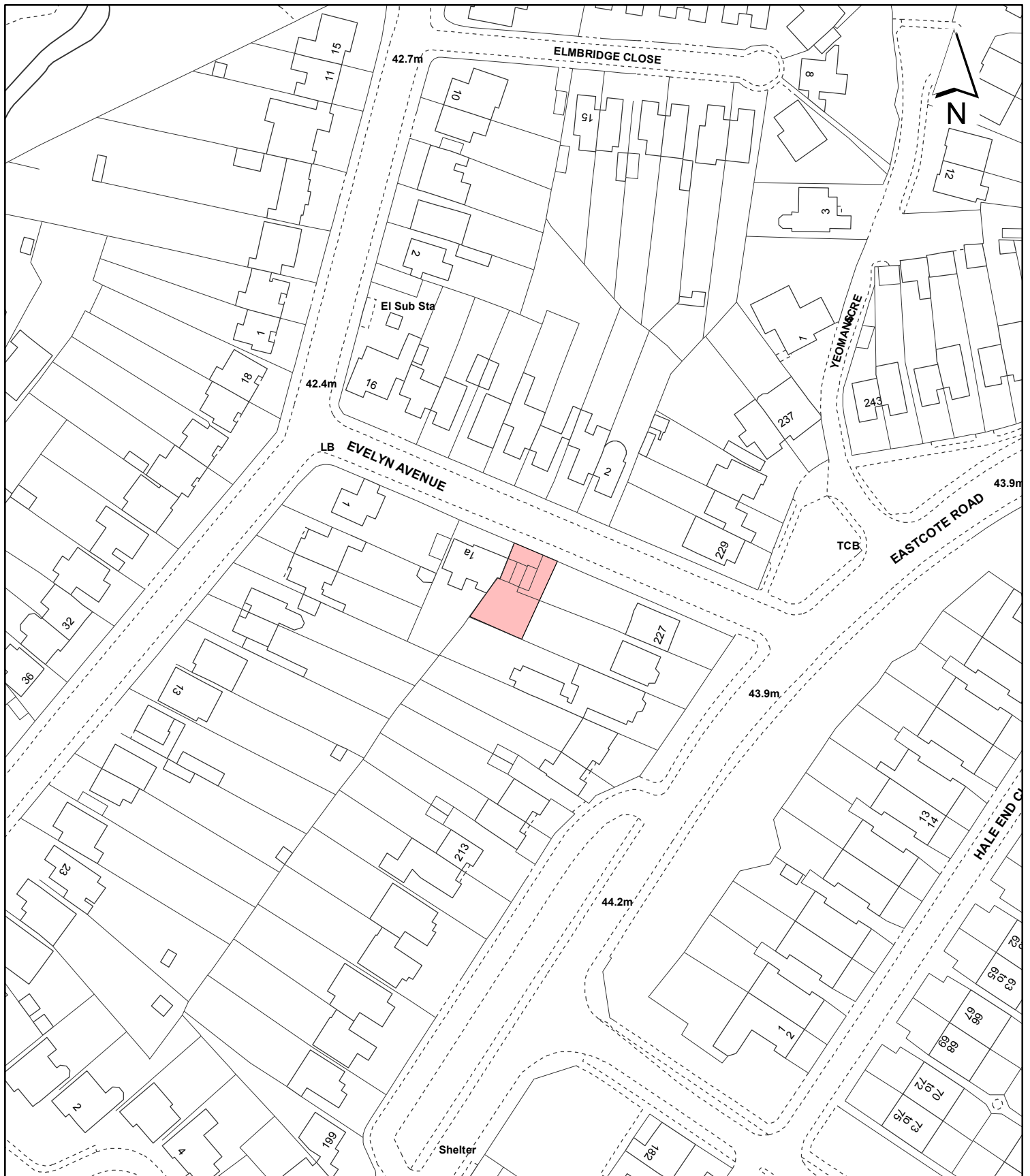


Guildford - Hemel Hempstead - Bath
 Unit 1, Gavelands Business Centre, Boundary Way,
 Hemel Hempstead HP2 7TE Tel: 01462 212755
 Email: hemel@synergypld.com
 www.synergypld.com

Client:	Lynview Homes Ltd.
Project address:	Site 1/0 227 Eastcote Road, Ruislip, HA4 8BL
Job title:	Proposed new dwelling
Drawing title:	Floor plans

Scale:	@A3 1:200	Drawn:	EB
Date:	June 2016	Checked:	FB
Drawing No.:	10923-L-00-03	Rev:	A





Notes:

 Site boundary

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Site Address:

225 & 227 Eastcote Road

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

Planning Application Ref:
72007/APP/2016/2408

Scale:
1:1,250

Planning Committee:
North Page 84

Date:
September 2016



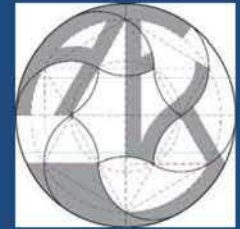
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address POLISH AIR FORCE WAR MEMORIAL WEST END ROAD RUISLIP
Development: Cleaning of War Memorial (Application for Listed Building Consent).
LBH Ref Nos: 49721/APP/2016/3058

Date Plans Received: 11/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/08/2016

WAR MEMORIAL REPORT



Established in 1858

A.F. JONES
STONEMASONS
LIMITED

Summary of The Polish War Memorial

Q 00209

Overview

Situation and History

The War Memorial is sited on the junction of the A40 Western Ave. and West End Road

Description

The memorial consists of three elements,

The main focal element is the Portland stone memorial and paving, with a square column and panels either side, the column is topped with a bronze eagle.

the granite lower back section with the roll of honour and paving.

The third element is the York crazy paving and walling, surrounds a pool that reflects the memorial



**Picture 1. General view
of front of memorial**

Polish War Memorial

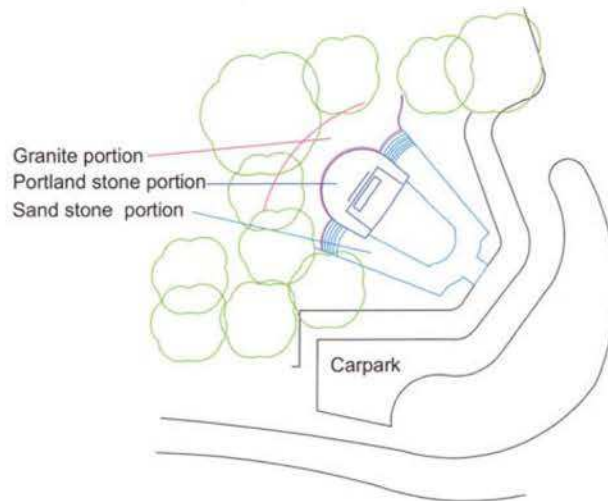


Fig.1. Drawing of plan



Picture 2. Granite section showing ponding

Polish War Memorial



Picture 3. Showing granite paving with run off from path to remembrance garden



Picture 4. Showing previous patching and further deterioration to York paving

Polish War Memorial



Picture 5. Showing York paving with open joints and with some vegetative growth



Picture 6. Open joints to York paving with previous patching

Polish War Memorial



Picture 7. Open joints to York paving and copings



Picture 8. Shows one side of York stone steps

Polish War Memorial

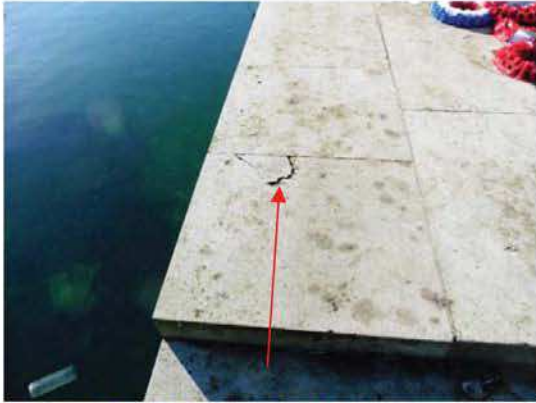


Picture 9. Portland paving and back of memorial showing signs of ageing and algal growth



Picture 10. Showing position of damage in close up in picture 11

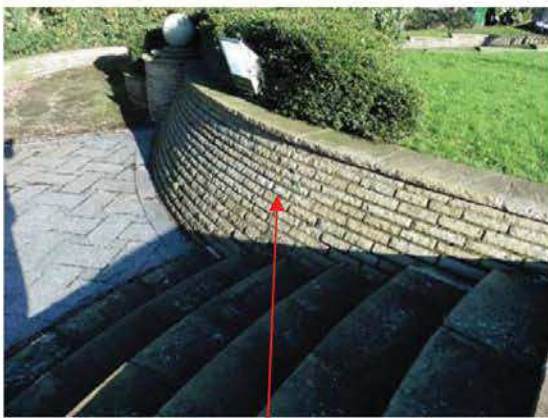
Polish War Memorial



Picture 11. Damage to stone



Picture 12. Damage to stone



Picture 13. Showing open jointing to walling



Picture 14. Showing position of rocking stone

General Condition of Structure

York crazy paving and walling, the crazy paving is the largest area, this is the part of the memorial that is in the worst condition, the crazy paving requires a lot of re-pointing and the York stone has broken up so trip hazards have been formed. (position shown in pictures 4-7)

The problem with re-pointing the crazy paving is that all the joints would need cutting out and re-pointing to a reasonable depth to avoid frost from causing them to fail again. The problem with that is the stones might become loose dependant on how the stones where fixed. It might be worth taking up a section at a time and re-bedding it and re-pointing, and doing this over a period of years, this way trip hazards can be reduced.

The walling has got several sections of jointing that has failed and some is missing completely and requires re-pointing, with the removal of vegetation that has taken advantage of the open joints. (position shown in picture 13)

Portland memorial and paving, this part of the memorial is in relatively good condition, with some open joints, one loose stone (position shown in picture 14)

There are two damaged stones, one has cracked (position shown in picture 12) and the other has spalled face (position shown in picture 11)

Granite section with roll of hour is in good condition apart from the drain seems to be slow or blocked, as there is a large area of ponding after rains, also sand and gravel run off from the path up to the garden of remembrance, is running across the granite paving into the drain channel, some parts of the paving have open joints.

Polish War Memorial

Ice Expansion could make these joints bigger with time especially if we continue to get wet winters followed by frosts

Suggested Renovations

York crazy paving has got sections of jointing that has failed and some is missing completely and requires re-pointing, the crazy paving is the worst area and the largest, it requires a lot of re-pointing and the York stone has broken up so trip hazards have been formed.

The problem with re-pointing the crazy paving is that all the joints would need cutting out and re-pointing to a reasonable depth to avoid frost from causing them to fail again. The problem with that is the stones might become loose dependant on how the stones where fixed. It might be worth taking up a section at a time and re-bedding it and re-pointing, and doing this over a period of years, this way trip hazards can be reduced.

Cleaning

The memorial is as stated in pretty good condition but

The York stone section is looking tired with algal growth making it slippery when wet. Cleaning recommended

The granite section collects leaves and these lead to staining and with the orange sand wash off of the path also causing staining cleaning recommended

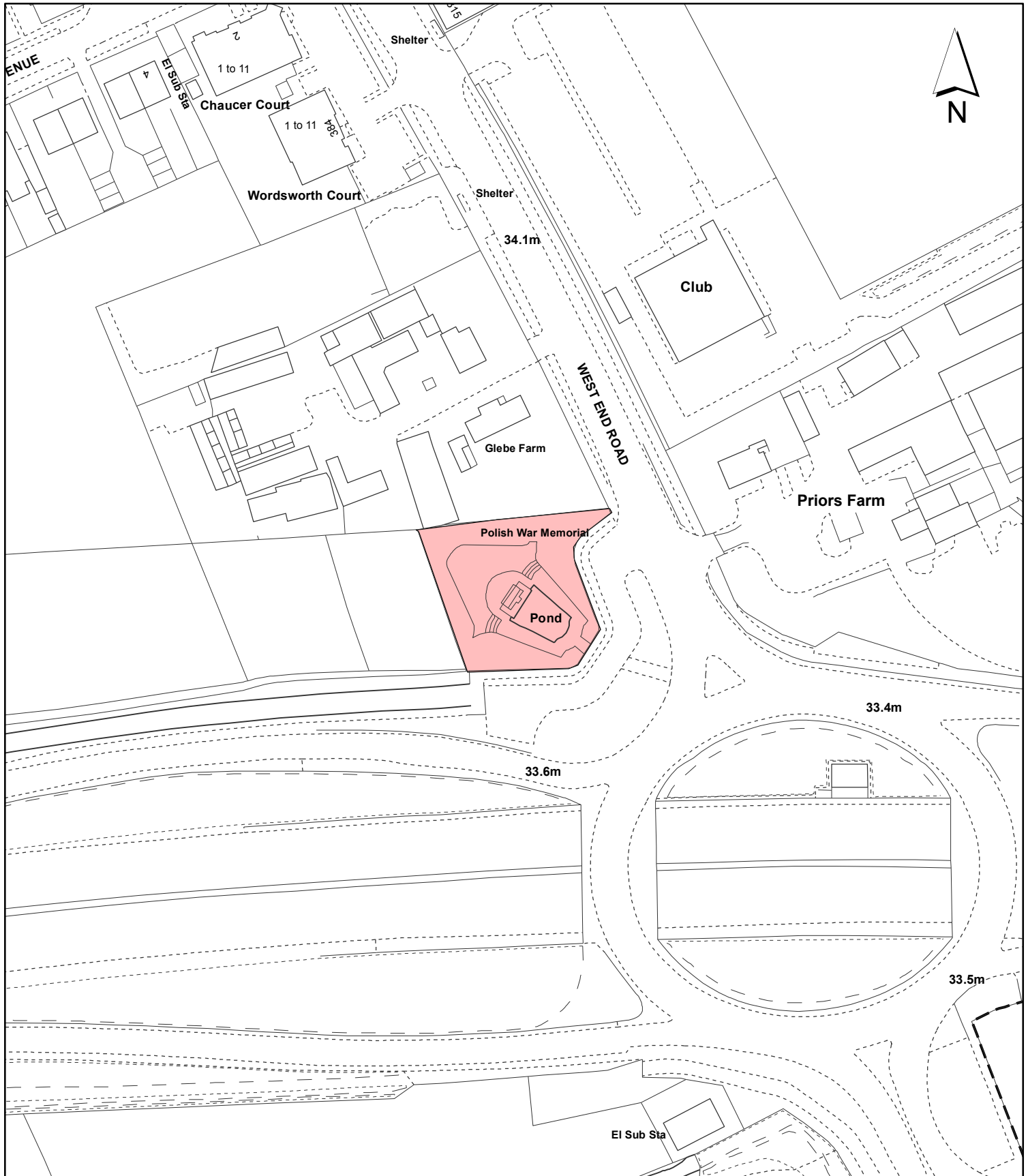
The Portland stone Cenotaph and surrounding paving again is green with algal growth especially the back (north side) suggest cleaning

All cleaning carried out using DOFF cleaning system as the gentlest means of cleaning and doesn't force water into the stone.

I hope we can be of further assistance

Yours faithfully

Roy Champion



Notes:

 Site boundary

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Site Address:

Polish War Memorial

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

Planning Application Ref:
49721/APP/2016/3058

Scale:
1:1,250

Planning Committee:
North Page 94

Date:
September 2016



Report of the Head of Planning, Sport and Green Spaces

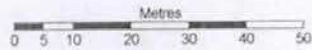
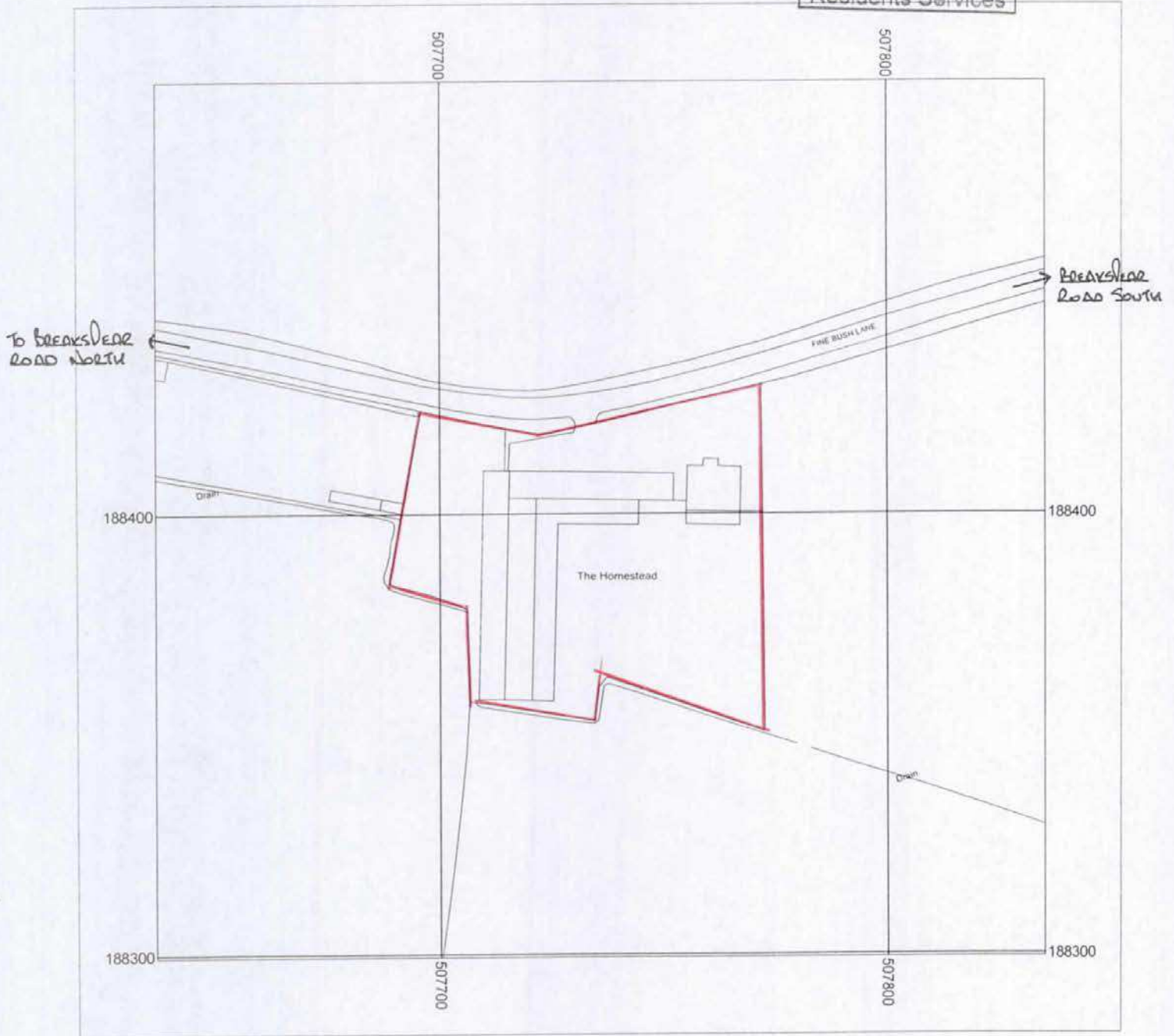
Address THE HOMESTEAD FINE BUSH LANE HAREFIELD
Development: Change of use of existing non-use function building to Use Class D1 for use as a nursery.
LBH Ref Nos: 6583/APP/2016/1698

Date Plans Received: 05/05/2016 **Date(s) of Amendment(s):** 05/05/2016
Date Application Valid: 13/05/2016

London Borough of Hillingdon
RECEIVED

05 MAY 2016

Planning
Residents Services



Scale: 1:1250

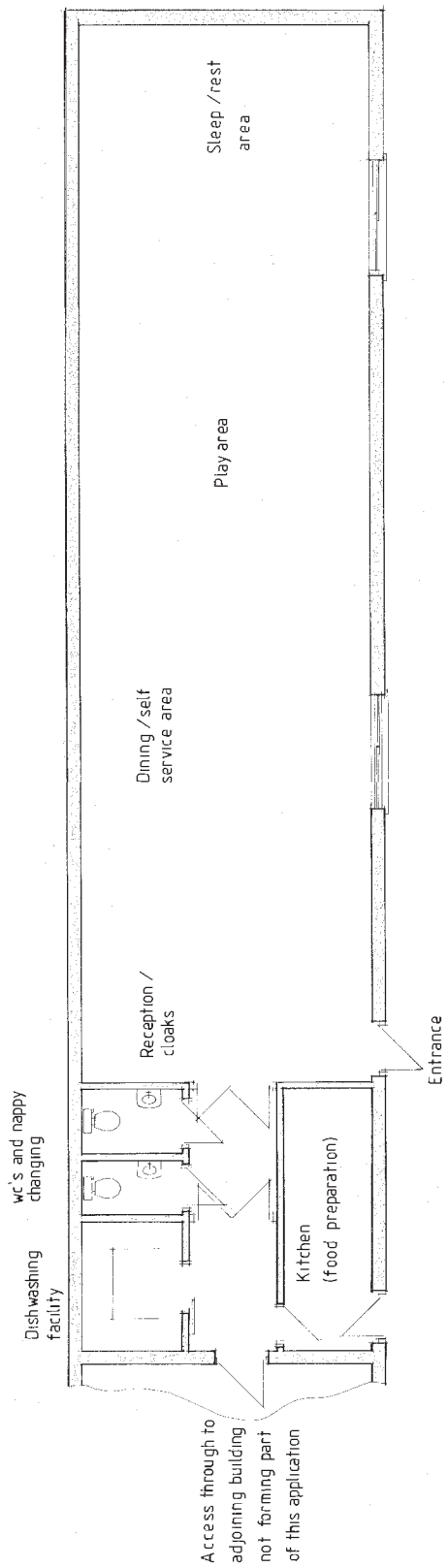


Supplied by: National Map Centre
License number: 100031961
Produced: 25/04/2016
Serial number: 1666775

The Homestead
Fine Bush Lane
Harefield
Uxbridge
UB9 6LY

Plot centre co-ordinates: 507736, 188399
Download file: pottle_homestead.zip
Project name: pottle_homestead

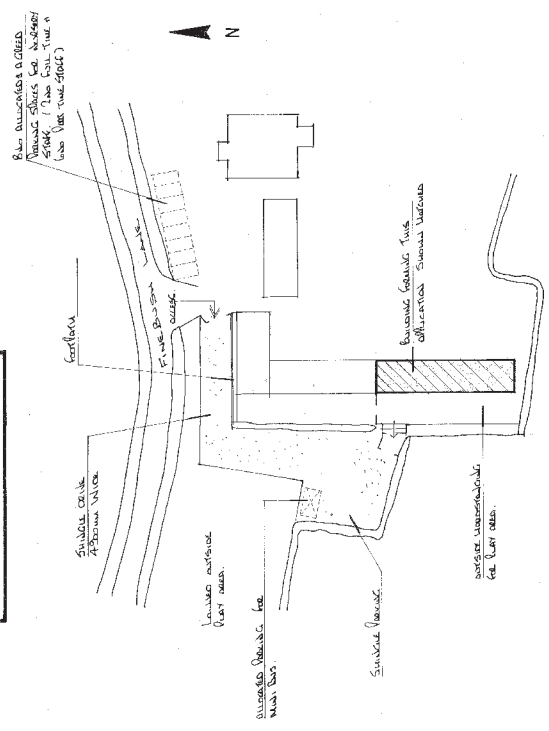
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



EXISTING GROUND FLOOR PLAN

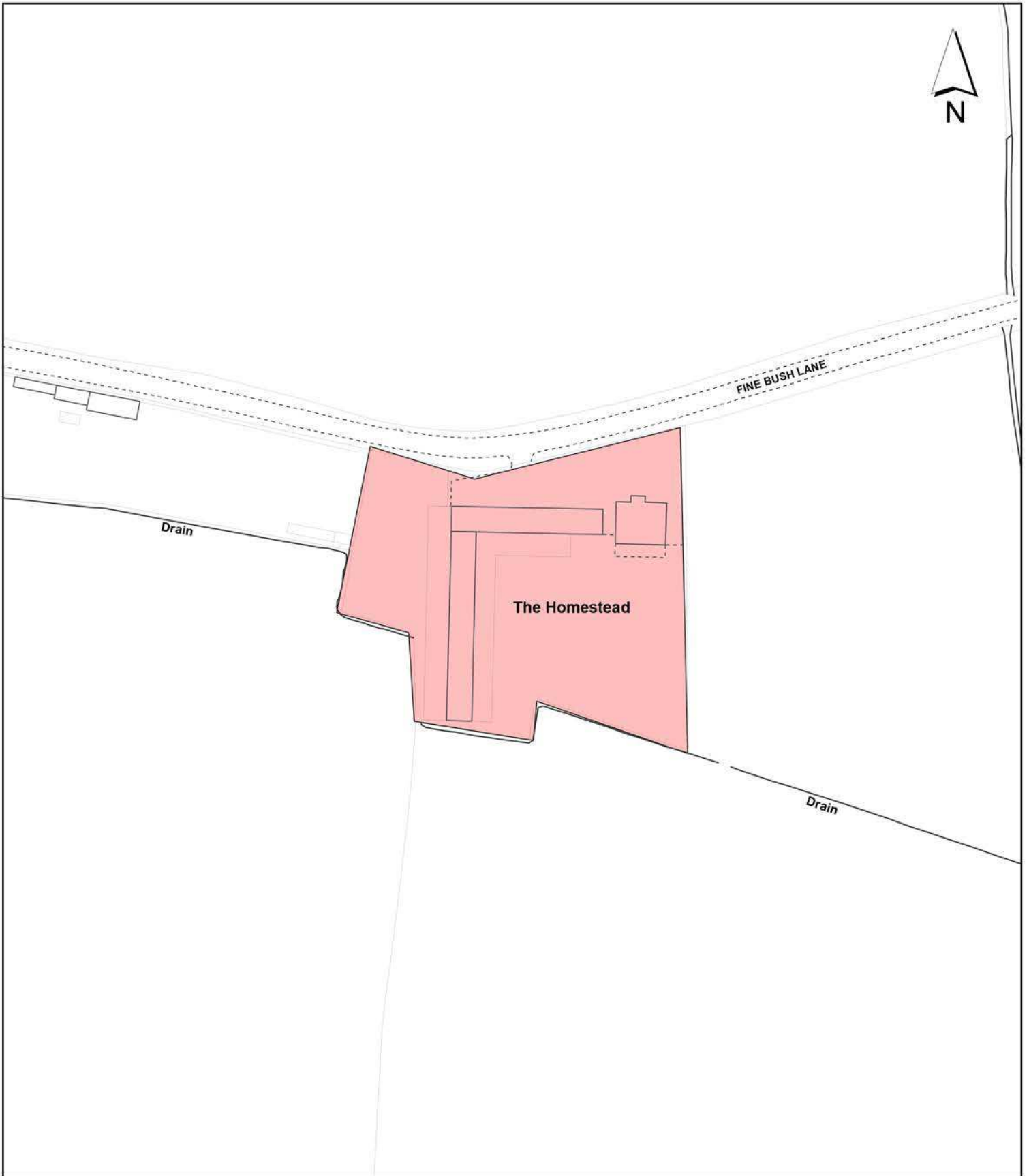
The above space shall be subdivided with furniture / moveable partitions to create designated areas denoted

Outdoor space / play area



SITE PLAN scale 1:500

G.F. Pottle & Co Building Design & Management Services Beau B, 128 Manor Way Purleigh, Melbourn, MK45 8JR Tel: 01827 623000 Fax: 01827 522000 www.gfpottle.co.uk	
Client	S. FARREN / J. THOMAS
Job Title	OUTBUILDING at:- HOMESTEAD, FINEBUSH LANE, HAREFIELD, MIDDX.
Drawing Title CHANGE OF USE to D1 - Day nursery from non use function building	
Scale	1:50, 1:500
Date	02/01/2010
Drawn by	GD
Fig No.	3713 / 01
Page	4



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 Site boundary

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Site Address:

The Homestead

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

Planning Application Ref:
6583/APP/2016/1698

Scale:
1:1,250

Planning Committee:
North Page 98

Date:
September 2016

