



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 4 OCTOBER
2016

Time: 8.00 PM

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

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

To Councillors on the Committee

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

Published: Monday, 26 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

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Head of Democratic Services
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Useful information for residents and visitors

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 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.

	Address	Ward	Description & Recommendation	Page
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Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land adj 29-33 Dollis Crescent, Eastcote	Cavendish	Two storey, 1-bed self-contained flat with associated parking and amenity space, involving demolition of existing garages. Recommendation: Refusal	1 - 12 98 - 101
7	9 Harvil Road, Ickenham	Ickenham	Erection of a two storey detached building with habitable roof space to create 5 x 2-bed self-contained flats with car parking in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (Resubmission). Recommendation: Refusal	13 - 24 102 - 109

8	53 Wieland Road, Northwood	Northwood Hills	Two storey side/rear extension Recommendation: Refusal	25 - 32 110 - 118
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	50 Rodney Gardens, Pinner	Eastcote & East Ruislip	Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling. Recommendation: Refusal	33 - 42 119 - 123
10	Old Orchard Lodge Cottage Park Lane Harefield	Harefield	Demolition of existing structure, currently used as a dwelling, and construction of a new four bed detached house Recommendation: Approval	43 - 60 124 - 134
11	Cornerways, Green Lane	Northwood	Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping. Recommendation: Approval	61 - 74 135 - 147
12	1 Rushmoor Close, Pinner	Northwood Hills	Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side Recommendation: Approval	75 - 86 148 - 155
13	53 Mahlon Avenue	South Ruislip	Two storey side extension and single storey rear extension Recommendation: Approval	87 - 96 156 - 159

PART I - Plans for North Planning Committee

Report of the Head of Planning, Sport and Green Spaces

Address ADJACENT TO 29 & 33 DOLLIS CRESCENT RUISLIP

Development: Two storey, 1-bed self-contained flat with associated parking and amenity space, involving demolition of existing garages.

LBH Ref Nos: 45159/APP/2016/2859

Drawing Nos: 1817/1 Rev. A
1817/10 Rev. A

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

Date Application Valid: 29/07/2016

1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The scheme proposes to demolish the remaining garage block and erect a two storey building providing 2 ground floor parking spaces and a studio flat set over 2 levels. The proposal is considered to be an intrusive addition to the street scene which fails to respect the built form of the surrounding area. It fails to achieve suitable living conditions for future occupiers. It also fails and provide adequate off road parking provision in an area of high demand to the detriment of pedestrian and highway safety.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal by reason of it siting, size and scale represents a cramped form of development in a prominent position, which is out of keeping with the existing built form and would detract from the open character of the street scene and fails to preserve the character and appearance of the wider area contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 NON2 **Non Standard reason for refusal**

The proposal would provide an overall internal floor space of an unsatisfactory size for the proposed studio unit. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan, The Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the National Space Standards.

3 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. The submitted application form highlights that no pre-application advice was sought by the Developer in advance of this application.

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers an area of approximately 440 square metres and previously accommodated 10 garages. These comprise a block of 3 garages at both ends and a detached block of 4 garages centrally located. The central and northern blocks of garages have been removed and the two storey block containing 2 flats in the centre of the site is now substantially complete. The site is enclosed with a 2m high wall to the west and a 2m high fence with a hedgerow beyond on the east.

Dollis Crescent is a cul de sac and the street scene is residential in character comprising two storey properties. These are a mixture of semi detached dwellings and flats. There is minimal off street parking provision along the road and none at all for the row of flats adjacent.

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

3.2 Proposed Scheme

This application seeks planning consent for the demolition of the remaining garage block and the erection of a two storey, 1 bed self contained flat with associated parking and amenity space. The building sits principally on the footprint of the existing garages and

measures 9.2m in width, 5.4m in depth with a pitched roof of 6.9m in height.

3.3 Relevant Planning History

45159/APP/2015/4405 Adjacent T0 29 & 33 Dollis Crescent Ruislip

Two storey building to provide 2 x 2 bed self-contained flats with habitable roofspace, 3 x rear rooflights, associated parking and landscaping works involving demolition of 9 existing garages

Decision: 25-01-2016 Approved

45159/APP/2015/527 Garages Adjacent To 29-33 Dollis Crescent Ruislip

Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 existing garages

Decision: 13-05-2015 Approved

Comment on Relevant Planning History

45159/APP/2015/4405 - Two storey building to provide 2 x 2 bed self-contained flats with habitable roofspace, 3 x rear rooflights, associated parking and landscaping works involving demolition of 9 existing garages (approved)

45159/APP/2015/527 - Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 existing garages (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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

BE38 Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 neighbours were consulted for a period of 21 days expiring on the 22 August 2015. There were 9 responses from neighbours who raised the following issues:

- Huge impact regarding parking spaces, which is already a very big issue. There is not enough space for existing residents and there will be no space for cars to turn around and manoeuvre
- Strongly object to having a gate put in as this will also restrict cars manoeuvring and turning round in this small narrow road
- Installation of a gate is an invitation for thieves
- The builders for the original scheme have been starting before 8 and it has been very noisy
- Loss of privacy
- Overdevelopment
- Out of keeping with the area and street scene
- Fire hazard as accessibility for large vehicles is severely affected
- The two parking spaces under the flat are very tight and it is questionable whether access to the cars could be achieved
- The applicant states they will meet the Council's parking standard, however an overall assessment of parking in the area has to be made in line with advice given in the NPPF. This has not been done
- There are three existing parking spaces on the public road in front of the proposed gates which when occupied will make it very difficult for the occupants of the flats to manoeuvre through the gates to their home
- It appears that there is not sufficient room to swing out and straighten up a vehicle in order to enter through the gates without damage or highway safety issues
- The original application included 4 parking spaces for the two flats. There is no additional parking provision for this proposal which is reneging on the approved plans
- The lack of a turning head during the construction works has resulted in cars having to reverse down the road detrimental to highway safety

- The inclusion of the metal gate is not in keeping with the immediate area and is contrary to the concept of an inclusive community
- Concern the noise of electric gates would be disturbing particularly at night
- The provision of the balcony will give direct sight lines into the bedrooms and over private amenity space of nearby properties
- No evidence of an ecological assessment or arboricultural survey
- The original plan provided 4 spaces plus an existing garage, this proposal therefore effectively loses 1 parking space with the loss of the garage
- The DAS advises that 75sqm of garden space is retained to the rear of the main building. This is irrelevant as the approved plans show the garden area split to provided 2 separate gardens one for each flat
- The DAS references PP3 which has been superseded
- Loss of light to my house and garden

A petition objecting to the proposal was also submitted.

Rodwell Close Residents Association - No response

Eastcote Residents Association - No response

Internal Consultees

Access Officer - No comments

Trees/Landscaping - No objection subject to landscaping conditions

Flood and Water Management - This proposal must comply with information submitted for conditions proposed for 45159/APP/2015/4405 which permitted a two storey building to provide 2 x 2 bed self contained flats with habitable roofspace, 3 x rear rooflights, associated parking and landscaping works involving demolition of 9 existing garages. This included a condition for drainage proposals for this whole site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing area of side garden forming part of the residential unit no. 3 Olivia Gardens, which within planning considerations is considered to be a brownfield site.

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

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

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

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

The proposed building is situated in a prominent position at the edge of the turning head for the cul-de-sac. The existing garage, which currently occupies the same footprint, is a relatively modest structure. When viewed from Dollis Crescent it presents a wall with a depth of 5.3m and a mono pitch roof the maximum height of which is 3.05m adjacent to the boundary with no. 8 and decreasing in height of 2.4m into the site. This form of development, with small garage blocks at the end of a cul-de-sac is a characteristic for housing developments of this era.

The proposed coach house is significantly larger with an increase in height to 6.9m with a gabled roof form facing the street scene. The adjacent blocks including the 2 flats currently under construction have gabled roof forms; however the ridge lines of the roofs are parallel with the road. The property to the side no. 8 is set much further forward with a hipped roof design. The proposed siting of the coach house does not respect the return building line formed by no. 8 and it is considered that the proposed building fails to respect the built form of the rest of the cul-de sac and the area in general. Overall, the design and layout of the building is considered unacceptable in the context of the site and surrounding area and would have a detrimental impact on the character and appearance of the street scene.

The proposal also includes the provision of a 2m high wall/fence and gates across the access onto Dollis Crescent. The area is open in character with the front gardens typically enclosed with small dwarf walls. It is noted that no. 8 has a high close board fence running along the side boundary to provide privacy to the rear of their property however this at the side of the road not facing the end of the road, which would be visually intrusive and out of keeping.

It is therefore considered that the proposed development would be out of keeping with the character and appearance of the surrounding area and that its visual impact is unacceptable. As such the proposal fails to comply with the requirements of policies BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development.

The proposed coach house is situated at the end of the cul-de-sac with the principle first floor window and balcony facing down the road. The nearest property with near direct views from this window is no. 8 which is situated approximately 34.4m away. It is further noted that there is an existing well established tree on the boundary of the garden of no. 8, slightly forward of the site, which would provide additional screening of the private amenity space to that property, particularly in the summer months.

On the other side of the application site, the properties are at right angles to the primary window. Concerns have been raised regarding the potential loss of privacy from the window and balcony with views directly into the bedroom windows of the adjacent flats. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the

occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This involves drawing a 45 degree line of sight from the mid-point of an existing or new window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21m between facing habitable rooms. The proposed balcony is enclosed to the side at in part to the front thereby restricting the visibility from the balcony to that comparable with a normal window. Taking a 45 degree line of sight from the centre point of the balcony, it would intersect with the properties nos. 27/31 at approximately 22m; therefore any overlooking would be at an oblique angle.

To the side of the proposed property it is intended to include 3 rooflights facing the new flat development. The proposals are separated by approximately 12.8m, however the rooflights are high level set at approximately 1.75m above floor level. Therefore on balance it is considered that the proposal would not result in a significant loss of privacy to the occupiers of the adjoining properties. As such the proposal would be in accordance with policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

Concern has been raised over the potential noise from the electric gates. Generally there is very little noise generated from this type of automated gates and the movements to and from the site are as would be expected from other residential units.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a one person dwelling with a shower room, set over 1 storey should have a minimum internal floor area of 37sqm with an additional 1sqm of internal storage. The proposed layouts indicate the property has a floor area of approximately 43.9sqm (although it is noted that this is set over 2 floors and includes the staircase covering approximately 6.4sqm). Whilst the overall floorspace would appear to comply with these requirements, note 3 of table 3.3 advises that the national space standard sets a minimum height of 2.3 metres for at least 75% of the gross internal area of the dwelling. The measurements taken from the submitted plans indicate 32.25sqm achieve a height over this requirement which is just over 73%. Given that of that space approximately 5sqm would be within the staircase and as such non-usable floorspace, on balance it is considered the proposal therefore fails to provide a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

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

HDAS: Residential Layouts advises that studio flats should provide at least 20sqm of amenity space. Exceptions to the garden area requirements will only apply in special circumstances such as the provision of small non family housing in town centres. The

proposal provides 4.2sqm of private amenity space in the form of a balcony. Although the Design and Access statement makes reference to 75sqm of garden space behind the main building, in line with the approved plans for that development that garden area was subdivided to provide individual private amenity space for the 2 approved flats. Therefore any alteration to those approved plans would require further consent. As such in the context of the assessment of this proposal, that area of amenity space is not considered accessible to the future occupants of the coach house. However, this is a one person studio development and it is noted that there is an area of open space situated on Columbia Avenue to the north of the site with easy access through a footpath from Dollis Crescent and Cavendish Recreation Ground is within easy walking distance to the south. As such it may be unreasonable to raise an objection to the proposal on this basis. Therefore the proposal is considered to comply with the principles of 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 1.5 spaces per dwelling.

The site has a PTAL rating of 3 (moderate). Eastcote Underground Station and available bus routes are within walking distance from the site.

The previously considered proposal provide the 2 x 2 bed flats with 1 parking space each and 2 additional visitor spaces including a disabled parking space, against a requirement of 3 spaces and as such was considered acceptable. The inclusion of an additional residential unit on the site would increase the parking requirement to 4.5 spaces against a provision of 4 spaces. It is further noted that the 2 garage spaces only have a width of 2.5m against a standard garage width of 3m. This would make parking within the garages difficult and lead to the potential increase in on road parking in an area of high parking stress. As such, the proposed development is considered to result in sub-standard car parking provision to the Council's approved car parking standards, leading to on-street parking, in an area where such parking is at a premium, to the detriment of pedestrian and highway safety and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Hillingdon's Adopted Parking Standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

The concerns over the proposed inclusion of 2m high gates and the loss of the turning head are noted. However this land, whilst it may have previously facilitated turning, does not form part of the turning head and is in private ownership. The three spaces referred to in the neighbour consultation form part of the existing turning head.

Secure cycle parking spaces for both developments have also been provided within the site.

7.11 Urban design, access and security

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

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The replacement of the existing garage block with the coach house would have a minimal impact on the approved landscaping for the site. The Landscape Officer has raised no objection subject to the provision of a condition for the landscaping.

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 this proposal must comply with the information submitted for conditions of the approved plans for the site (45159/APP/2015/4405), which related to drainage proposals for the site as a whole.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concern has been raised that it is not just a requirement for an application to adhere to the Council's car parking standards, but in line with paragraph 39 an overall assessment of parking in the area should be made. Paragraph 39 lies within the section for Delivering Sustainable Development, which sets the parameters of the formation of Local Planning Policy and advises that local planning authorities should take into account issues of accessibility; type of development; opportunities for public transport; local car ownership and overall need to reduce the use of vehicles, when setting their car parking standards. This is not an issue for the applicant to address in their submission.

The issues relating to the starting times of the builders on site for the existing development are controlled within Environmental Protection legislation and any breach of hours of operation should be reported to the Council's Environmental Protection Unit.

Other issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposal identifies suitable cycle and bin storage facilities to the front of the site.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is considered to be an intrusive addition to the street scene which fails to respect the built form of the surrounding area. It also fails to achieve suitable living

conditions for future occupiers and provide adequate off road parking provision is an area of high demand to the detriment of pedestrian and highway safety.

It is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land adj 29-33
 Dollis Crescent
 Eastcote**

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

Planning Application Ref:

45159/APP/2016/2859

Scale:

1:1,250

Planning Committee:

North Page 12

Date:

October 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 9 HARVIL ROAD ICKENHAM

Development: Erection of a two storey detached building with habitable roof space to create 5 x 2-bed self-contained flats with car parking in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (Resubmission).

LBH Ref Nos: 52950/APP/2016/2599

Drawing Nos: 201510 / 304 Rev A
201510/301 Rev C
201510/303 Rev A
201510/DAS/02
201510/LP/01
201510/104
201510/302 Rev B

Date Plans Received: 05/07/2016

Date(s) of Amendment(s):

Date Application Valid: 18/07/2016

1. SUMMARY

The application seeks permission for the erection of a two storey building with habitable roof space to include 5 x 2 bed (4 person) self contained flats.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area. Given the close proximity of the extended building along the boundary line with the adjacent property it is also considered the proposal would result in a loss of amenity to the adjoining occupiers contrary to the Hillingdon Local Plan (2012) and the London Plan 2016 and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, location and design would result in a cramped, unduly intrusive, visually prominent and undesirable form of development, that would fail to harmonise with the existing character of the area. The proposal would therefore be detrimental to the character and appearance of the adjoining properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed building by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 10 Harvil Road, by reason of

visual intrusion, overdominance, loss of light and loss of privacy. Therefore the proposal would be contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is large rectangular corner plot located at the junction of Harvil Road and Highfield Drive. It comprises a detached bungalow, set back in the plot, with an attached garage to the rear and vehicular access from Highfield Drive.

The area is characterised by a mixture of detached two storey houses and chalet bungalows on large plots of land which are set back from the road frontage and generally maintain an open character and appearance. No. 10 adjacent and no. 8 on the opposite side of the junction are both 2 storey dwellings.

The western boundary abuts the gardens of 13 and 15 Highfield Drive. To the east are open fields, which are located with the Green Belt. The site is also covered by TPO 620.

3.2 Proposed Scheme

This application seeks permission for the demolition of the existing detached bungalow and the erection of a two storey building, with habitable roofspace to 5 x 2-bed (4 person) self contained flats, with car and bicycle parking in a basement area, to involve associated landscaping and boundary treatment and the relocation of the vehicular crossover to the side

3.3 Relevant Planning History

52950/APP/2016/540 9 Harvil Road Ickenham

Erection of a two storey detached building with habitable roofspace to create 6 x 2-bed self contained flats with car parking and gym in a basement area, to involve associated landscaping

and boundary treatment and installation of vehicular crossover to side

Decision: 24-05-2016 Withdrawn

52950/PRC/2014/128 9 Harvil Road Ickenham

Demolition of existing bungalow and erection of 2 detached dwellings

Decision: 05-02-2015 OBJ

Comment on Relevant Planning History

52950/APP/2016/540 - Erection of a two storey detached building with habitable roofspace to create 6 x 2-bed self contained flats with car parking and gym in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (withdrawn)

52950/PRC/2014/128 - Objection of the basis of the design which was considered to be visually intrusive and failed to harmonise with the existing streetscene. It was unduly assertive and imposing and unacceptable.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
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 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours were consulted for a period of 21 days expiring on the 10 August 2016. A site notice was also erected on the telegraph pole to the front of the property expiring on 19 August 2016. 3 responses were received from nearby neighbours raising the following issues:

- There is no fundamental change to the previous submission
- Gross over development of the site
- Out of keeping, an urban construction on a rural road
- Reduction of light to our property and garden
- Loss of privacy and damage to our wellbeing and enjoyment of our house and garden
- Contrary to policy and guidance
- The design is unduly assertive and visually intrusive
- 13 spaces inadequate for the proposed development which will inevitably mean multiple vehicles will park in non-allocated parking bays such as the grass verge or on the side road, detrimental to highway safety
- Increased noise from all of the additional car movements
- Impact on our health and safety due to construction
- Claimed as suitable for local people downsizing, in reality old people usually move to bungalows not to 2 stories flats
- A maximum of 2 detached houses would be suitable on this plot
- Over population with 10 adults and a minimum of 6 children plus visitors to the site, which will mean the area will have to accommodate in excess of 16 people, with the need for local services
- Highfield Drive is a private road maintained by local residents. It is unclear who will be responsible for this communal activity
- Already 4 major developments on Swakeleys Road adding increased pressure on local services
- It is important the council seeks the view of the residents of Highfield Drive as they commonly use this road

A petition objecting to the proposal has also been submitted.

Officer response: The impacts of the construction are considered to be transitory in nature and

would not be a material consideration for refusing an otherwise acceptable development. Any issues of maintenance of a private road or verge, or access to or over, are civil issues and any subsequent grant of planning approval would not override any rights pertaining to ownership. With regard to the consultation, 3 immediately adjoining neighbours were notified as well as 3 neighbours who are close enough to have a strong interest. In addition a Site Notice was erected in a prominent position on the telegraph pole located on the junction of Highfield Drive and Harvil Road. This level of notification is in excess of statutory requirements and all comments received are noted and given due consideration. All other issues are addressed in the report.

Ickenham Residents Association - No response

Conservative Group Office - No response

A petition objecting to the proposal was also submitted.

A local Ward Councillor has highlighted that their objection to the previous (withdrawn) application remain as this new proposal will still be for flatted accommodation.

Internal Consultees

Access Officer - No response

Tree/Landscaping - The site lies within the area covered by Tree Preservation Order No. 620. However, there are no protected trees at this address, or which may influence the site. Acceptable subject to condition.

Highways - Harvil Road has a 1.2m wide footpath and Highfield Drive has no footpath but a wide (4.5m) verge. There are no parking restrictions on Harvil Road or Highfield Drive and no parking stress as the surrounding detached properties have ample off-street parking. The site has a PTAL value of 1(poor) although there are bus services within a short walk. With this level of public transport accessibility there will be a strong reliance on the private car for trip making.

The proposal is for 5 x 2 bed flats with underground car parking for 10 cars along with a cycle store in the basement. There is also a proposed bicycle enclosure at ground level. The Planning Statement suggests there are 13 car parking spaces provided but the layout plans are not clear as to the location of visitor parking at ground level. Obviously the proposal will result in additional traffic when compared with the existing single dwelling but highway capacity is not an issue in this particular location.

The vehicular access will involve a new crossover on Highfield Drive and a ramp down to the basement below. It is not clear what is the gradient of the ramp down to the basement car park. The crossover will have to be constructed to Council's standards. Please ask the applicant for details of the visitor car parking for 3 cars and assurance of a suitable ramp gradient. If this information is provided then I have no significant concerns over this application. I suggest there are conditions relating to EV charging points on the 20% (4 spaces) active and 20% (4 spaces) passive along with the provision of a disabled parking space in accordance with AM15.

Officer response: Revised plans have been submitted to show the gradient of the ramp and the Design and Access Statement has been amended to reflect the provision of 10 spaces not 13.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. 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 additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (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 1b (very poor). The London Plan (2015) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1197ha the site would have a residential density of 42 units per hectare, which is within this range.

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

An area of Green Belt is located to the west of the site, on the opposite side of the road. Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not allow developments adjacent to or conspicuous from the green belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed development sits within the line of existing residential units facing Harvil Road, which are primarily larger detached two storey dwellings. It is therefore not considered the two storey building would result in a significant visual impact on the adjacent Green Belt. The proposed scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. BE19 ensures new development complements or improves the amenity and character of the area. The NPPF (2011) also 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 proposed main body of the building measures 16.5m in width (17.5m including the side bay feature), 14.3m in depth (17.3m including the single storey rear projection) and has a

large crown roof of 8.88m in height, set back from the boundary with no. 10 by 1.8m and 1.25m from the boundary with Highfield Drive. To the rear the proposal also includes a single storey element of 3m in depth, 11.8m in width with a hipped roof of 4m in height, which is centrally positioned on the rear elevation. To the front there are additional balconies above the two front bay features and the side bay feature. There is also proposed a dormer window on the side elevation facing Highfield Drive. This is a substantial building extending across virtually the whole width and deep into the plot. The overall scale and massing on a prominent corner position is considered overbearing and visually intrusive.

It is noted that in 2012 a planning permission for a replacement dwelling at no. 12 was refused. This was slightly smaller than the building proposed here. At appeal, in consideration of that proposal, the Inspector advised 'There is considerable variety in the design, height and general appearance of the dwellings along Harvil Road. Even so, by reason of its significantly greater bulk and scale, the proposed dwelling would stand out very conspicuously compared to the others. Its significantly greater overall size and the extended profile of the roof would be readily apparent. This would create incongruous and unduly assertive development within this established residential area. The adverse visual impact would be emphasised in particular by the greater height to the eaves than the neighbouring two-storey property to the south and by the bulk of the roof incorporating an extensive crown element, untypical of others in the road. The unduly imposing visual impact of the dwelling would not be adequately mitigated by the fact that it would be set well back into the plot from the road frontage. Its greater overall size and bulk than any of the neighbouring dwellings would still be readily apparent, including in longer range views from the east, beyond intervening open Green Belt land, from the junction of Swakeleys Road with Breakspear Road.'

Therefore given the scale and design of the building set within a prominent corner position, it is considered that the proposal is unacceptable and would harm to the character and appearance of the streetscene and the wider area. As such the proposal fail to comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.08 Impact on neighbours

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

It is noted that the existing bungalow is set deep in the plot with the front elevation facing Harvil Road and level with the rear elevation of the adjacent property no.10. It extends 19.25m in depth, set back 1.45m from the northern boundary. The proposed building has

been moved forward within the plot more in line with others facing Harvil Road. It would be situated approximately 61.5m from the property to the rear no. 15 Highfield Drive and approximately 21m from no. 8 Harvil Road, separated by Highfield Drive. Therefore it is not considered the proposed building would result in a significant loss of amenity to those properties.

However, the proposed building is a substantial structure, which sits close to the boundary with no. 10. There it would project 2m beyond the front elevation of that property and 5.8m at two storey level beyond the rear elevation. The single storey element would project a further 3m, however given its central position and set back by 4.6m from the shared boundary, it is not considered this would significantly add to any impact on the neighbouring property. It is noted that the rear projection would be less deep than the existing bungalow and does not transgress a 45 degree line of sight taken from the first floor windows of no. 10, however any overshadowing currently experienced by no. 10 is mitigated by the presence of the side southerly facing secondary windows to habitable rooms that currently benefit from an open outlook over the front garden of the existing dwelling. It is noted that the existing boundary treatment between the two properties consists of a post and wire fence with a rose hedge, which is not as dense as other hedges and has breaks in allowing light and views through.

The proposal also includes side windows facing no. 10; however these serve kitchens or bathrooms and could be conditioned to be obscure glazed and fixed shut below 1.8m in height. It is appreciated that a 2m high fence could be erected along this boundary to help prevent the loss of privacy; however this would be just 1m from the aforementioned side windows and could further exacerbate the sense of enclosure to that property.

In view of the potential impact on the adjacent property the proposal is considered unacceptable and fails to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

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 proposed flats have a floor areas of upwards of 99sqm against a requirement of 70sqm plus 2sqm of built in storage, based on a 2 bedroom 4 person property, which meets the minimum requirement.

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

The accompanying plans indicate a separate area for cycle storage and bin storage adjacent to the rear vehicle access and additional cycle storage in the underground car park.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012)

requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport.

The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify a basement car parking area, which can provide 10 car spaces and a separate cycle store for 12 bicycles. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 25sq.m for a two bedroom flat. This would give an overall requirement of 150sqm. The proposal is set in a large plot which provides well in excess of this requirement. The landscape plan indicates the provision of 58sqm of private amenity space to the rear of Flat 1 and 53.5sqm for Flat 2 ensuring the privacy for the occupiers of those flats. There is also a communal garden of approximately 221sqm. It is therefore considered the proposal complies with policy BS38 of the Hillingdon Local Plan (November 2012).

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The site lies within the area covered by Tree Preservation Order No. 620. However, there are no protected trees at this address, or which may influence the site. The Tree/Landscape Officer has advised that a detailed landscape design is required to make the site both attractive and useable. The submission of these details could be conditioned if all other aspects were acceptable.

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The site is within flood zone 1.

Before a development commences the Council will need to be satisfied the basement will not adversely affect local surface water or contribute to future issues should climate change worsen. This could be conditioned to be submitted prior to the commencement of any works if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

The comments and issues raised are duly noted and have been addressed within the report.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks planning permission for the demolition of the existing bungalow and the erection of a two storey building with habitable roofspace to provide 5 x two bed flats, with basement parking beneath and the installation of 1 x vehicular crossover.

The proposal is considered to have a negative impact upon the visual amenity of the site and the surrounding area and would result in a loss of residential amenity to neighbouring occupiers

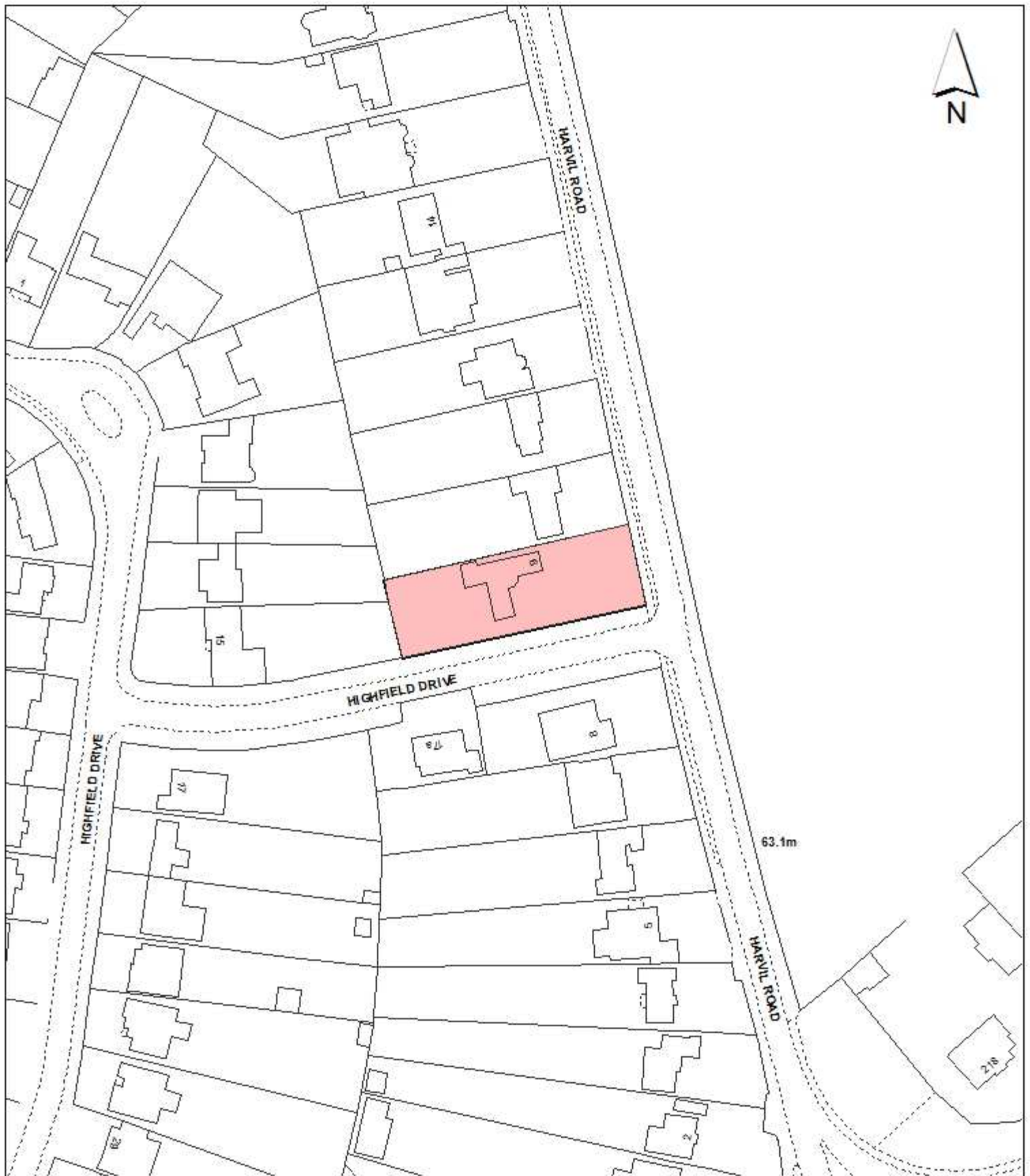
As such the application is recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**9 Harvil Road
Ickenham**

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

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

Planning Application Ref:

52950/APP/2016/2599

Scale:

1:1,250

Planning Committee:

North Page 24

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 53 WIELAND ROAD NORTHWOOD

Development: Two storey side/rear extension

LBH Ref Nos: 28044/APP/2016/2888

Drawing Nos: 5369/A100 Rev. B
5369/A101 Rev. B
TS15-332T1
TS15-332T2
TS15-332T3
5369/A102 Rev. B
5369/A103 Rev. B

Date Plans Received: 26/07/2016

Date(s) of Amendment(s):

Date Application Valid: 26/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a period detached property situated on the south eastern side of Wieland Road. The property benefits from a good sized landscaped front garden set behind a well established hedge. It has a central pathway leading between two lawned areas to the front door. To the side there is a driveway, which can accommodate 2 cars and leads to a detached single garage. To the rear is a large landscaped garden enclosed with hedges. The principle elevation faces North West.

The street scene is residential in character and appearance comprising two storey detached properties. The property is set behind open grass verges which are a characteristic of this area.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character.

1.2 Proposed Scheme

The application seeks permission for the erection of a two storey side/rear extension. The proposed side extension measures 4m in width and 14.2m in depth, including a rear projection of 6m. The extension then returns across the full width of the rear elevation (16.2m including the side extension) and is set beneath an extended roof of a height to match the existing. This includes two rear hipped projections with a valley between. There is a small section of single storey to the front of the garage and level with the existing front projection which has a crown roof detail of 3.6m in height.

1.3 Relevant Planning History

28044/APP/2015/4173 53 Wieland Road Northwood

Part two storey, part single storey side extension and two storey rear extension

Decision Date: 14-01-2016 **Refused** **Appeal:**

Comment on Planning History

28044/APP/.2015/4173 - Part two storey, part single storey side extension and two storey rear extension (refused)

The previous application was refused on the basis of the scale, bulk and design of the proposal, the impact on the neighbouring property and the closing of the significant gap between the properties.

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

6 neighbours and the Gatehill Residents Association were consulted for a period of 21 days expiring on the 29 August 2016. A site notice was also erected on the lamp post on the junction of Wieland Road and Elgood Avenue. There were 3 responses received from neighbouring properties who raised the following issues:

- The proposal does not comply with HDAS as it is not set back 1.5m from the side boundary
- The owner has failed to issue Certificate B to the Gatehill Residents Association as owners of all verges
- The proposed development is over two and a half times the size of the existing house and is not subservient
- Does not respect the architectural style of the original dwelling
- Does not allow sufficient space for landscaping
- The only change involves bringing the eaves down on the north east elevation resulting in an incongruous and unbalanced elevation out of sympathy with the original dwelling which it overwhelms
- A rear extension of 6m in depth breached HDAS guidance
- Overlooking from the side velux windows
- It appears to breach the 45 degree rule in respect of no. 51 Wieland
- The new driveway reduces the landscaping to the front to less than 25%
- Substantial overdevelopment
- Loss of light
- Loss of privacy

A petition of 69 signatures against the proposal was also received which repeats the above objections.

Officer note: The agent has previously advised the land is within the clients ownership and the correct certificate has been signed. Issues of landownership are not material planning considerations and are a civil issue to be resolved between interested parties. Any subsequent grant of planning approval does not override any other legislation or rights of ownership. Other issues raised are addressed in the report.

Northwood Residents Association: No response has been received

Northwood Hills Residents Association: No response has been received

Trees/Landscaping - This site is covered by TPO 172, however no protected trees will be affected. There is a line of mature Leyland Cypresses along the rear/side boundary (between 51 and 53, the roots of which may be affected by construction. However this is a private matter - these trees are not valuable enough to constrain development.

Highways - No objection

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

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 and the Gatehill Farm Estate Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property. Put simply, are the previous reasons for refusal overcome by this scheme?

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 BE5, BE13 and BE15 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.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. In particular, a two storey rear extension should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree line of sight from adjacent first floor windows. If this can be achieved, then the maximum depth of 4m for a detached property should not be exceeded. For two storey side extensions, the width and height should be considerably less than that of the original dwelling and for single storey extensions the roof height should not exceed 3.4m at the highest point.

Paragraph 5.1 of the HDAS, requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties. Furthermore Policy BE22 requires all two storey side extensions within the Gatehill Farm Estate to be a minimum of 1.5m from the boundary on all levels. The properties within Gatehill Farm are set within spacious plots and the set in distances assist in retaining this spacious character and visual separation. For single storey extensions the roof height should not exceed 3.4m at the highest point.

This is a substantial extension of more than double the footprint of the original building (from 182.8sqm to 435.7sqm). The proposed side extension brings the development virtually up the boundary of the site, with just a maximum of 0.5m separation towards the front. At the rear the proposed two storey full width extension at 6m in depth is a very large addition in excess of HDAS requirements. It is noted that the proposed amendments to the roof form over the rear extension go some way to addressing the previous concerns over the triple pitch hips, but it is considered that the overall scale of the proposed development is not subordinate to the original dwelling and would be a bulky and incongruous addition. Furthermore the proposed side extension built up to the boundary with no. 51 Wieland Road would result in a cramped development at odds with the spacious character of the road and wider area. The proposals are therefore considered unacceptable.

As such it is considered that the proposal significantly increases the width, depth and bulk of the original house and is not subordinate to the original dwelling. Therefore the proposal fails to accord with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The new windows for the principle rooms face the rear garden or the front of the property. There are first floor windows and roof windows proposed on the side elevations but as these will serve bathrooms they could be conditioned to be obscure glazed and fixed shut below 1.8m. It is therefore considered there would be no additional loss of privacy to that already existing. It is acknowledged that both the adjacent properties extend further to the rear than the application site and that the proposed extension would not project significantly further to the rear than the deepest point of these dwellings. However it is noted that bedroom no. 2 of no. 51 is recessed from the central projection and would be set back 4.4m from the end of the proposed two storey extension situated just 1.5m to the side.

It is therefore considered that the proposals would harm the residential amenities of the occupiers of the adjoining detached property from increased overshadowing, loss of sunlight, visual intrusion and over-dominance and that the proposal would breach the 45 degree line of sight from the adjacent property no. 51. As such, the proposal fails to comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 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 adequate garden space would be retained. Concern has been raised that the proposed driveway would result in less than 25% landscaping to the front, however even excluding the green verge to the front approximately 50% of the landscaping is shown to be retained.

The proposal incorporates a new integral garage which replaces the detached garage to be demolished and provides a new driveway to the front which would accommodate sufficient parking provision.

The previous reasons for refusal have not been overcome in this scheme, and this application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their size, scale, bulk and design would be detrimental to the character and appearance of the existing dwelling and the visual amenity of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 51 Wieland Road by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of

the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed two storey side extension by reason of its size, scale, height and siting within 1.5m of the side boundary, would result in the closing of the significant gap between the properties necessary to maintain a visual separation harmonious with the character of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 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. It is also noted this is a re-submission of a previously refused scheme where the Officer Report and Reasons for Refusal specifically identify issues to be addressed.

Standard Informatives

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

Part 1 Policies:

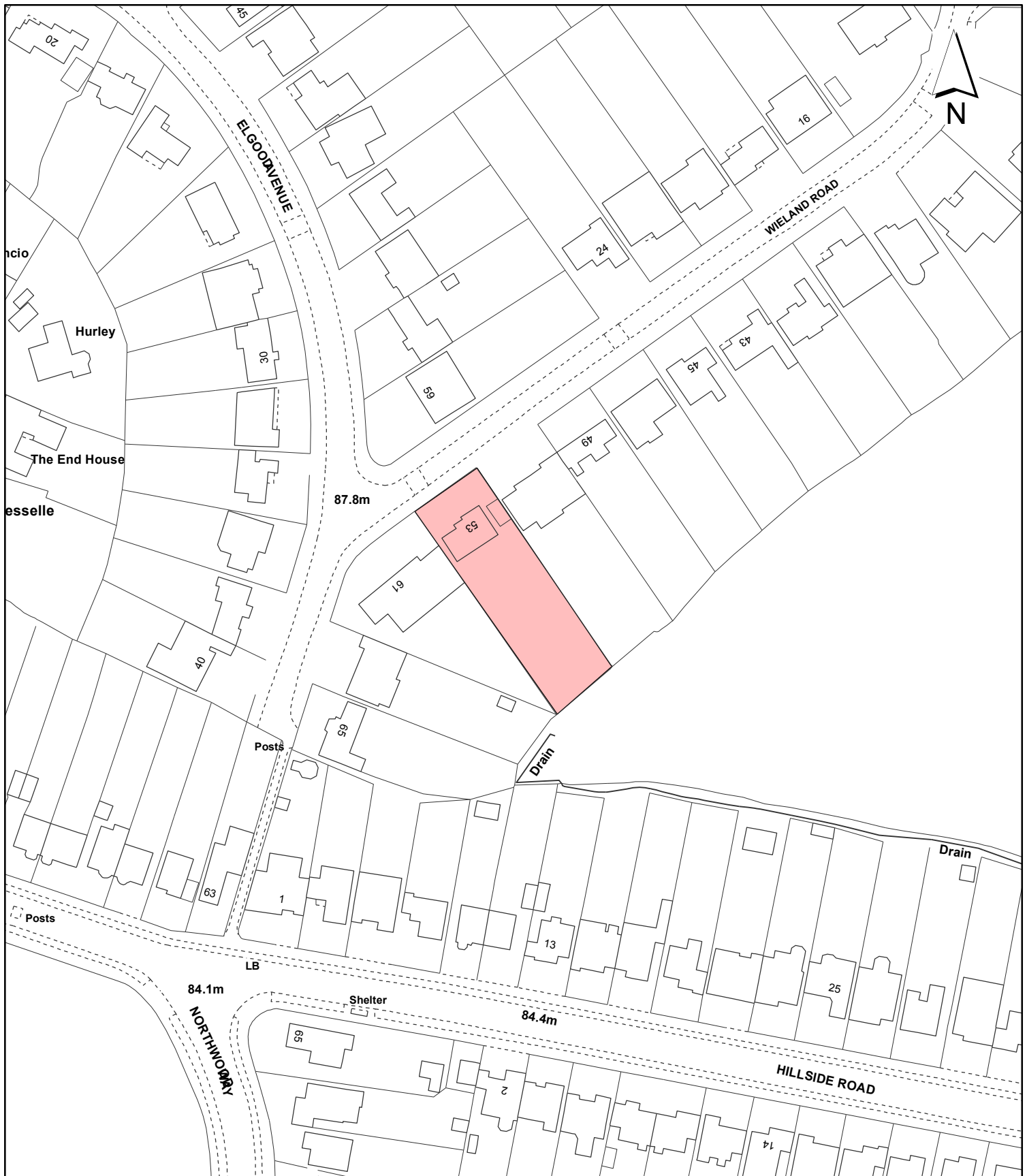
PT1.BE1 (2012) Built Environment
PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.
BE5 New development within areas of special local character
BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5 (2016) Quality and design of housing developments
NPPF National Planning Policy Framework
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**53 Wieland Road
 Northwood**

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

Planning Application Ref:
28044/APP/2016/2888

Scale:
1:1,250

Planning Committee:
North Page 32

Date:
October 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 50 RODNEY GARDENS EASTCOTE PINNER

Development: Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.

LBH Ref Nos: 45146/APP/2016/2858

Drawing Nos: Ordnance Survey Map
21600/01 (PRE-EXISTING)
21600/03 (PROPOSED PLANS)
21600/02 (EXISTING)

Date Plans Received: 22/07/2016

Date(s) of Amendment(s):

Date Application Valid: 22/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached property located on the north-eastern corner of Rodney Gardens and Dovecot Close. The site is bordered to the east by 48 Rodney Gardens whilst 56 Rodney Gardens is located on the opposite side of Dovecot Close. 6 and 7 Dovecot Close are located at the rear of the application site. The site is located within the Eastcote Park Estate Conservation Area, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

1.2 Proposed Scheme

The proposal consists of the retention of a single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.

1.3 Relevant Planning History

45146/APP/2014/3626 50 Rodney Gardens Eastcote Pinner

Single storey rear extension, involving alterations to side (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 24-12-2014

Refused

Appeal:

45146/APP/2016/711

50 Rodney Gardens Eastcote Pinner

Alteration to existing single storey rear extension to remove projecting fascia and reducing eaves (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 17-06-2016

Refused

Appeal:

Comment on Planning History

Application reference: 45146/APP/2014/3626 refused consent for a Lawful Development Certificate for the erection of a single storey rear extension. This application was refused

for the following reason:

"The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 because the site is located within a Conservation Area and the proposed extension would extend beyond the side wall of the original dwellinghouse, the proposed extension would also exceed half the width of the original property."

In 2015, a single storey rear extension was erected at the property, which extends the full width of the bungalow and has an eaves height higher than that of the original building. This development was not considered to constitute permitted development.

On 30th July 2015, an enforcement notice was served on the property (effective from 1st September 2015) that required the development to be removed in its entirety. The owner of the property appealed this notice. However, this appeal was dismissed and the enforcement notice upheld.

On 23rd April 2016, a site visit by the Council's Enforcement Officer confirmed that the enforcement notice had not been complied with.

Subsequently, application reference: 45146/APP/2016/711 refused consent for a Lawful Development Certificate for alterations to the existing single storey rear extension to remove projecting fascia and reduce the eaves height. This application was refused for the following reasons:

1. An enforcement notice applies to the single storey extension forming part of this application. The requirements of this notice have yet to be complied with and the proposal involves the retention of a considerable proportion of this unlawful structure but with modifications. As set out within Section 191(3) of the Town and Country Planning Act 1990 (TCPA), the structure upon which the works forming part of this application are proposed are unlawful. It is therefore considered that the proposed works would also be unlawful and in respect of Section 192(2) of the TCPA and the Council is unable to issue a Certificate of Lawfulness.

2. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A(f)(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The bungalow is a semi detached dwellinghouse, by virtue that it shares a party wall with No.48. The extension proposed extends more than 3 metres beyond the rear elevation of the dwellinghouse, exceeding the requirements of part (f)(i).

Given the need for planning permission, this planning application was submitted in an attempt to regularise a development on this site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 21st September 2016

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

11 neighbouring residential properties were consulted 15th August 2016, site notices erected 17th and 31st August 2016, and an advertisement published 31st August 2016. The statutory neighbour consultation period expired 21st September 2016. At the time of writing this report 2 responses have been received which raised the following summarised concerns:

- The extension is out of keeping with the character of the conservation area
- The height is excessive and dominating (roof line not in appropriate position)
- The brick work is non matching to the original property
- Nature of this retrospective planning application following refusals

EASTCOTE CONSERVATION PANEL

Comments: This site seems to have a long unresolved list of refused applications, building without consent etc. Rodney Gardens is within the Eastcote Park Estate Conservation Area, therefore rules should be vigorously applied. The Planning Inspector's decision of 17th February 2016 is very clear that this size of extension would cause harm to the Conservation Area.

This current application does not address the Inspector's concerns. The addition of a pitched roof with a parapet on an extension that already exceeds the width of the dwelling does not in any way lessen the impact to the Conservation Area.

The Enforcement notice was upheld at Appeal 6 months ago please can you tell why no action has been taken to date, why we are still having to contest endless planning applications.

CONSERVATION AND URBAN DESIGN

Comments: This is a detached bungalow of yellow/brown stock brick, one of many similar properties in Rodney Gardens, in the Eastcote Park Estate Conservation Area. This particular property is in a very prominent position however, being situated on the corner of Rodney Gardens and Dovecote Close.

This bungalow had a shallow, 'L' shaped glazed conservatory at the rear, which was removed a few years ago and replaced with a deep, yellow, flat roofed rear extension, over 3722m deep, and 9,717m wide, its roof rising above the eaves of the hipped main roof and finishing with a deep white plastic fascia. After it failed, retrospectively, to obtain a CLD, it was the subject of an enforcement notice for its total removal (notice upheld on appeal). Subsequent proposed modifications to its roof also failed to obtain a CLD earlier in 2016.

This, the first planning application submitted for the development, proposes the retention of the extension in its entirety and the building of a dummy pitched roof with a large flat crown, behind a front parapet. It is also proposed to stain the brickwork.

It is considered that the extension as built, by reason of its overall scale, materials and design, detracts considerably from the character of this part of the Conservation Area.

The depth of the extension is such that it overwhelms the original bungalow. This is greatly exacerbated by its overall width, which extends not only across the back of the house, but across the back of the garage as well, obscuring the original plan and design of the original house. The design is also quite unsympathetic. The fenestration is quite plain and has not

been designed to respect the leaded casement windows of the main house, or observe their proportions. Meanwhile the brickwork is a very harsh yellow. The bricks of the house are a soft, warm brown laid to a mottled pattern. It is considered that the tinting of the brickwork would be unlikely to achieve a successful match.

The low pitch and large crown proposed would pose a very unattractive roof form, out of keeping with the homogenous, traditional roof forms on the estate. Thus it would not achieve its purpose in making the extension more acceptable.

Para 5.7 in the Eastcote Park Estate Conservation Appraisal states that :
'Extensions should respect original architectural features and built form in their size, location and elevated design, and exhibit an appropriate quality of design and materials.' It is patently clear that this extension fails to do that, and that it detracts considerably from the special character and appearance of the Conservation Area.

A rear extension would be possible in principle, and advice could be provided as to a suitable size, design and roof form. However, it would not be possible to make minor alterations to the as-built extension, as is proposed here, to achieve such a structure.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

AM14 New development and car parking standards.

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

LPP 7.4 (2015) Local character

LPP 7.6 (2015) Architecture

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

NPPF National Planning Policy Framework

NPPF12 NPPF - Conserving & enhancing the historic environment
NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

IMPACT ON THE CONSERVATION AREA

The main planning issue to consider in this application is the impact on the Eastcote Park Estate Conservation Area.

Firstly, paragraph 129 of the National Planning Policy Framework (2012) states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

The Eastcote Park Estate Conservation Area Appraisal states that 'The character of the area is derived from the groups of distinctive buildings and the quality of their design features, its green landscaped setting and undulating topography. The latter creates visual interest, with changing views and vistas that are an important element of the area's character. Ill considered and piecemeal alterations could erode this special character if allowed to proceed unmanaged.

Paragraph 5.7 of the Eastcote Park Estate Conservation Area Appraisal states that 'extensions should respect original architectural features and built form in their size, location and elevated design, and exhibit an appropriate quality of design and materials.'

The proposal consists of the retention of a single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling. The depth and width of the proposed extension would remain as existing.

The Council's Conservation Officer states:

'The extension as built, by reason of its overall scale, materials and design, detracts considerably from the character of this part of the Conservation Area. The depth of the extension is such that it overwhelms the original bungalow. This is greatly exacerbated by its overall width, which extends not only across the back of the house, but across the back of the garage as well, obscuring the original plan and design of the original house. The design is also quite unsympathetic. The fenestration is quite plain and has not been designed to respect the leaded casement windows of the main house, or observe their proportions. Meanwhile, the brickwork is a very harsh yellow. The bricks of the house are a soft, warm brown laid to a mottled pattern.'

In addition, the Council's Conservation and Urban Design Officer states that:

'It is considered that the tinting of the brickwork would be unlikely to achieve a successful match.'

Also:

'The low pitch and large crown proposed would pose a very unattractive roof form, out of keeping with the homogenous, traditional roof forms on the estate. Thus it (the modifications) would not achieve its purpose in making the extension more acceptable.'

The Council's Conservation and Urban Design Officer states that despite the modifications, the proposal would fail to respect the original architectural features, built form, and that it detracts considerably from the special character and appearance of the Conservation Area.

Essentially, the overall scale of the development would remain excessive (particularly in depth and width which would remain unchanged). Although the roof design has been altered, it would be considered an unattractive roof form, out of keeping with the homogenous, traditional roof forms on the estate. The staining or tinting of the existing yellow brick to the extension is not considered to achieve a matching appearance with the brick on the original house, which has a mottled pattern that is a distinctive feature of many of the properties within the area. In combination, these aspects of the proposal are considered to result in an incongruous development, unsympathetic to the architectural composition of the original house, and out of keeping with the character and appearance of the Eastcote Park Estate Conservation Area. As such, the development would cause harm to the Eastcote Park Estate Conservation Area.

The Inspector for the appeal in reference to the extant enforcement notice stated that:

'The extension is seen from a small section of the Conservation Area and consequently the extent of the harm is limited and less than substantial. Nevertheless it does have a harmful impact. It is clear that the extension brings about a number of benefits to the appellant, including the improved internal living space available and the inclusion of the 'warm roof' and other insulation methods. It does not appear that any wider public benefits arise. Whilst the harm may be less than substantial, this is not outweighed by the limited public benefits.

The modified development hereby sought, for the reasons set out above, is still considered to cause less than substantial harm to the Conservation Area. In the absence of any public benefits to outweigh the harm, planning permission should be refused.

To conclude, the development by virtue of its design, scale, and materiality, would result in an incongruous development, unsympathetic to the architectural composition of the original dwelling, out of keeping with the character and appearance of the area, and harmful to the heritage value of the Eastcote Park Estate Conservation Area, contrary to policies BE4, BE13, BE15, and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policies BE1 and HE1 of the Local Plan: Part 1: Strategic Policies (Nov 2012); policies 7.4, 7.6, 7.8, and 7.9 of the London Plan (2016); and chapter 12 of the National Planning Policy Framework (2012).

OTHER ISSUES

IMPACT ON NEIGHBOURS

Given the positioning, scale and nature of the proposed development, it would not be considered to cause loss of outlook, daylight or a detrimental sense of enclosure to neighbouring properties. Nor would it result in loss of privacy. Therefore, the proposal would not harm the residential amenity of neighbouring properties, in accordance with policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

HIGHWAYS

The proposal would not raise any concerns with regards to parking, congestion, or highway safety, in accordance with policy AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Impact on CA

The development by virtue of its design, scale, and materiality, would result in an incongruous development, unsympathetic to the architectural composition of the original dwelling, out of keeping with the character and appearance of the area, and harmful to the heritage value of the Eastcote Park Estate Conservation Area, contrary to policies BE4, BE13, BE15, and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policies BE1 and HE1 of the Local Plan: Part 1: Strategic Policies (Nov 2012); policies 7.4, 7.6, 7.8, and 7.9 of the London Plan (2016); and chapter 12 of the National Planning Policy Framework (2012).

INFORMATIVES

Standard Informatives

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

Part 1 Policies:

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

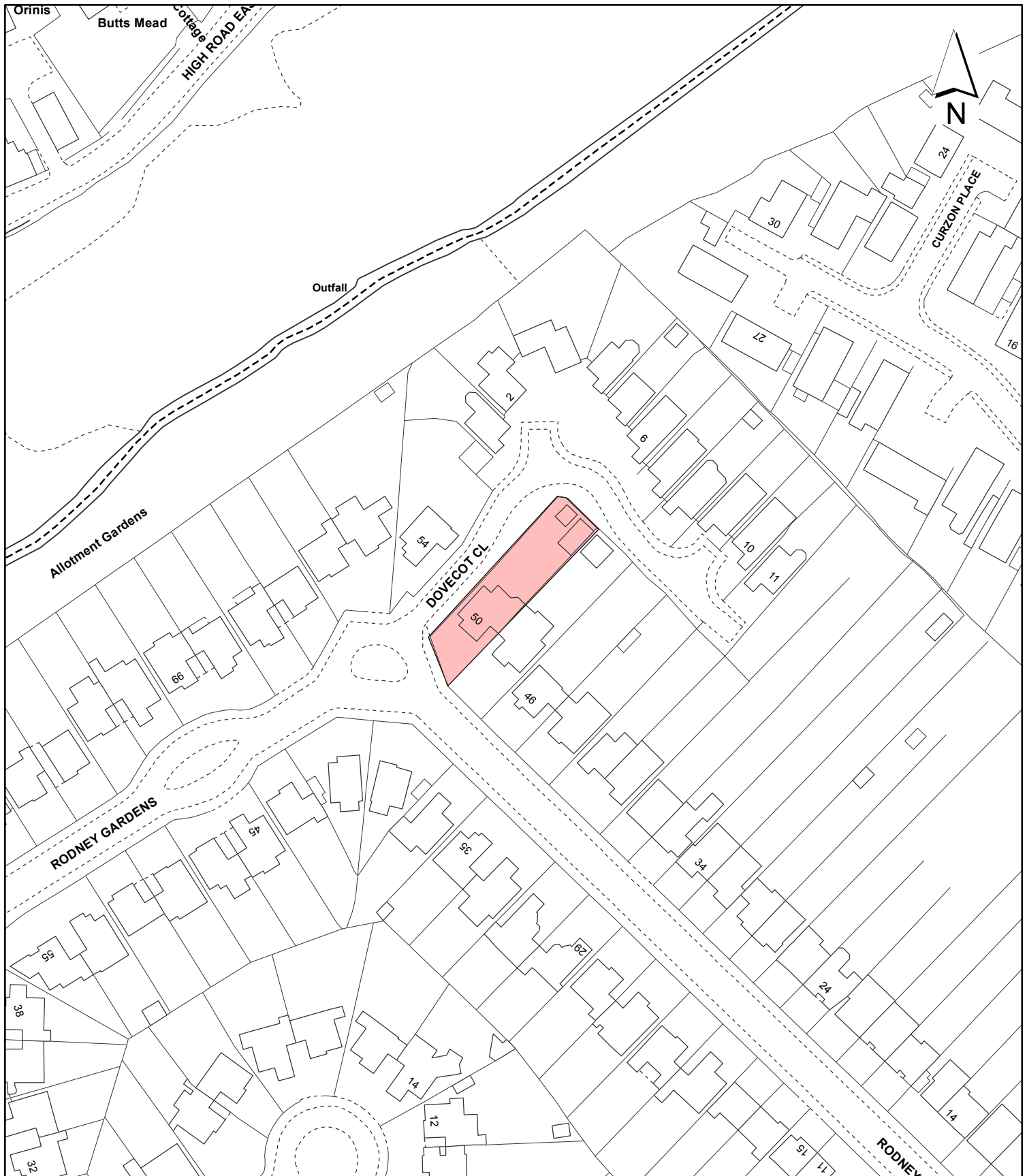
Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF7	NPPF - Requiring good design

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**50 Rodney Gardens
Pinner**

Planning Application Ref:

45146/APP/2016/2858

Planning Committee:

North Page 41

Scale:

1:1,250

Date:

October 2016

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address OLD ORCHARD LODGE COTTAGE PARK LANE HAREFIELD

Development: Demolition of existing structure, currently used as a dwelling, and construction of a new four bed detached house

LBH Ref Nos: 12385/APP/2016/2040

Drawing Nos: 02
04
05
03
14
Location Plan
12A
13A
15A
16A
Design and Access Statement Rev.B

Date Plans Received: 27/05/2016 **Date(s) of Amendment(s):** 27/05/2016

Date Application Valid: 13/06/2016

1. **SUMMARY**

The applicant proposes the demolition of the existing structure, currently used as a dwelling, and construction of a new four bed detached house.

It is considered that the principle of one new house on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the Harefield Village Conservation Area, nor the amenities of nearby residents. Parking and highway safety matters and the protection of trees are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 **Time Limit**

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

REASON

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

2 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 14, 12A, 13A, 15A, 16A.

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 (March 2016).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity space (Plan No.12A)
Parking (Plan No.14)

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

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 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.

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 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

3. Schedule for Implementation

4. Other

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

4.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

7 RES10 Tree to be retained

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

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

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

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

i. provide information about the design storm period and intensity, the method employed to

delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

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

9 RES6 Levels

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

REASON

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

10 NONSC Non Standard Condition

Notwithstanding any details to the contrary on the plans hereby approved, any rooflights used in the new dwelling to be erected shall be Conservation type rooflights.

REASON

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

11 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

12 RES18 Lifetime Homes/Wheelchair Units

The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010)

2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan (2016) Policy 3.8 c, is achieved and maintained.

13 RES8 Tree Protection

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

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

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

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

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

REASON

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

INFORMATIVES

1 I1 Building to Approved Drawing

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.

2 I2 Encroachment

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

3 I3 Building Regulations - Demolition and Building Works

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

4 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

5 16 Property Rights/Rights of Light

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7 147 Damage to Verge

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

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

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

8

You are advised that you will need to make an application to the Council's Highways Department, 4 North, Civic Centre, High Street, Uxbridge, UB8 1UW for the relocation of the street lighting column.

9

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £9,518.21 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

11 159 Councils Local Plan : Part 1 - Strategic Policies

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

12 152 Compulsory Informative (1)

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

13 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 6.13	(2015) Parking
LPP 6.9	(2015) Cycling
LPP 7.16	(2015) Green Belt
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The proposed development site falls within the Harefield Village Conservation Area, a heritage asset. The property dates from the late Edwardian period and was designed as an outbuilding for a large house, now the Old Orchard Public House. The pub and grounds are situated in a high position overlooking the lake and river valley on the outskirts of the village.

The immediate surrounding area to the site is characterised and dominated by the Public House, its outbuildings and its formal setting within a rural landscape. This includes a lodge and perimeter walls as well as the wider hard and soft landscaping. The area is isolated, within the Green Belt, with long views and the pub, lodge and lodge cottage form a group.

3.2 Proposed Scheme

The applicant proposes the demolition of the existing structure, currently used as a dwelling, and construction of a new four bed detached house.

3.3 Relevant Planning History

12385/APP/2015/859 Old Orchard Lodge Cottage Park Lane Harefield

Three-bed, detached bungalow with detached double garage involving demolition of existing bungalow

Decision: 11-05-2015 Refused

12385/PRC/2015/156 Old Orchard Lodge Cottage Park Lane Harefield

3 bed detached bungalow with detached garage involving demolition of existing bungalow

Decision: 11-12-2015 OBJ

12385/PRC/2016/39 Old Orchard Lodge Cottage Park Lane Harefield

Demolition of existing structure and construction of new dwelling

Decision: 27-04-2016 OBJ

Comment on Relevant Planning History

12385/APP/2015/859 - Three-bed, detached bungalow with detached double garage involving demolition of existing bungalow. Refused for the following reasons:

1. The proposal would result in the loss of a building that contributes to the Harefield Village Conservation Area (as part of a group) and part of the history of the area and would be replaced with a development that does not reflect the typology of the area or is considered to be of a sufficient design quality and would thus appear as a discordant and incongruous addition. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by reason of its size, scale, bulk, footprint, proportions,

large crown roof and overall poor design would be detrimental to the character and appearance of the Harefield Village Conservation Area and would neither enhance or contribute positively to the appearance of the Harefield Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- NPPF National Planning Policy Framework

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 6.13	(2015) Parking
LPP 6.9	(2015) Cycling
LPP 7.16	(2015) Green Belt
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th July 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 neighbouring properties have been consulted on 16th June 2016. The application was advertised in the 29th June 2016 edition of the Uxbridge Gazette and a site notice was displayed on 26th June 2016.

One letter of support received commented the current building is not fit for purpose.

Historic England:

No comments received.

Greater London Archaeology Advisory Service:

No comments received.

Internal Consultees

Highways:

The site has a PTAL score of 1a which is low The proposed house replaces an existing house as such it is unlikely to lead to a material increase in traffic generation. Two car parking spaces,

complying with the Council's maximum parking standard, are to be provided in a double garage. Cycles can be stored in the garage. Access to the garage is via an existing shared drive. No objections are raised on highway grounds.

EPU:

No objection subject to control of environmental nuisance from construction work informative.

Conservation and Urban Design:

This proposal is for the total demolition of the existing property, to be replaced by a new, one and a half storey dwelling with an attached double garage. It should be noted that the existing building forms part of the history of the site and area, and while rather modest and unusual it contributes to the surrounding character context. Whilst its loss would therefore be regrettable taking into account the history of the site and group value of the building and neighbouring properties, it is recognised there is potential for enhancement of the site.

The amended proposals would be considered in keeping with the rural character of the surrounding area. Whilst the new dwelling would increase the development of the site the overall scale, built form, height and massing would be considered admissible. In accordance with national and local policies, the new dwelling should aim to preserve or enhance the character and appearance of the Conservation Area.

Taking into account the historic use of the site and groups of buildings there are in principle no objections to this proposal, subject to the following conditions:

- Details and/or samples of the external materials, finishes and colours would need to be submitted for approval. This would include proposed; roof tiles, plinth, render and timber boarding.
- Details and/or sample of proposed guttering and down pipes.
- Details and/or samples of proposed windows and doors including roof lights would need to be submitted for approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Given the residential use of the surrounding area, no objection is raised to the principle of the development of this site for residential purposes, subject to the scheme complying with all of the Council's adopted policies and guidance.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The proposed development site falls within the Harefield Village Conservation Area - a heritage asset. The area is isolated within the Green Belt with long views and the pub, lodge and lodge cottage form a group. This is a well preserved part of the Conservation Area and therefore it is important that any new development sustains and enhances its significance and cohesion.

This proposal is for the total demolition of the existing property, to be replaced by a new, one and a half storey dwelling with an attached double garage. The existing building forms part of the history of the site and area, and while rather modest and unusual, it contributes to the surrounding character context. Whilst its loss would therefore be regrettable, taking

into account the history of the site and group value of the building and neighbouring properties, it is recognised there is potential for enhancement of the site.

The amended proposals would be considered in keeping with the rural character of the surrounding area. Whilst the new dwelling would increase the development of the site the overall scale, built form, height and massing have been assessed to be acceptable by the Council's Conservation and Design Team.

In accordance with national and local policies, the new dwelling should aim to preserve or enhance the character and appearance of the Conservation Area. Taking into account the historic use of the site and groups of buildings there, it is considered the proposed development would preserve the character and appearance of the Harefield Village Conservation Area, in accordance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and Policies BE4, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan (November 2012).

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposed building would be 202sq.m, which has increased by 31sq.m of the existing building (171sq.m), representing 14% increase. Given this it is considered that the proposal would not significantly increase the built up appearance of the site. As such, it would be in compliance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

As discussed in paragraph 7.03.

7.08 Impact on neighbours

With regard to the impact of the amenities in relation to loss of light, outlook, or over-domination to the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance.

- Daylight, Sunlight and Outlook

The proposed dwelling would be set some distance away from adjoining properties and screened by hedges. Therefore, the proposal would result in no conflict of the 45 degree guideline and no unacceptable loss of light, loss of outlook or overshadowing to the occupiers of this neighbouring dwelling.

- Privacy

The development proposes windows on the ground floor and velux windows in the roofspace to serve the bedrooms. The velux windows on the first floor would be at an angle and would therefore not result in a loss of privacy or overlooking nearby properties. Furthermore, given the set in from surrounding properties and boundary treatment, the proposal is considered not to cause unacceptable overlooking of the adjoining occupier and nor would it result in a loss of privacy, in compliance with Policy BE23 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan MALP 2016 sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. It requires a 2 storey, 4 bedroom, 6 person dwelling, which is the closest property to the proposal, to have a minimum size of 106 sq.m. The proposed new four-bed dwelling would be approximately 202sq.m and would exceed the required standard resulting in a satisfactory residential environment for future occupiers, in compliance to The London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the character of the area. The minimum level of amenity space required for a four bedroom house is 100sq.m of amenity space to meet the standard. The scheme provides some 468 sq.m for the proposed house and would thus exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property as well as the side of the property and would be set some distance from neighbouring properties. As such, there would not be overlooked by adjoining properties.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed house would not lead to a significant increase in traffic generation given it would replace an existing house within a residential area. As such, the proposal would comply with policy AM2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would use the existing drive leading to the parking spaces to the front of the proposed house. The site lies in an area with a PTAL index of 1a, which is low. Two parking spaces are required per dwelling to comply with the Hillingdon's Parking Standards. Two parking spaces and cycle parking would be provided in a double garage. As such, the highway officer has no objections to the proposal, in compliance with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Car Parking Standards.

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no TPO's on site, although it lies within a designated Conservation Area and within the Green Belt. The extension will have little impact on the site and in summer, at least, will not be visible from outside the site. The proposal therefore would be acceptable, subject to landscaping and tree protection conditions, in compliance with Policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

A condition is recommended to ensure that the utilisation of water within the dwelling is minimised in accordance with adopted planning policy.

7.16 Renewable energy / Sustainability

Not Applicable to this application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

No objections received.

7.20 Planning Obligations

CIL

The Community Infrastructure Levy (CIL) is a new charge which allows the Council to raise funds from developers undertaking new building projects.

The money raised will be used to pay for infrastructure required to support development - this could include transport schemes, flood defences, schools, health and social care facilities, parks, open spaces and leisure centres. To a large extent, CIL has replaced Section 106 planning obligations as a means of funding infrastructure provision in Hillingdon.

The scheme will be liable for the following CIL payments.

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

Hillingdon CIL = £14,911.39

Mayoral CIL = £5,838.57

Total = £20,749.96

7.21 Expediency of enforcement action

There are no enforcement issues.

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

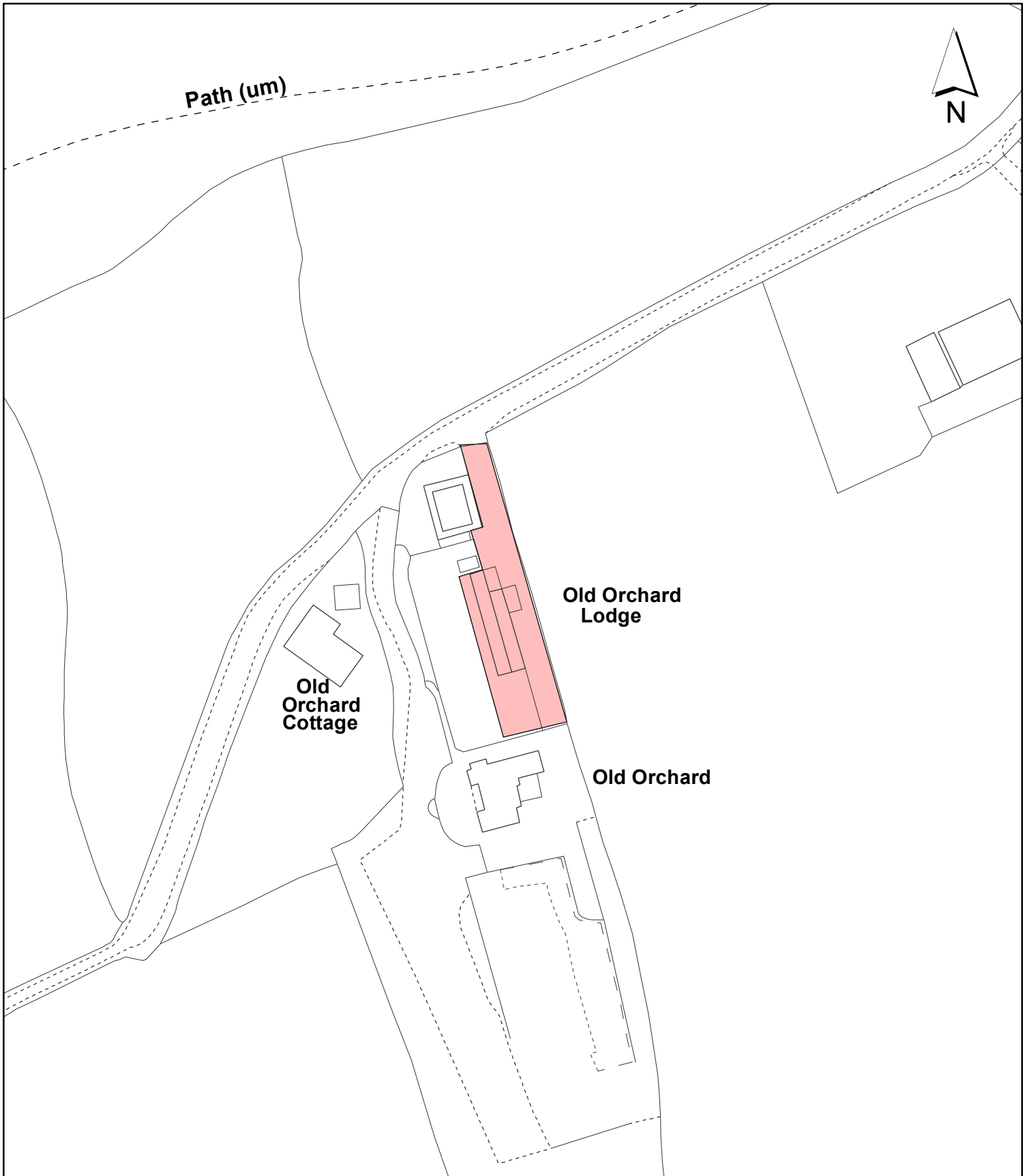
It is considered that the principle of one new house on this site is acceptable, and that the proposed building and use would not impact on the openness of the Green Belt, be harmful to the character and appearance of the Harefield Village Conservation Area, nor the amenities of nearby residents. Parking and highway safety matters and the protection of trees are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (March 2016)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Old Orchard Lodge Cottage
Park Lane**

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

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

Planning Application Ref:

12385/APP/2016/2040

Scale:

1:1,250

Planning Committee:

North Page 60

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.

LBH Ref Nos: 18414/APP/2016/2486

Drawing Nos: 000 Rev P1
010 Rev P1
020 Rev P1
100 Rev P1
101 Rev P1
102 Rev P1
103 Rev P1
110 Rev P1
111 Rev P1
112 Rev P1
113 Rev P1
Supporting Statement

Date Plans Received: 27/06/2016

Date(s) of Amendment(s):

Date Application Valid: 27/06/2016

1. **SUMMARY**

This application seeks planning permission for change of use of a dwellinghouse to a children's day nursery. There would be no external alterations to the existing building and the proposed alterations to the car parking and gardens are modest and there will be no external impact. Subject to appropriate conditions it is considered that no adverse impact for occupiers of neighbouring residential properties will result.

There is a proven local need for nursery places. This proposal replaces an existing nursery further along Green Lane which is to close with the intention that it will revert to residential use. No structural changes are proposed to the building which will still have a residential appearance.

It is recommended that planning permission be granted

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 020 P1;102 P1;103 P1;110 P1;111 P1;112 P1;113 P1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

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)

4 NONSC Non Standard Condition

The use of the property for Class D1 day nursery shall only take place between the hours of 08.00 and 18.00 on Monday to Friday only and at no time on Saturday and Sunday.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

The garden shall not be used in connection with use as a day nursery (Class D1) before the hours of 09.00 and after 18.00, Monday to Friday and at no time on Saturday or Sunday and not more than 12 children shall use the garden at any one time and at no time will they be left unsupervised.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 30 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).

7 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 properties Tudor Lodge and 1-59 Myrtleside Close 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 Local Plan: Part Two Saved UDP Policies (November 2012)

8 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)

9 NONSC Non Standard Condition

All parents will pick up drop off their children and use the pedestrian gate on Rickmansworth Road and the vehicular access on Green Lane shall only be used by staff and for essential deliveries

REASON

In order to maintain safe and efficient operating conditions at the adjacent traffic signals 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)

10 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference number 20 Rev P1 have been laid clearly marked out for use by staff 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 for staff 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)

11 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for at least 3 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with

the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

12 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and London Plan (2016) Policies 3.1, 3.8 and 7.2

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM14 New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
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
R12	Use of premises to provide child care facilities

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions. In this case negotiation was necessary to deal with issues relating impact on neighbours amenities

3. CONSIDERATIONS

3.1 Site and Locality

The property is a large detached white-rendered two-storey dwelling on a generous corner plot at the junction of Green Lane and Rickmansworth Road. Vehicle and pedestrian access is via Green Lane, although there is also a pedestrian access via Rickmansworth Road. The site benefits from extensive natural screening along the boundaries. The site is adjoined by Tudor Lodge, a large detached dwelling which fronts Green Lane and Myrtle Court which is a flatted development to the south which fronts Rickmansworth Road.

The site is within the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

3.2 Proposed Scheme

The application seeks planning permission for change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping. The intention is to have a maximum of 30 children on site at any one time which will include babies and toddlers up to the age of 5

There will be nine (9) full time staff and four (4) part time staff

The nursery will operate between 08.00 and 18.00 Monday to Friday and will not operate at weekends.

3.3 Relevant Planning History

18414/APP/2005/223 Tudor Lodge And Cornerways Green Lane Northwood Middx
RESIDENTIAL DEVELOPMENT IN A PART TWO/ PART THREE STOREY BUILDING TO
PROVIDE 21 RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND ACCESS
(INVOLVING DEMOLITION OF EXISTING HOUSES)(OUTLINE APPLICATION)

Decision: 16-08-2005 Not Determined **Appeal:** 16-08-2005 Dismissed

18414/C/77/1567 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 03-01-1978 Approved

18414/D/78/0519 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 15-05-1978 Approved

18414/E/79/1722 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 16-11-1979 Approved

18414/F/81/0510 Cornerways Green Lane Green Lane Northwood
Householder development - residential extension(P)

Decision: 28-04-1981 Approved

58600/PRE/2003/49 Land At Tudor Lodge And Cornerways Green Lane Northwood
TP PRE-CORRES: REDEVELOPMENT OF 24 APARTMENTS

Decision:

64246/APP/2008/775 Santa Rosa, Tudor Lodge & Cornerways Green Lane Northwood
ERECTION OF A NEW BUILDING COMPRISING 14 SELF-CONTAINED FLATS WITH SURFA
PARKING (INVOLVING DEMOLITION OF THE 3 EXISTING DWELLINGS).

Decision: 25-06-2008 Refused

Comment on Relevant Planning History

The planning history either relates to proposals for domestic extensions or for redevelopment. None of the history is directly relevant to the current proposal.

4. Planning Policies and Standards

The dwelling is on the local list. Saved Policy BE12 states that, inter-alia, locally listed buildings should preferably remain in their historic use. Where planning permission is

required an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

In this regard, no external changes are proposed to the building and any internal changes do not appear to be structural. The ability for the building to return to residential use remains.

Saved Policy H2 states that the local planning authority will not normally grant planning permission for a change from residential use of any building or part of a building that is suitable with or without adaptation for residential uses. The applicant is currently based close by at No. 15 Green Lane. (Wetherby House Montessori). In response to the issue of loss of residential use, the applicant has confirmed that this property will be returned to residential use. As stated above, no material changes are proposed to the structure of the property and the ability to return to residential use remains.

The Hillingdon Families Information Service comments - In terms of meeting the local authority's objectives, we have to ensure there are enough funded places for 3 and 4 year olds in the borough. The current nursery provided funded places for 23 three and four year olds last term, (13 of whom were Hillingdon residents). Therefore a significant proportion of the places that this nursery offers currently are for children receiving funding.

In September 2017, the local authority has to ensure that there are enough places for eligible children to access 30 hours free childcare. If Wetherby House Montessori choose to participate in this initiative, it would help the local authority to meet this target.

In terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the borough is high.

Given that the applicant will close the existing unit at Wetherby House 15 Green Lane and intends that this revert that to residential use and that this proposal represents a replacement and increase in provision, the issue of high demand is a relevant and material planning consideration in favour of the proposals.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties

LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
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
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 04/07/2016 and a site notice was displayed on 06/07/2016.

Five objections were received by the end of the consultation period. These generally raised concerns about the safety of the site due to the proximity of the junction and also raised issues of traffic generation. One suggested that the applicant should fund junction improvements to include measures to improve pedestrian safety. These issues are considered in the response by Council's Highways and Transportation Officer.

One objector also raised concerns about noise associated with the use and this matter is considered elsewhere within the report.

Objections were also raised in respect of loss of a residential unit.

Sixteen comments were received which supported the proposal. Many referred to this being a relocation of an existing well run nursery and some commented that the site is ideal for the purpose.

Internal Consultees

Highways and Transportation Officer:

(1) The proposed change of use application is for a site which is an existing residential property on the corner of the traffic signalled junction of Green Lane and Rickmansworth Road Northwood. Both of these roads are classified roads under Council's Road Network and there are parking restrictions outside the majority of the frontage of the property. There is a bus stop on Green Lane close to the property.

(2) The property has an existing vehicular access on the Green Lane approach to the traffic signals approximately 10m from the traffic signal stop line. The property also has a pedestrian access on Rickmansworth Road approximately 20m from the traffic signals. Under the current arrangements the existing vehicular access operates adequately based on the low trip rates from the property.

(3) The site has a PTAL value of 2 (poor) based on local bus services and a long walk to Northwood Station. It is likely that many of the trips (staff and parents) will be in the morning and evening peak

hours.

(4)The proposals involve remodelling the frontage area to accommodate 8 car parking spaces including 1 disabled bay which is supported given there will be 9 full-time and 4 part time staff (at peak times 13 people on the site).

(5)It is suggested in the Supporting Statement that parents will drop children off at the nursery using the Rickmansworth Road side pedestrian gate and on-site parking will be for staff which is supported. The plans show cycle parking spaces on the site which is supported but any cycle parking facilities should be covered.

(6)In order to maintain safe operating conditions at the traffic signals it should be conditioned that all parents will pick up drop off their children and use the pedestrian gate and only staff will use the vehicular access on Green Lane in order to maintain safe and efficient operating conditions at the adjacent traffic signals.

(7) Subject to the above, there are no highways objections

Trees and Landscape:
No objections

Conservation Officer:

This is an attractive, Locally Listed Building, prominently located on the corner of Rickmansworth Road and Green Lane.The proposals do not require any external alterations and the front garden appears also to be retained as existing. Given that there appear to be no external alterations to the building or the frontage, no objections are raised.

Hillingdon Families Information Service:

In terms of meeting the local authority's objectives, we have to ensure there are enough funded places for 3 and 4 year olds in the Borough. The current nursery provided funded places for 23 three and four year olds last term, (13 of whom were Hillingdon residents). Therefore a significant proportion of the places that this nursery offers currently are for children receiving funding.

In September 2017, the local authority has to ensure that there are enough places for eligible children to access 30 hours free childcare. If Wetherby House Montessori choose to participate in this initiative, it would help the local authority to meet this target.

In terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the Borough is high.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This scheme proposes a change of use of an existing two-storey dwelling to provide a children's nursery in an area identified in need for additional nursery school provision.

In this case the proposal is a replacement nursery school for one further along Green Lane.

It is noted and accepted that there is a wide range of non-residential institutions that fall within use Class D1 which may not be acceptable or appropriate in this location within a residential area. However, in this case, the use can be conditioned to restrict any subsequent change within Class D1 and further conditions can deal with the specifics of the application in terms of matters such as the intensity of the development, use of the garden and the hours of operation.

The proposed would lead to the loss of a residential dwelling contrary to Policy H2 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012). Whilst this policy seeks to retain residential accommodation in the Borough, in this instance the significant need for nursery places identified by the Council's Families Information Service is considered to carry more weight.

7.02 Density of the proposed development

Not applicable. This is a detached dwelling and the proposal is a change of use.

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

The proposal does not raise any archaeological issues and is not within a Conservation Area or an Area of Special Character

7.04 Airport safeguarding

Not relevant

7.05 Impact on the green belt

Not relevant

7.07 Impact on the character & appearance of the area

There are no external changes to the building. The changes to the car park and to the garden are within the body of the site, which is well-screened from public view. It is recommended that the proposed cycle store, to the edge of the site be covered and a condition is proposed. It is considered that this will be low key and would not have an external impact due to the strong screening along the boundaries with Green Lane and Rickmansworth Road.

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 the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises that planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

There are no changes to the building meaning that no issues of overlooking or loss of privacy will arise. However, there is potential for noise as a result of the number of children on site. This issue has been discussed with the Environmental Protection Unit. An acoustic fence is recommended by the applicants. The EPU comment that this is acceptable but recognises that a high fence may be a problem from a planning point of view and, in the light of this recommends the applicant look at alternative measures. The applicant has indicated that the number of children using the garden at any one time can be restricted to 12 by condition. Following further discussion with the applicant and the EPA, it was agreed that it would also be an appropriate measure to put a restriction on use of the garden until after 09.00. This can be combined with a condition requiring submission of a Noise Management Plan prior to commencement. This should cover such matters as arrangements to keep doors closed, acoustic screening and hedges. Subject to these measures and to conditions it is considered that no material harm to residential amenity will result from the development.

7.09 Living conditions for future occupiers

Not applicable

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposals involve minimal remodelling of the frontage area to accommodate 8 car parking spaces including 1 disabled bay. The Highways and Transportation Officer confirms that this is acceptable.

The officer recommends that any cycle parking facilities should be covered. A condition is recommended.

7.11 Urban design, access and security

This is a change of use only. There are no changes to the building itself and only minimal changes to the car park layout. A pond in the rear garden of the property is to be in-filled for safety reasons.

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 (SPD) 'Accessible Hillingdon' (May 2013) provides detailed design guidance on accessibility issues.

Parking for people with disabilities is provided and a condition is recommended to deal with issues of access the building itself.

7.13 Provision of affordable & special needs housing

Not relevant

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer has confirmed no objections

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

The site has an extensive rear garden. The applicant has suggested that access to this be limited to after 9am and that the number of children using it at any one time is also limited. The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise. No air quality issues are raised.

7.19 Comments on Public Consultations

The planning issues raised following public consultation have been addressed within the report.

7.20 Planning Obligations

Not applicable

7.21 Expediency of enforcement action

Not relevant

7.22 Other Issues

None raised

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

No comments received

10. CONCLUSION

This application seeks planning permission for change of use of a dwellinghouse to a

children's day nursery. There would be no external alterations to the existing building and the alterations to the car parking and gardens are modest and there will be no external impact. There is a shortage of suitable nursery provision in the area. This is a replacement for another nursery in Green Lane currently run by the same operator and which will close. Subject to appropriate conditions to cover such matters as restriction of the use, highway safety and protection of neighbours amenities, it is considered that no adverse impact for occupiers of neighbouring residential properties will result.

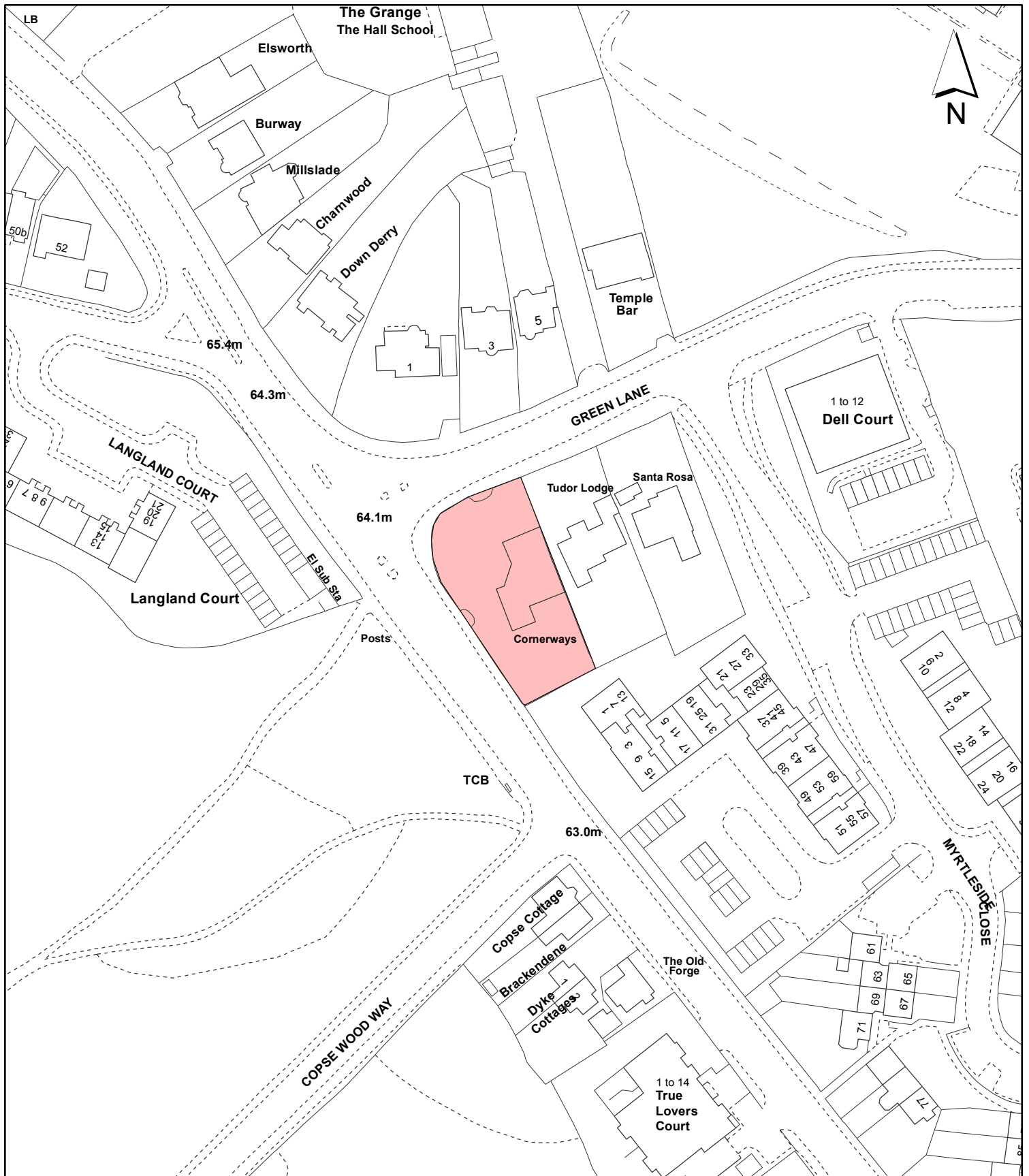
It is recommended that planning permission be granted

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Minor Alterations to the London Plan - Parking Standards (March 2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Corner's Green Lane
 Green Lane**

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

Planning Application Ref:
18414/APP/2016/2486

Scale:
1:1,250

Planning Committee:
Major Page 74

Date:
October 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 RUSHMOOR CLOSE EASTCOTE PINNER

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

LBH Ref Nos: 2332/APP/2016/132

Drawing Nos: VP/P/20150804/4
VP/P/20150804/2
VP/P/20150804/6 Rev C
VP/P/20150804/7 Rev A
VP/P/20150804/3 Rev B
VP/P/20150804/5 Rev B
VP/P/20150804/10

Date Plans Received: 13/01/2016

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

Date Application Valid: 26/01/2016

30/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

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

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

1.2 Proposed Scheme

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

1.3 Relevant Planning History

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

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

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

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

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

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

Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd March 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

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

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

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

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

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

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

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

- Design and visual impact

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

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

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

The proposal also includes a first floor rear extension.

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

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

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

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

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

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

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

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

in relation to the main roof, and appears as a subservient addition.

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

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

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

- Impact on the amenity of neighbouring residents

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

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

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

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

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

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

- Other matters

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

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

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

It is recommended that this application be approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: VP/P/20150804/1, VP/P/20150804/2, VP/P/20150804/3 Rev B, VP/P/20150804/4, VP/P/20150804/5 Rev B, VP/P/20150804/6 Rev C, VP/P/20150804/7 Rev A and VP/P/20150804/10.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

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

number 1a Rushmoor Close or number 2 Rushmoor Close.

REASON

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

5 HO6 Obscure Glazing

Any first floor windows in the side elevations of the property facing either number 1a Rushmoor Close or number 2 Rushmoor Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

INFORMATIVES

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

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

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

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

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

approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

 - C) The elimination of the release of dust or odours that could create a public

health nuisance.

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

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

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

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

1 Rushmoor Close

Planning Application Ref:

2332/APP/2016/132

Planning Committee:

North Page 85

Scale:

1:1,250

Date:

October 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 53 MAHLON AVENUE RUISLIP MIDDLESEX
Development: Two storey side extension and single storey rear extension
LBH Ref Nos: 58755/APP/2016/1231
Drawing Nos: SB/B57/1
SB/B57/2

Date Plans Received: 30/03/2016 **Date(s) of Amendment(s):**
Date Application Valid: 13/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached dwelling located on Mahlon Avenue. The external walls of the property are covered by a gable roof. The area to the front of the property, within the curtilage of the dwelling, is covered hard standing and provides space to park approximately 2 vehicles.

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

1.2 Proposed Scheme

The application seeks planning permission for a two storey side extension and single storey rear extension.

1.3 Relevant Planning History

58755/APP/2003/2138 53 Mahlon Avenue Ruislip Middlesex

CONVERSION OF ROOF FROM HIP TO GABLE END WITH INSTALLATION OF A REAR DORMER (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 09-10-2003 Approved **Appeal:**

58755/APP/2013/1567 53 Mahlon Avenue Ruislip Middlesex

Two storey side extension and porch to front

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

58755/APP/2013/3217 53 Mahlon Avenue Ruislip Middlesex

Two storey side extension, porch to front, new rooflight to front and new window to first floor rear

Decision Date: 27-12-2013 Refused **Appeal:** 19-MAY-14 Allowed

58755/APP/2013/576 53 Mahlon Avenue Ruislip Middlesex

Part two storey, part single storey side extension and porch to front.

Decision Date: 14-05-2013 Refused **Appeal:**
58755/APP/2015/3877 53 Mahlon Avenue Ruislip Middlesex

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.8 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 02-12-2015 Refused **Appeal:**
58755/APP/2015/4661 53 Mahlon Avenue Ruislip Middlesex

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 2.7 metres, and for which the height of the eaves would be 2.7 metres

Decision Date: 15-02-2016 Approved **Appeal:**

Comment on Planning History

The property has had a previous planning application (reference number: 58755/APP/2013/3217) for a two storey side extension allowed at appeal in 2013, and has also had a Prior Approval application approved for a 3.5m deep rear extension approved on 15th February 2016.

The property is currently subject to a planning enforcement notice concerning hardstanding to the front of the property.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 4 neighbouring occupiers, along with the South Ruislip Residents Association, were consulted on the application on 4th April 2016. By the close of the consultation period on 25th May 2016, 1 objection was received from a neighbouring occupier.

The comments from the neighbouring occupier have been summarised in bullet point format below:

· This will become an eye sore and as this property is mainly being let it is only to increase the amount of letting space. ie more tenants.

· It will also obliterate my outlook and there will not be enough car parking spaces.

OFFICER NOTES: The comments regarding the property being increased for letting purposes is not necessarily a planning consideration. With regards to the other comments, they will be discussed in the main body of the report.

4. UDP / LDF Designation and London Plan

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2015) Quality and design of housing developments

AM14 New development and car parking standards.

5. MAIN PLANNING ISSUES

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

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

The proposed two storey side extension will have a width of 3.5, which is less than half and two thirds the width of the original dwelling, which is approximately 6.59m wide.

The proposed side extension will have a length of 10.77m at ground floor level, and a length of approximately 7.19m at first floor level, as the proposed ground floor will wrap around and join onto the proposed single storey rear extension. The proposed first floor of the side extension will be inline with the rear wall of the original dwelling.

Paragraph 5.1 of the HDAS Residential Extensions guidance, states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building". The proposed two storey side extension will be set in from the side boundary shared with no.51 Mahlon Avenue by 1.5m at both ground and first floor level.

Paragraph 5.6 of the HDAS Residential Extensions guidance, states: "the ground and first floor should be set back from the main front building line to ensure a subordinate appearance to the existing house". The ground floor of the proposed side extension will be set in line with the front wall of the main dwelling while the first floor will be set back from the front wall of the dwelling by 1m.

Paragraph 5.8 of the HDAS Residential Extensions states, "for semi-detached properties the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.50m at roof level". The proposed side extension will consist of a gable roof which will be set approximately 0.55m below the ridge of the main roof.

The attached property No. 55 Mahlon Avenue retains the original hipped roof whilst the application property has been converted to a gable roof, with the addition of a rear dormer window. Where semi-detached properties with hipped roofs are a strong reoccurring feature of the streetscene, the introduction of a gable roof and two storey side extension to a semi-detached property is normally considered to have a detrimental impact upon the character and appearance of the street scene as the semi-detached properties can appear unbalanced.

However, there is not considered to be a prevailing pattern of development within the immediate area. Within close proximity of the application site on Mahlon Avenue are single and two storey properties with mixed roof forms such as hipped and gable roofs, plus ridge lines which run both parallel and perpendicular to the street. Indeed Nos. 48 and 50 on the opposite side of Mahlon Avenue to the application site have been constructed with gable roofs. As such it is considered that the proposal would not have such a significant detrimental impact on the character of the streetscene as to warrant a refusal of the application.

In addition the property has had a previous planning application (reference number: 58755/APP/2013/3217) for a two storey side extension, though with a hipped roof to the extension, allowed at appeal in 2013.

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

The proposed single storey rear extension will have a depth of 3m and will be approximately 10.25m wide as it will extend the entire width of the main dwelling, as well as the side extension. The rear extension will consist of a flat roof which will be 2.7m in height.

It is considered that the proposed development would not have a detrimental impact upon the architectural composition of the original dwelling and would not have a negative impact upon the street scene. As a result, the proposed development accords with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The size, scale and design of the development is considered not to cause any undue loss of residential amenity to the occupiers of the no.55 and no.51 Mahlon Avenue , in terms of loss of light, loss of outlook or overshadowing.

The proposed single storey rear extension element of the proposed development will extend beyond the rear wall of no.55 Mahlon Avenue by 3m, which is considered to be

acceptable given that the HDAS states, a rear extension with a depth of 3.6m is considered acceptable to a semi-detached and terraced property. As the proposed side extension is on the opposite site, it will have no impact upon the residential amenity of the occupiers of no.55.

With regards to no.51 Mahlon Crescent, the proposed side extension and rear extension will be set in from the shared side boundary by 1.5l which is considered to be an acceptable separation distance.

As a result the proposed development will not result in any loss of light, loss of outlook or overshadowing, to either neighbouring occupiers.

Furthermore the proposed development will have windows and doors located on the front and rear elevations. The windows on the front elevation will have general outlook onto the street scene, while the windows and doors on the rear elevation will face the applicant's rear garden.

Although the proposal includes a side window at ground floor level on the side extension, this will not result in any overlooking, as the window will be serving a WC, and could be conditioned to be obscurely glazed. Furthermore the window will be facing the boundary fence and will have no direct outlook into the neighbouring property.

The proposed development will not overlook or breach the privacy of any neighbouring occupiers. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Paragraph 3.13 of the HDAS Residential Extensions guidance, states, "sufficient garden space should be retained as a consequence of an extension. For a 4 or more bed house at least 100sq.m of private gardens space should be retained". Following the construction of the development, approximately 134sq.m of private rear garden space will be retained. Therefore the proposed development is in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

As the property has had various enforcement action taken against it, the application will be determined at planning committee.

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

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number SB/B57/2.

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 HO6 Obscure Glazing

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

REASON

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

INFORMATIVES

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

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

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

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

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

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

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

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

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

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**53 Mahlon Avenue
Ruislip**

Planning Application Ref:

58755/APP/2016/1231

Planning Committee:

North Page 96

Scale:

1:1,250

Date:

October 2016

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Plans for North Applications Planning Committee

Tuesday 4th October
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

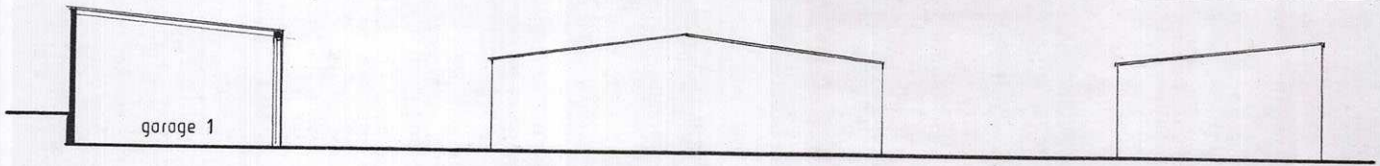
www.hillingdon.gov.uk

Page 97

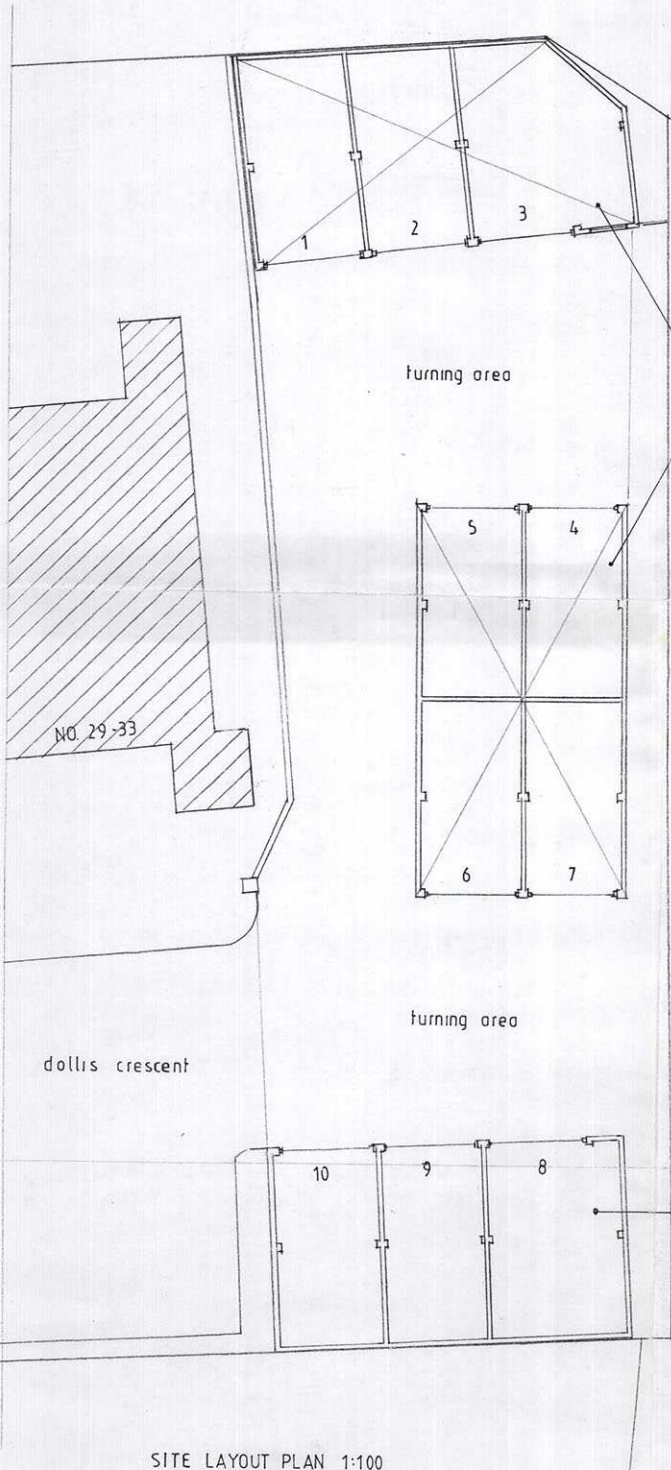
Report of the Head of Planning, Sport and Green Spaces

Address ADJACENT TO 29 & 33 DOLLIS CRESCENT RUISLIP
Development: Two storey, 1-bed self-contained flat with associated parking and amenity space, involving demolition of existing garages.
LBH Ref Nos: 45159/APP/2016/2859

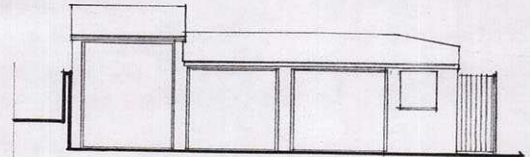
Date Plans Received: 22/07/2016 **Date(s) of Amendment(s):**
Date Application Valid: 29/07/2016



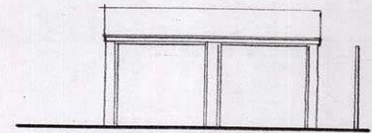
SITE SECTION | SIDE VIEWS



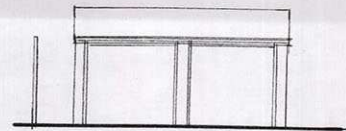
SITE LAYOUT PLAN 1:100



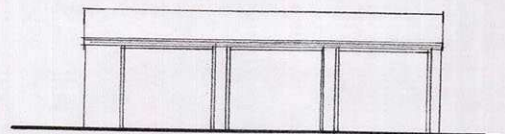
GARAGES 1-3



GARAGES 6-7



GARAGES 4-5



GARAGES 8-10



homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 822488
 E: patrick@homeplansharefield.com
 W: www.homeplansharefield.com



CLIENT: BECKLEY HOMES LTD

PROJECT: LAND ADJOINING 29-33 DOLLIS CRESCENT
 EASTCOTE HA4 9SN

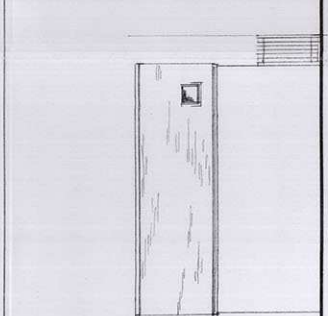
TITLE: EXISTING SITE
 PLANS & ELEVATIONS

DRG NO:
 1817 | 1

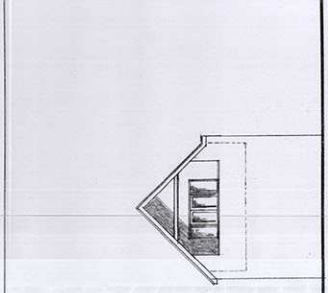
DATE: DEC.2014 SCALE: 1:100 AT A1

DRAWN: *[Signature]*

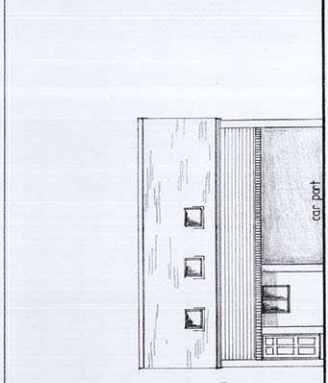
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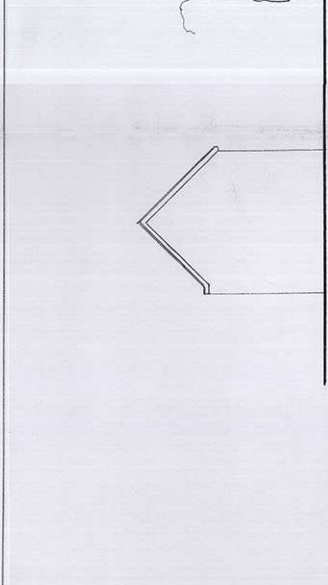
REAR VIEW



END VIEW TO ROAD



FRONT VIEW TO FORECOURT



END VIEW

SCHEDULE OF EXTERNAL MATERIALS & FINISHES
External walls: 1/3 Red brick, weathered, facing brick with stone cills and red brick soffits corners to windows and door openings.
 From wall to first floor to be finished with 150mm horizontal color boarding.
Roofs: Red-banded brick-faced breeze concrete slabs with matching half round ridge and metal roof tiles.
Windows & Doors: White powder coated aluminium framing with uPVC window frames and uPVC double glazing.
External Doors: Hardwood frame with half glazed hardwood door.
Internal Doors: Clear bonded timber end frame with bonded glass and concrete slab to rest on metal main building, 100mm square concrete paving slabs to floor of store.

MAINTENANCE
Planting
 Upon completion of planting it will be necessary to ensure good watering during any periods of prolonged drought.
 Woods should be removed regularly throughout the growing season (March to October) either manually or by using suitable herbicides.
 All the existing trees should be inspected and checked immediately after flowering.
 All plants should be treated in April and August, with fungus spraying plants to fill out and flowers to be kept at 1.5m in height.
 All plants should be inspected in May and June to ensure they are kept at 1.5m in height.
 Any planting that dies during the first 3 years should be replaced.

Sterilising
 All soil and gravel areas to be made regularly throughout the growing season (March to October) to ensure they are free from weeds and pests.

PLANTING TREES & SHRUBS
General
 All plants to be sited in between September and March when winter conditions should be optimum. Avoid periods of drought, wind, fogging and frost.
 All plants should be sited in a well-drained soil. Use of potting compost and weed mats. These should be removed immediately after planting.
 All trees to be planted in a well-drained soil. Use of potting compost and weed mats. These should be removed immediately after planting.
 All shrubs to be planted in a well-drained soil. Use of potting compost and weed mats. These should be removed immediately after planting.
 All plants to be watered in.

PLANT TYPES
B1 2 No. European Hornbeam 100mm x 100mm in height (2 line pots)
 2 No. Scotch Spruce 100mm x 100mm in height (2 line pots)
B2 2 No. Cherry Laurel 100mm x 100mm in height (2 line pots)
 2 No. Scotch Spruce 100mm x 100mm in height (2 line pots)
B3 2 No. Cherry Laurel 100mm x 100mm in height (2 line pots)
 2 No. Scotch Spruce 100mm x 100mm in height (2 line pots)

BESTORE
 To be connected with close boarded cladding on 100 x 50 framing with 100 x 100 support posts. All work to be completed before the end of the year. Framing above 2.1m to each gate end to remain open. All boarding and timber to be clear treated.

Roofs: Red-banded brick-faced breeze concrete roof slab with half round ridge slabs as per main building.

Floor: Park and driveway to be constructed of Marshall's 'Cherry Flagstones' in 'Grey Green' on a 100mm concrete base and consolidated hardcore sub-base. Slabs to be 100mm x 100mm.

Gates: Powder made timber gates, 2.1m high with close boarded finish externally.

SECONDARY FERRETTERY
 Existing metal fence to side and rear boundaries to be retained and repaired or replaced as necessary.
 1.8m high wrought iron filling and personal gates and walling to side entrance painted black. Sliding gates to be automated.

CAR PARK AREA
 Car parking area to be constructed with Marshall's 'Cherry Flagstones' in 'Grey Green' on a 100mm concrete base and consolidated hardcore sub-base. Slabs to be 100mm x 100mm. The car park area should be finished to a level 50mm above the finished floor level. The car park area should be finished to a level 50mm above the finished floor level. The car park area should be finished to a level 50mm above the finished floor level.

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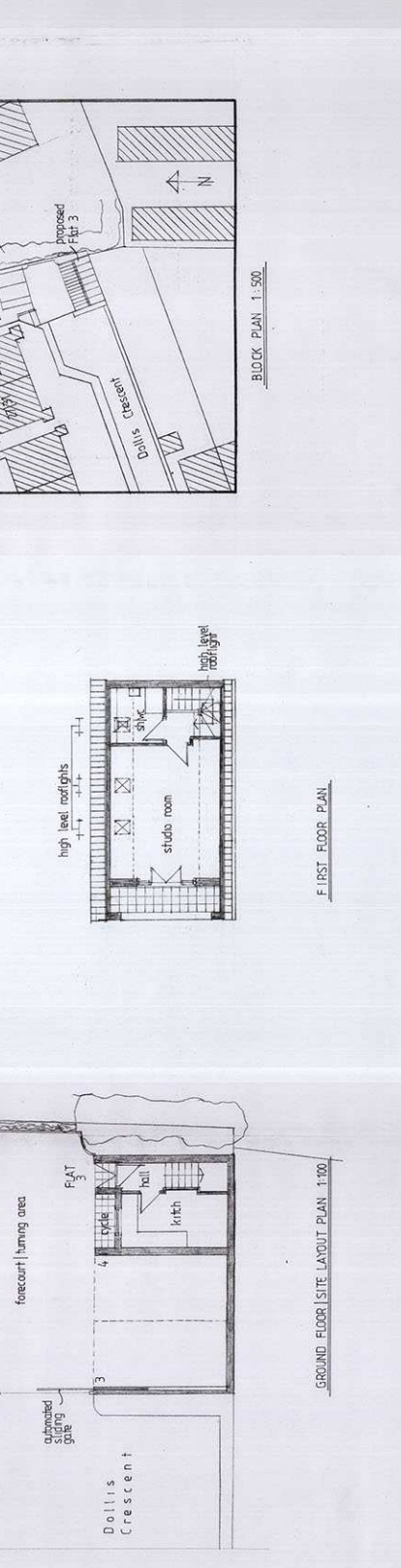
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GROUND FLOOR | SITE LAYOUT PLAN 1:100

FIRST FLOOR PLAN



Notes:

 Site boundary

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Site Address:

**Land adj 29-33
Dollis Crescent
Eastcote**

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

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

Planning Application Ref:

45159/APP/2016/2859

Scale:

1:1,250

Planning Committee:

North Page 101

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 9 HARVIL ROAD ICKENHAM

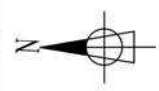
Development: Erection of a two storey detached building with habitable roof space to create 5 x 2-bed self- contained flats with car parking in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (Resubmission).

LBH Ref Nos: 52950/APP/2016/2599

Date Plans Received: 05/07/2016

Date(s) of Amendment(s):

Date Application Valid: 18/07/2016



ADDRESS	9 HARVIL ROAD, ICKENHAM, UB10 8AJ
TITLE	Location Plan
SCALE	1:1250 (A4)
DATE	February 2016
DRAW. No.	201510 / LP / 01

HARVIL ROAD



No. 10



SITE PLAN WITH PARKING LAYOUT

0M 1M 2M 3M
 1:100 (A1)
 Scale: 1:100 (A1)

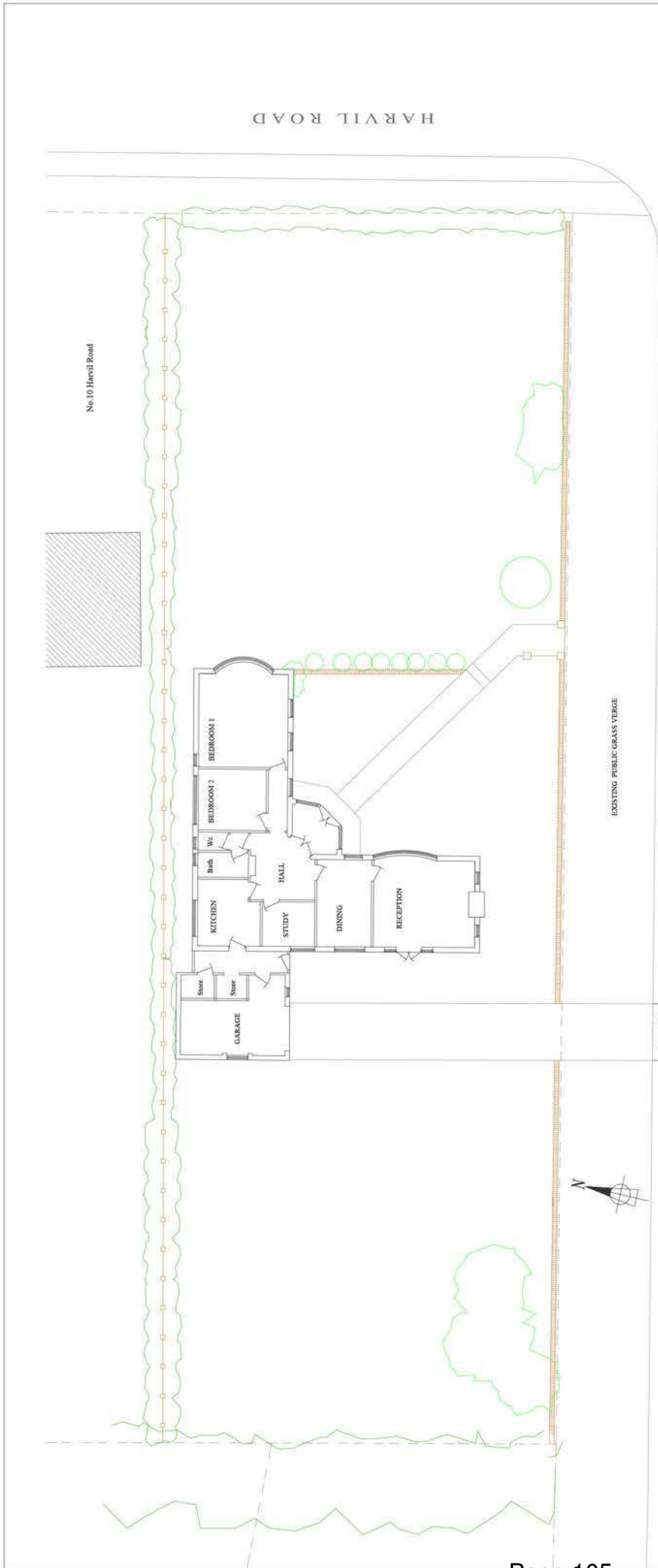
UNRESTRICTED ON ROAD PARKING

HIGHFIELD DRIVE

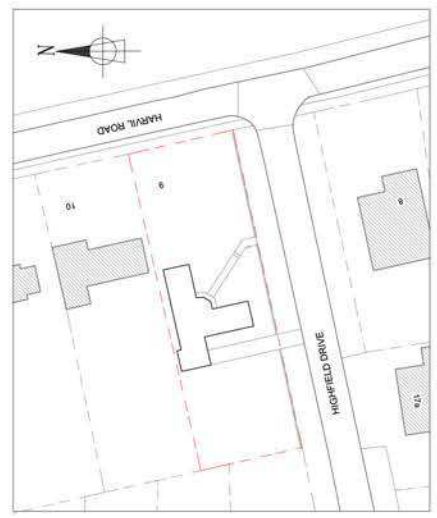
ACCESS RAMP
 Total vertical rise: 2.00 metres
 Slope angle: 4 degrees
 Super gradient: 1:14.6 (6.85%)

Proposed YX0 (0.70 Metres)
 (subject to County Highway Authority approval)

ARCHPLAN DESIGNS LTD 01 Mill Lane, Southbridge Lane, Reckanaworth, Irons WVD3 5SX TEL: 07765 800014	PROJECT: 9 HARVILE ROAD, CRESSHAM	DATE: August 2018	PL-AN No: 201510 - 04N
	TITLE: SITE PLAN WITH PARKING LAYOUT	SCALE: 1:100	A
THIS DRAWING IS NOT TO BE REPRODUCED IN ANY PART OR WHOLE WITHOUT THE WRITTEN PERMISSION FROM ARCHPLAN DESIGNS LTD	THIS DRAWING IS FOR PLANNING CONSULTATIONS ONLY. Sole drawings for Planning purposes only.	A	A
Access map parameters maintained.	A	A	A



EXISTING SITE PLAN
scale 1:100 (A1)



BLOCK PLAN
scale 1:500 (A1)

HIGHFIELD DRIVE

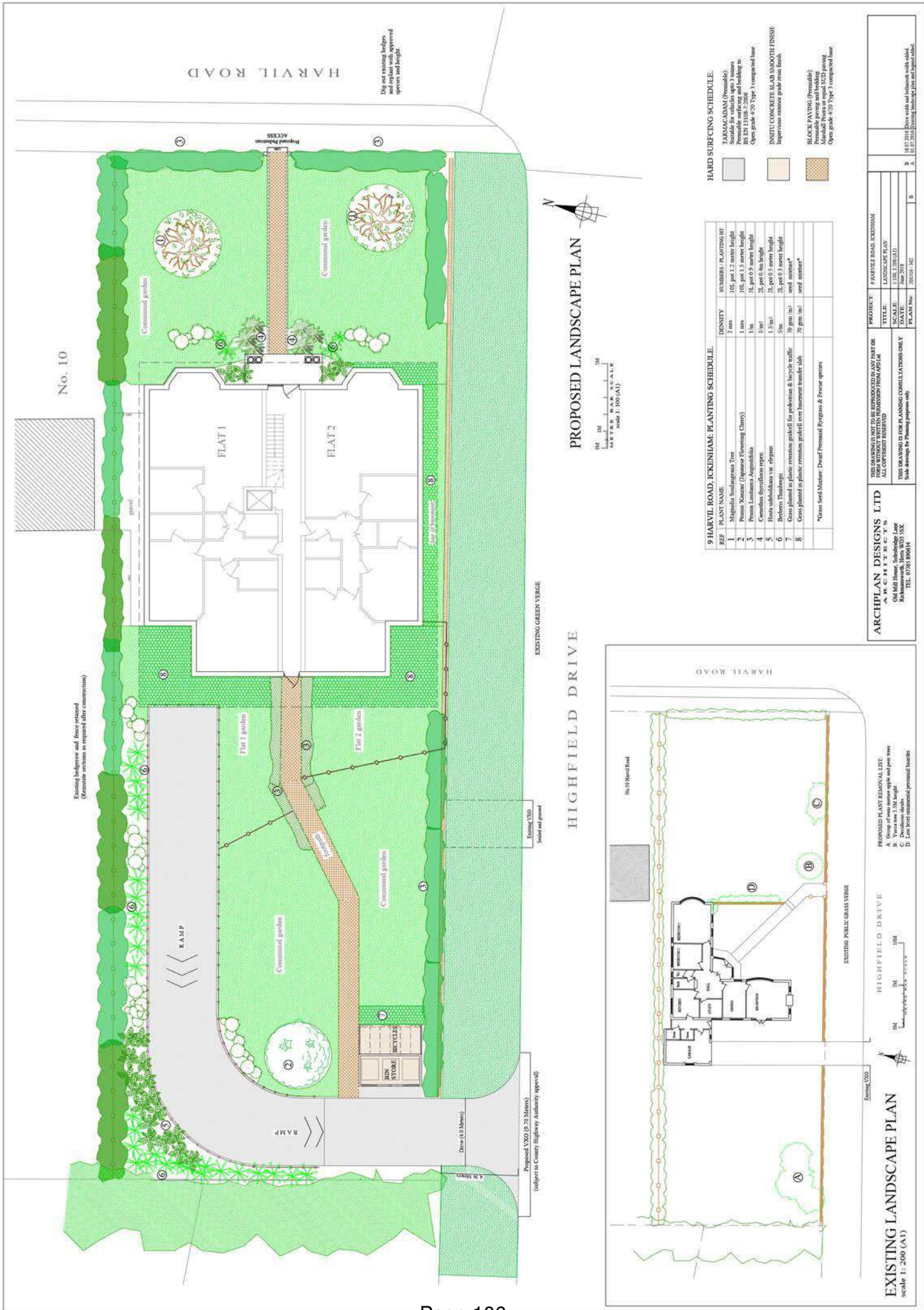
EXISTING PUBLIC GRASS VERGE



ARCHPLAN DESIGNS LTD
On
Old Mill House, Schoolbridge Lane
Rackhamsworth, Irons WY3 5SX
TEL: 07765 80804

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Scale drawings for Planning purposes only.

PROJECT:	9 HARVIL ROAD, KENDENHAM
TITLE:	EXISTING BUNGALOW
SCALE:	1:100 (A1)
DATE:	February 2018
PLAN No:	201801_008



HARVIL ROAD

No. 10



PROPOSED LANDSCAPE PLAN

Scale 1:100 (A3)

- HARD SURFACING SCHEDULE:**
- TARACADAM (Presumably) Suitable for vehicle spots & bases
 - Permeable surfacing and bedding
 - Open grade 4/20 Type 3 compacted base
 - INSITU CONCRETE SLAB SMOOTH FINISH Impervious extensive grade-reen finish.
 - BLOCK PAVING (Presumably) Marshall floor or road SUD paving
 - Open grade 4/20 Type 3 compacted base

9 HARVIL ROAD, ICKENHAM: PLANTING SCHEDULE:

REF	PLANT NAME	DENSITY	NUMBERS PLANTING HT
1	Magnolia Soulangeriana Tree	1 tree	10L, pot 1.2 meter height
2	Prunus 'Kanzan' (Japanese Flowering Cherry)	1 tree	10L, pot 1.5 meter height
3	Prunus Laetiana 'Augustinella'	1 tree	SL, pot 0.9 meter height
4	Cornus lilyriflora 'spires'	1 tree	SL, pot 0.5 meter height
5	Hova subcordata var. 'olepau'	1.5m ²	2L, pot 0.5 meter height
6	Berberis 'Thurbergii'	5m ²	2L, pot 0.5 meter height
7	Grass planted in plants: retention grid/cell for pedestrian & bicycle traffic.	70 ppm (m ²)	seed mixture*
8	Grass planted in plants: retention grid/cell over basement tank for slab	70 ppm (m ²)	seed mixture*

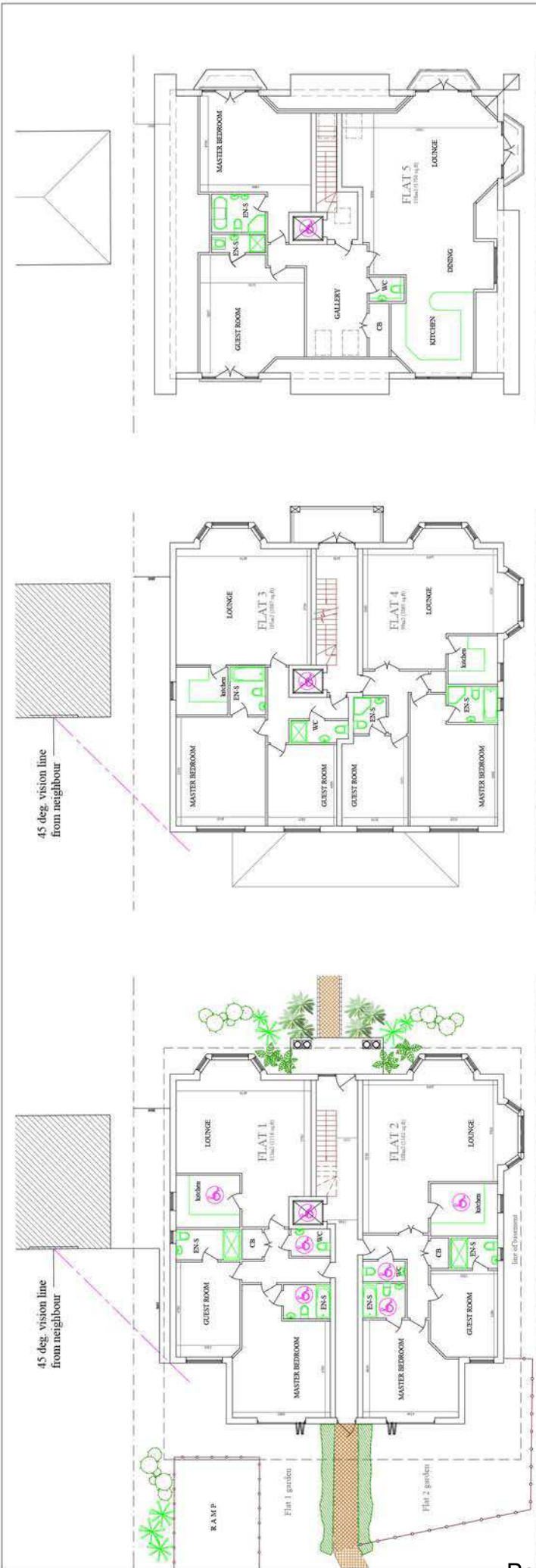
*Grass Seed Mixture: Dwarf Perennial Ryegrass & Fescue species

ARCHPLAN DESIGNS LTD
 08 Mill Lane, Southbridge Lane
 Rekanunworth, Irens WD3 5SX
 TEL: 07763 800014

PROPOSED PLANT REMOVAL LIST:

- A. Group of trees in upper and part trees
- B. Deciduous shrubs
- C. Deciduous shrubs
- D. Low level ornamental perennial boundary

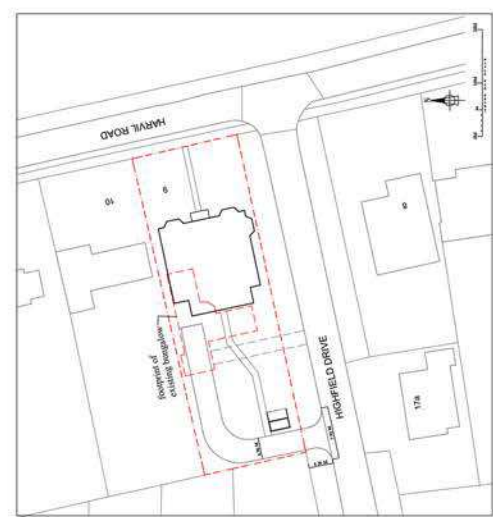
EXISTING LANDSCAPE PLAN
 scale 1:200 (A3)



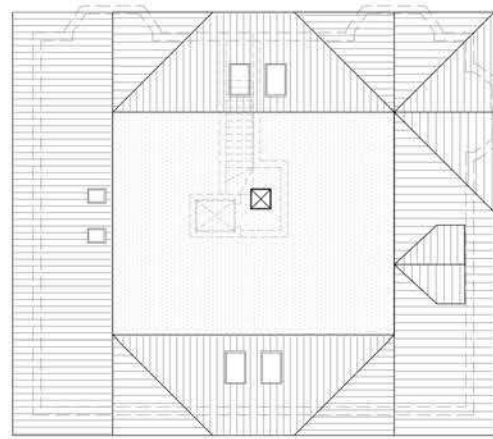
SECOND FLOOR
scale 1:100

FIRST FLOOR
scale 1:100

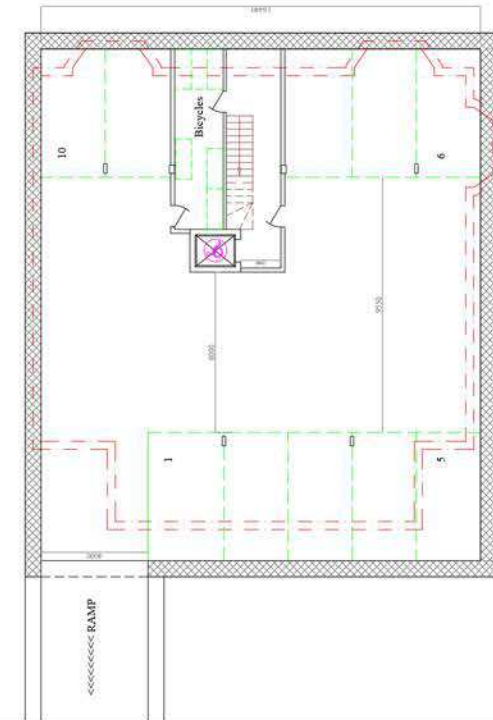
GROUND FLOOR
scale 1:100



BLOCK PLAN
scale 1:500

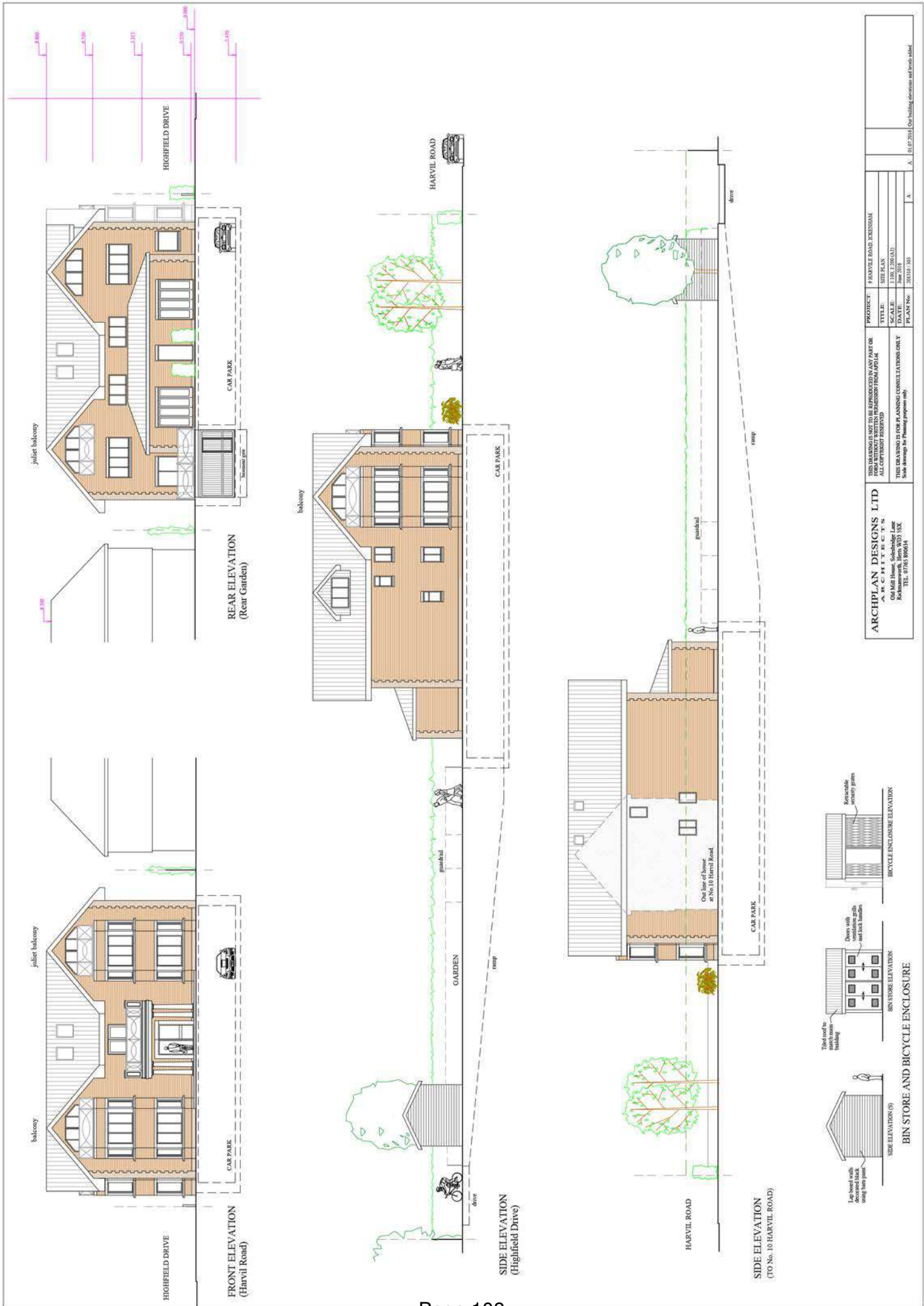


ROOF PLAN
scale 1:100

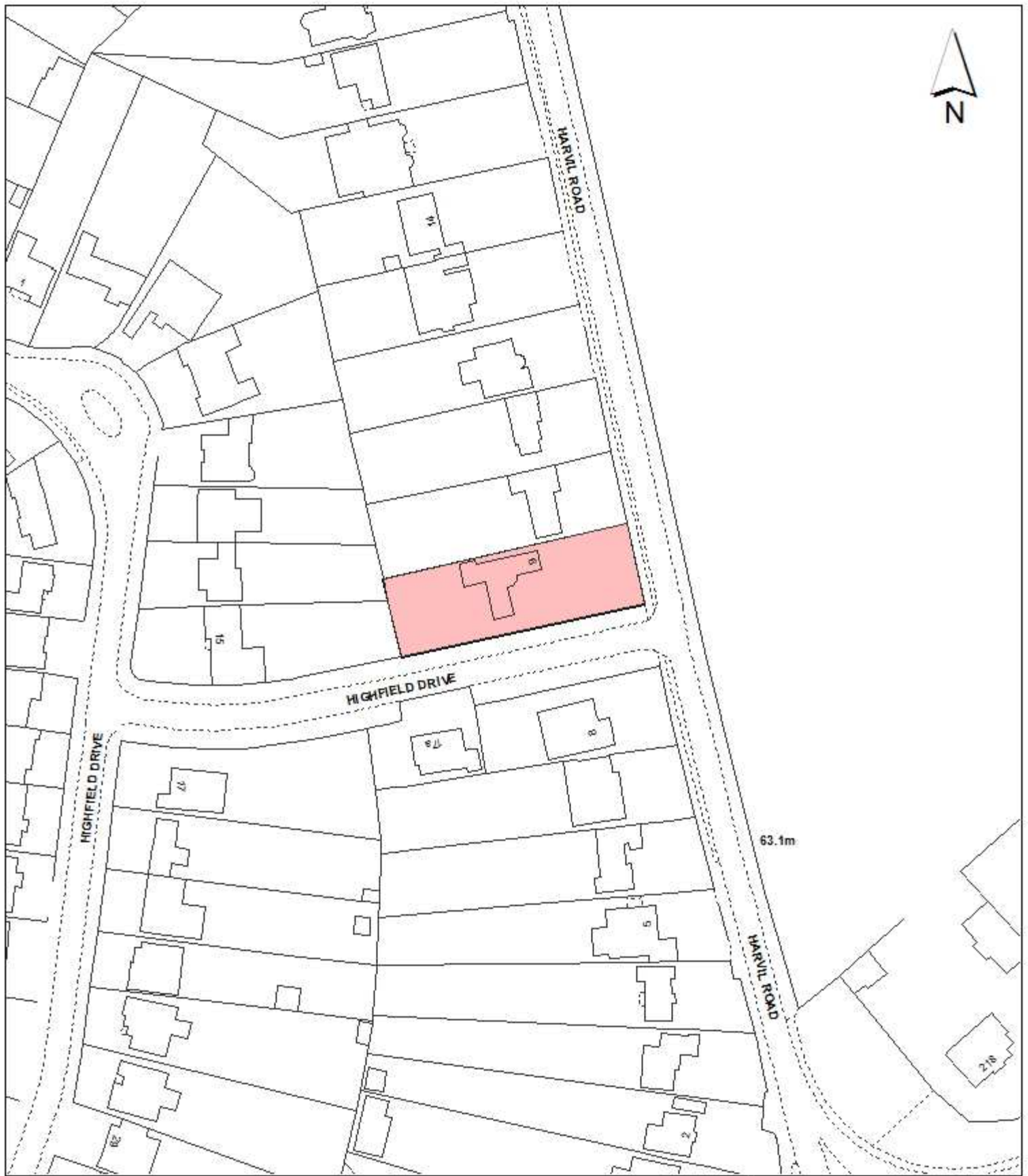


BASEMENT PARKING
scale 1:100

PROJECT: 9 HARVILLE ROAD, CROSSLAND		BLOCK PLAN									
TITLE: PROPOSED FLOOR PLANS		scale 1:500									
SCALE: 1:100, 1:500 (A1)	DATE: June 2016	THIS DRAWING IS NOT TO BE REPRODUCED IN ANY PART OR ALL WITHOUT PERMISSION									
DATE: June 2016	PLAN No: 201510_001	THIS DRAWING IS FOR PLANNING CONSULTATIONS ONLY Scale drawings for Planning purposes only.									
ARCHPLAN DESIGNS LTD 09 Mill Lane, Southbridge Lane Rushmore, Woking, Surrey GU24 0NF TEL: 07765 300014		<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> </tr> <tr> <td>10/10/2016</td> <td>10/10/2016</td> <td>10/10/2016</td> <td>10/10/2016</td> </tr> </table>		1	2	3	4	10/10/2016	10/10/2016	10/10/2016	10/10/2016
1	2	3	4								
10/10/2016	10/10/2016	10/10/2016	10/10/2016								



PROJECT: 9 HARVIL ROAD, DUNDEEN		DRAWING NO: A	
TITLE: SITE PLAN		DATE: June 2018	
SCALE: 1:100 (250/1)		DRAWING NO: 201810_003	
DATE: June 2018		DRAWING NO: A	
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ARCHPLAN DESIGNS LTD 14 Old Mill House, Southside Lane Rehakemworth, Irons WTD3 5SX TEL: 07763 800014			



Notes:

 Site boundary

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Site Address:

**9 Harvil Road
Ickenham**

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

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

Planning Application Ref:

52950/APP/2016/2599

Scale:

1:1,250

Planning Committee:

North Page 109

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 53 WIELAND ROAD NORTHWOOD

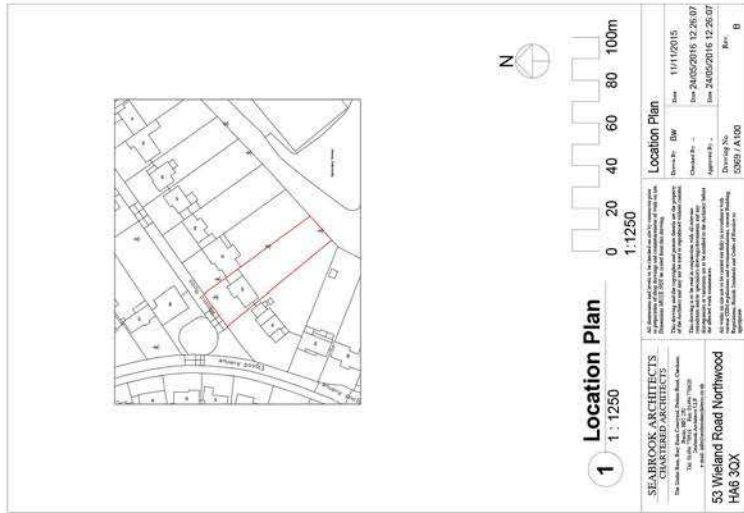
Development: Two storey side/rear extension

LBH Ref Nos: 28044/APP/2016/2888

Date Plans Received: 26/07/2016

Date(s) of Amendment(s):

Date Application Valid: 26/07/2016

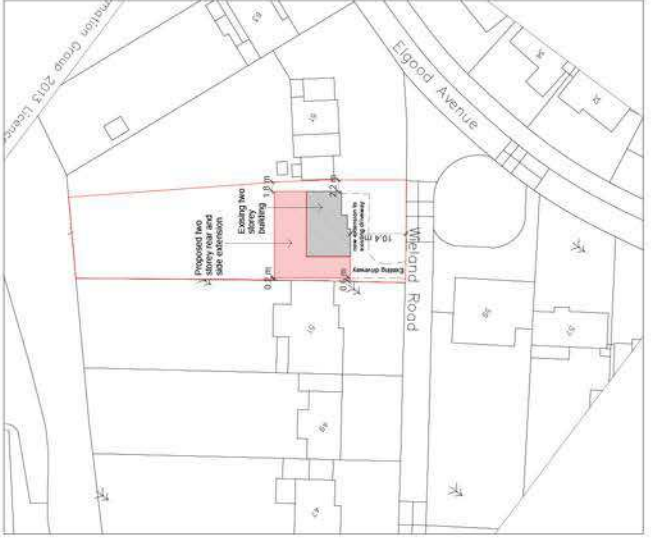


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 All works are to be carried out fully in accordance with current CSN/ Standards and Code of Practice in application.
 Seabrook Architects LLP - www.seabrookarchitects.co.uk

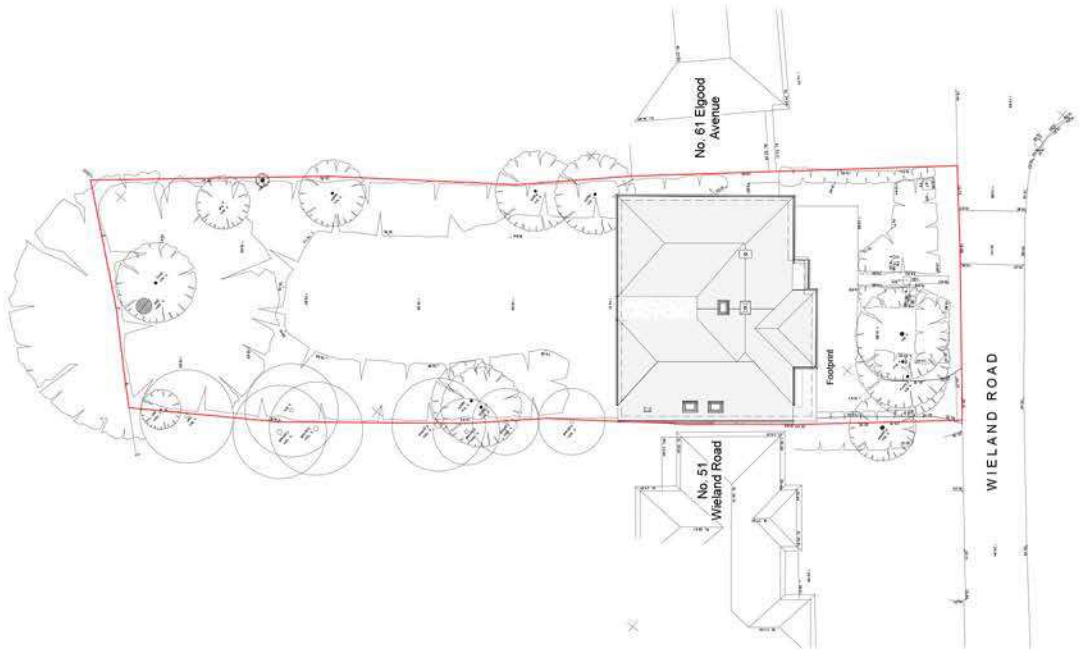
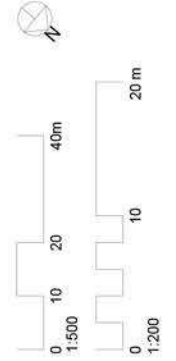
Project
**53 Wieland Road
 Northwood
 HA6 3QX**

Drawing
Site Plan & Block Plan

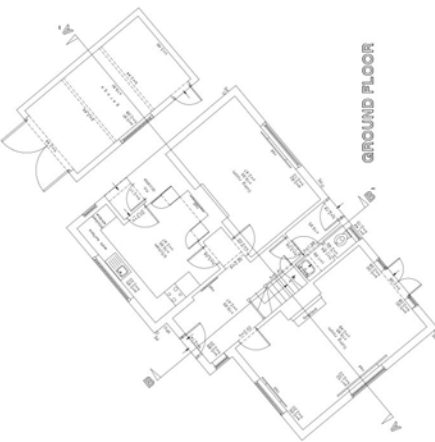
SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio, Brook House, Church Lane, Northwood, Middlesex, HA6 3QX
 Seabrook Architects LLP - www.seabrookarchitects.co.uk
 Drawn By: BW Date: 11/11/2015
 Checked By: - Date: 24/05/2016 12:26:08
 Approved By: - Date: 24/05/2016 12:26:08
 Drawing No: **53669 / A101** Rev: **B**



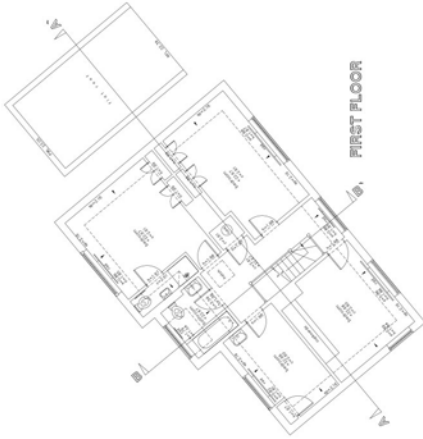
1 Site Block Plan
 1 : 500



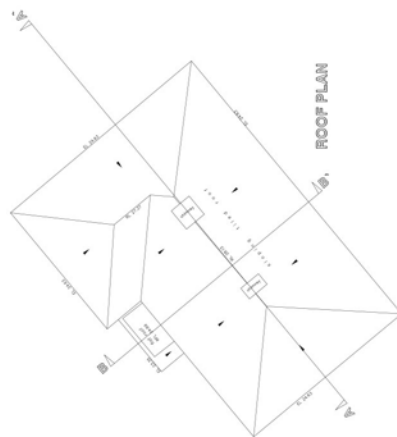
2 Site Plan
 1 : 200



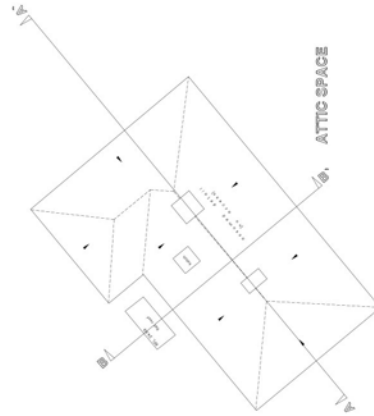
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



ATTIC SPACE

Revision	Description	Date

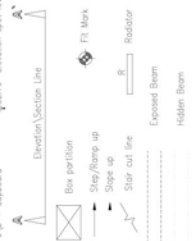
LEGEND

To view individual floors all layers beginning with "C" must be turned on and sheets, along with all of the layers beginning with the relevant floor prefix.

FLOOR PREFIXES

- B = Basement
- 1 = First Floor
- 2 = Second Floor
- 4 = Fourth Floor

- P = Plinth Height
- S = Sill Height
- E = Eaves Level
- SL = Roof Level
- ST = Storey Height
- b = Beam Height
- Th = Threshold Level
- FL = Finished Floor Level
- PL = Proposed Floor Level
- sc = Structural Ceiling Height
- sf = Soffit Height
- c/b = Cupboard
- +35.20 Detached spot level
- +32.76 Elevation spot levels





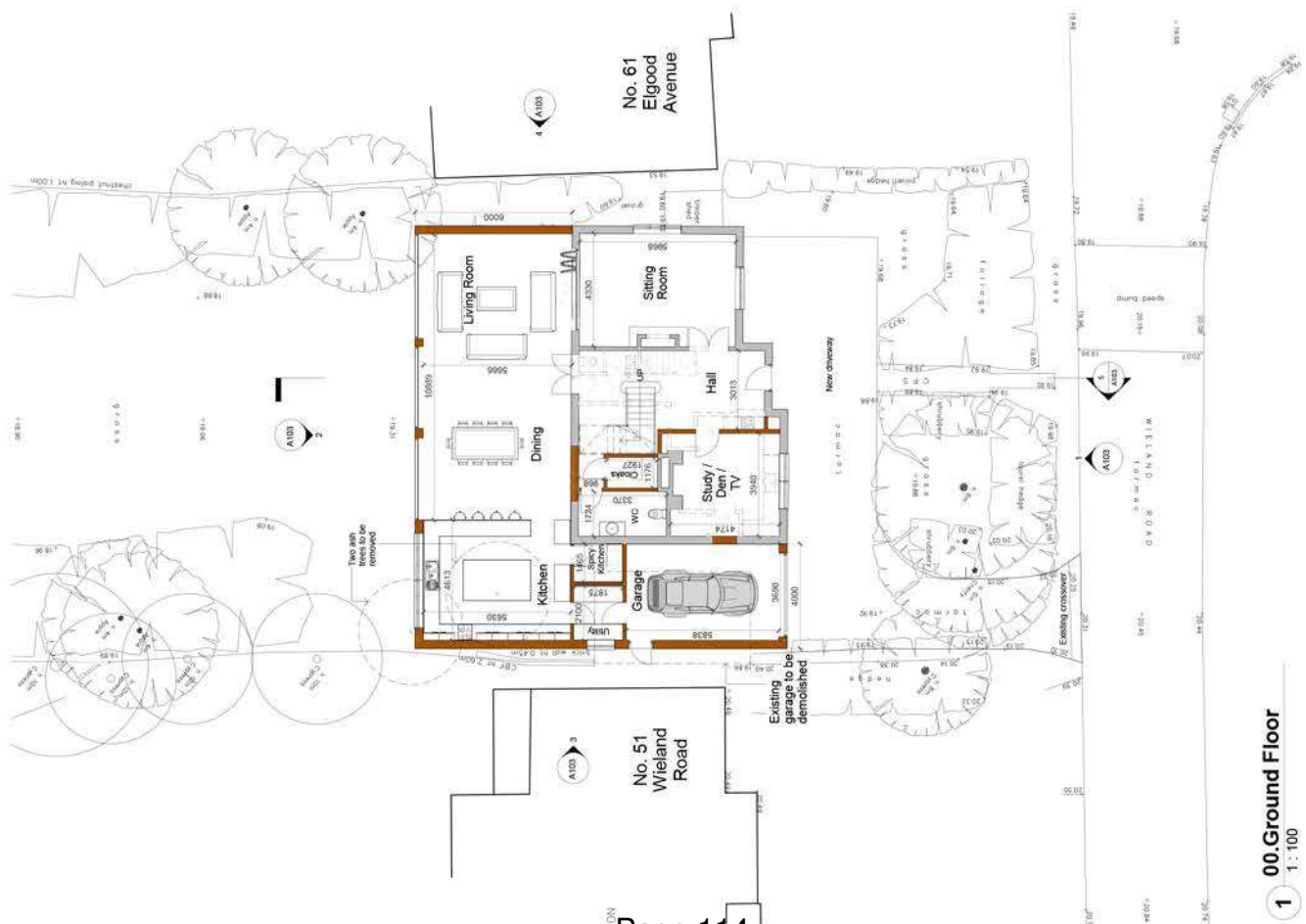
 Lead and Architectural Surveys

Lewis, Simeon & Co
 25 High Street
 Northampton
 NN1 6BQ
 Tel: 01603 62000
 Fax: 01603 62001
 www.terrain.co.uk
 01603 62000

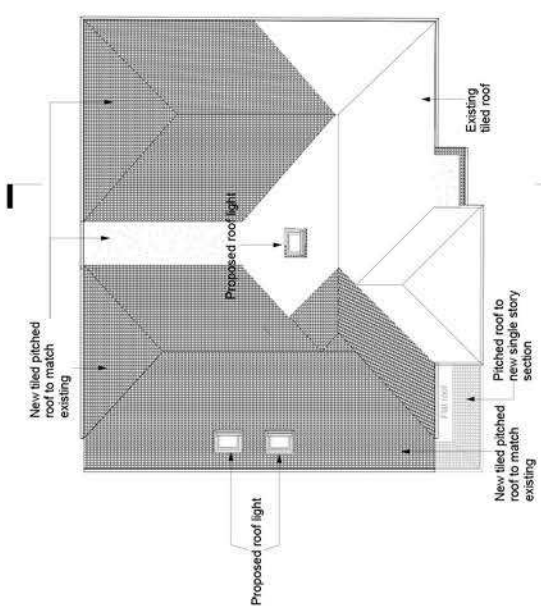
Client		SEABROOK ARCHITECTS	
Project			
63 WIELAND ROAD		NORTHWOOD	
MIDDLESEX			
Title			
FLOOR PLANS			
Drawn by	Checked by	NAA	
KN			
Scale	Date	SEPT 2015	
1:100@A1			
Drawing Number	Revision	TS15-3321\2	
1	0		
Sheet	of	1	
All levels related to Threshold Level of No.53 Wieland Road			
March 2010m (February)			



SCALE BAR



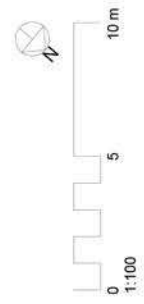
1 00 Ground Floor
1:100



3 Roof Plan
1:100



2 01 First Floor
1:100



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All work is to be carried out fully in accordance with current CS11 Standards and Code of Practice in application.

Project
53 Wieland Road
Northwood
HA6 3QX

Drawing
Floor Plans

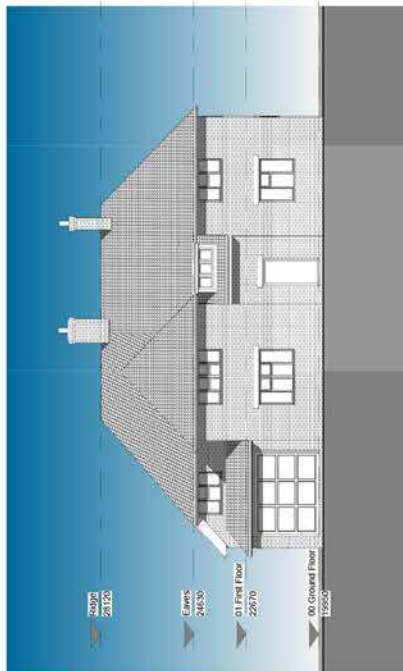
SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS

The Seabrook Building, 100, Gower Street, London, WC1E 6BT, UK
 Telephone: 020 7437 5000
 Fax: 020 7437 5001
 E-mail: info@seabrookarchitects.co.uk

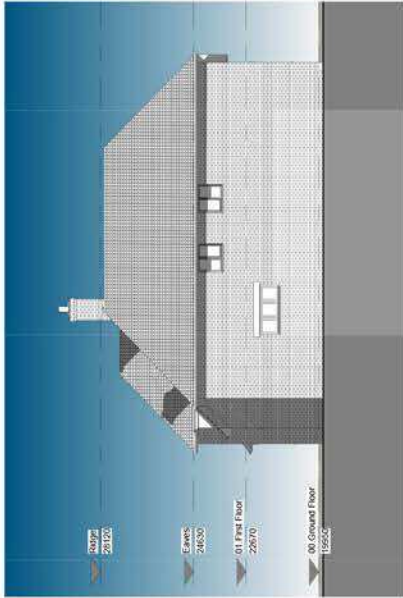
Drawn By: DM Date: 10/11/2015
 Checked By: - Date: 24/05/2016 (12:26:09)
 Approved By: - Date: 24/05/2016 (12:26:09)

Drawing No:
53669 / A102

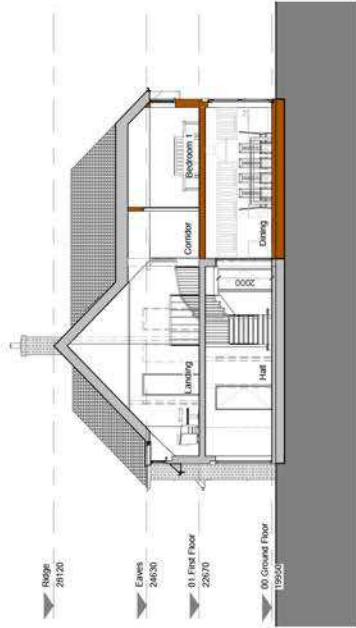
Rev. **B**



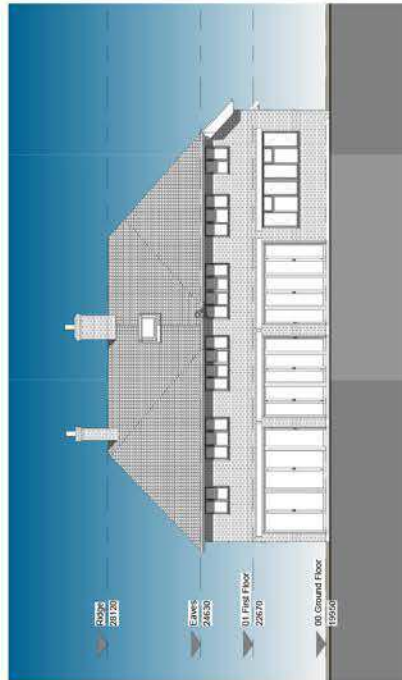
1 Front (North-West) Elevation
1 : 100



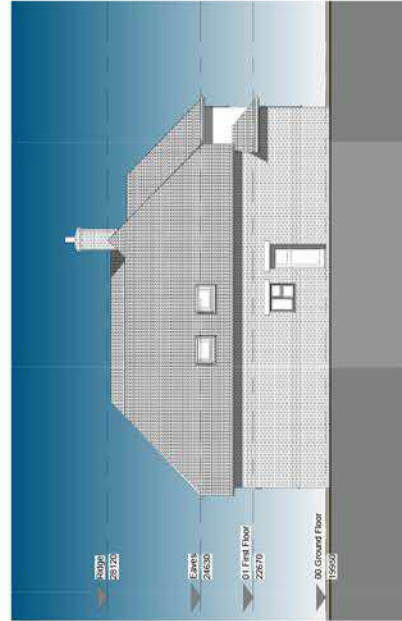
4 Side (South-West) Elevation
1 : 100



5 Section A-A
1 : 100



2 Rear (South-East) Elevation
1 : 100



3 Side (North-East) Elevation
1 : 100



All dimensions and levels to be checked on site by contracting party in preparation of final drawings and measurement of work on site.
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Structural and Civil Engineer in application.

Project
53 Wieland Road
Northwood
HA6 3QX

Drawing
Elevations & Section

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS
The Seabrook Building, 100, York Road, Chesham, Bucks HP8 1JZ
Seabrook Architects LLP - 100, York Road, Chesham, Bucks HP8 1JZ
seabrookarchitects.co.uk
Drawn By: DM Date: 13/11/2015
Checked By: - Date: 24/05/2016 12:26:17
Approved By: - Date: 24/05/2016 12:26:17
Drawing No: 53669 / A103
Rev: B

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Sheet: 12.09a



Sheet: 12.09a



Sheet: 12.09a



LEGEND

To the extent shown & noted, drawings shall be in accordance with the following:

FLOOR FINISHES

- 1 - Carpet
- 2 - Concrete
- 3 - Hard Floor
- 4 - Stone
- 5 - Tile
- 6 - Wood
- 7 - Polished Concrete
- 8 - Polished Stone
- 9 - Polished Wood
- 10 - Polished Metal
- 11 - Polished Glass
- 12 - Polished Metal
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Other

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- 95 - No Partition
- 96 - Partition
- 97 - No Partition
- 98 - Partition
- 99 - No Partition
- 100 - Partition

SEABROOK ARCHITECTS

11100 ROAD
NORTHWOOD
MIDDLESEX

Project: 85 WIELAND ROAD
NORTHWOOD
MIDDLESEX

Client: SEABROOK ARCHITECTS

Drawn By: RN
Checked By: HAA

Date: 11/00/04
Date: SEPT 2015

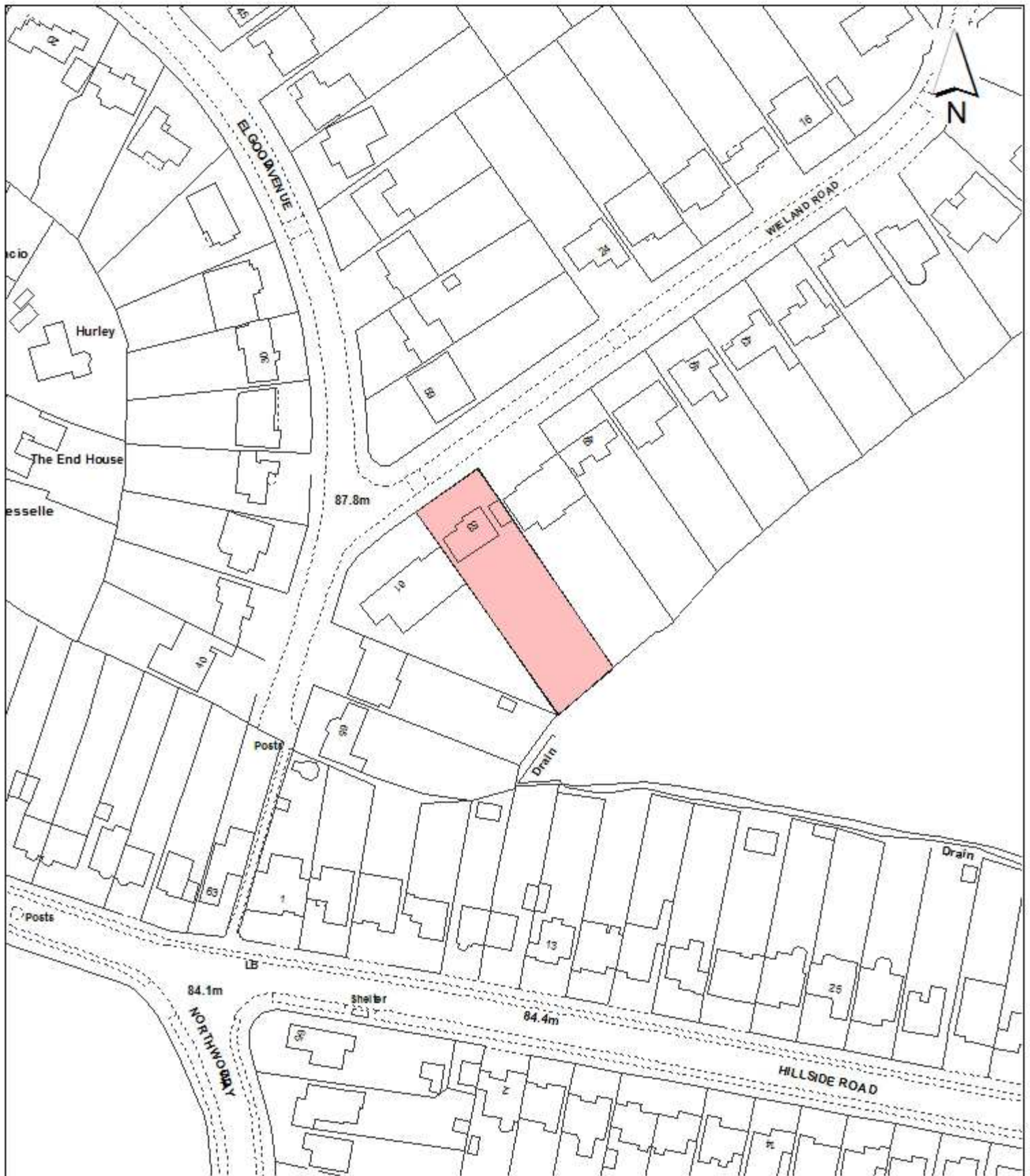
Drawing Number: TS15-3327.3

Sheet: 1 of 1

Scale: 1/8" = 1'-0"

As Issued: 11/00/04
As Revised: 09/20/15
As Revised: 09/20/15

Scale: 1/8" = 1'-0"



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Northwood**

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

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

Planning Application Ref:

28044/APP/2016/2888

Scale:

1:1,250

Planning Committee:

North Page 118

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 50 RODNEY GARDENS EASTCOTE PINNER

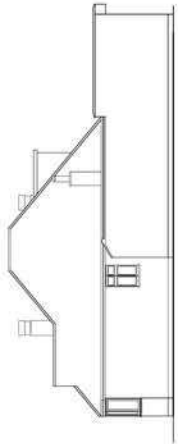
Development: Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.

LBH Ref Nos: 45146/APP/2016/2858

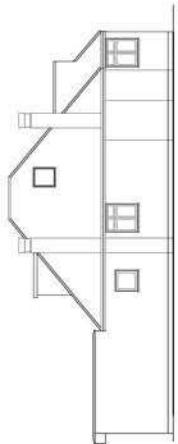
Date Plans Received: 22/07/2016

Date(s) of Amendment(s):

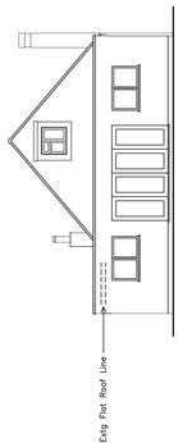
Date Application Valid: 22/07/2016



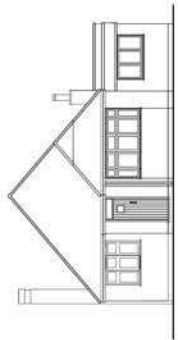
EXISTING FRONT ELEVATION



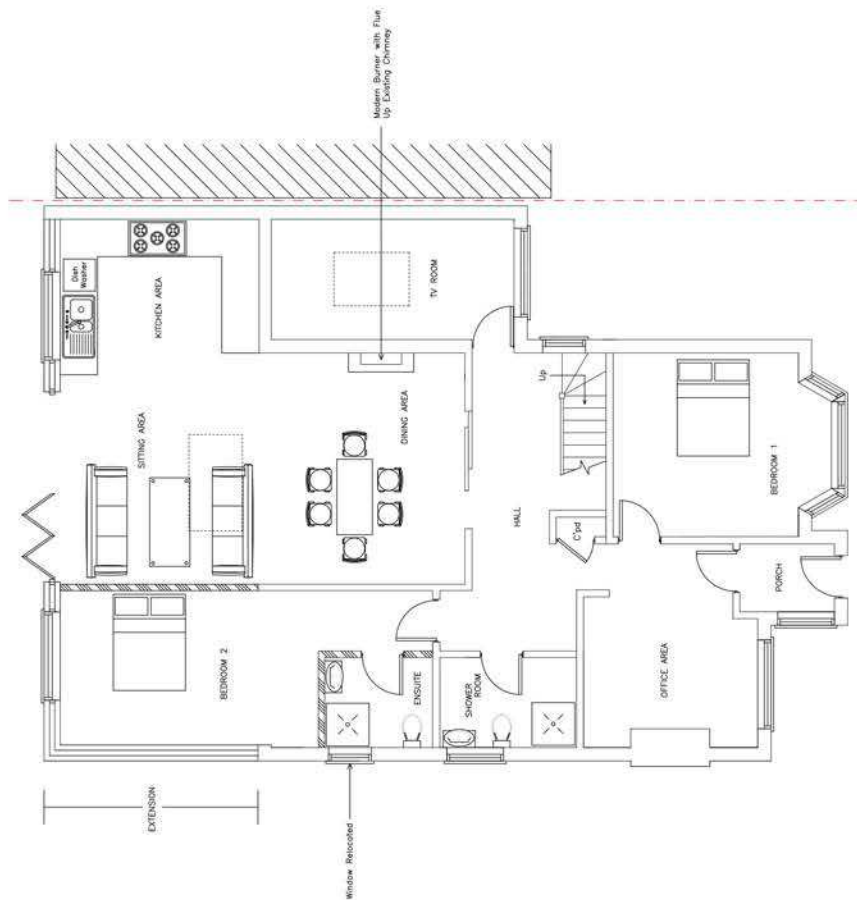
EXISTING REAR ELEVATION



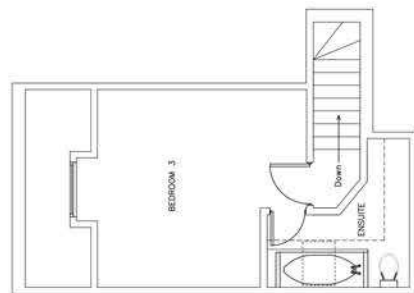
EXISTING SIDE ELEVATION



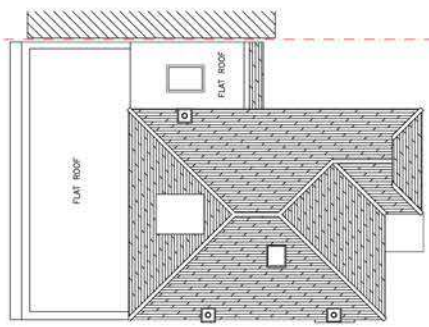
EXISTING SIDE ELEVATION



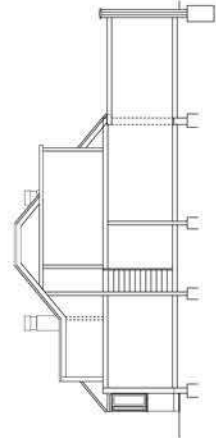
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



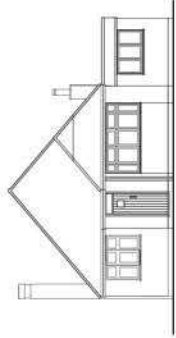
EXISTING ROOF PLAN



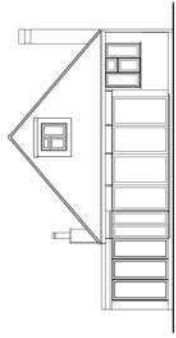
EXISTING SECTION

- NOTES
1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 3. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
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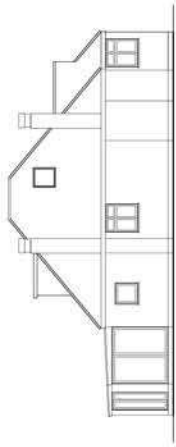
Lomont Planning Associates PO Box 339, Watford, Hertfordshire, WD19 4XB	Drawing No. 21600/12 REV A	Client: Mrs Z. Nourouz	Description: Single Storey Rear Extension & Associated Internal Alterations
	Scale: 1:50 1:100	Planner: AI	
	Issue Date: 09/09/2016	HA5 2RP	



PRE-EXISTING FRONT ELEVATION



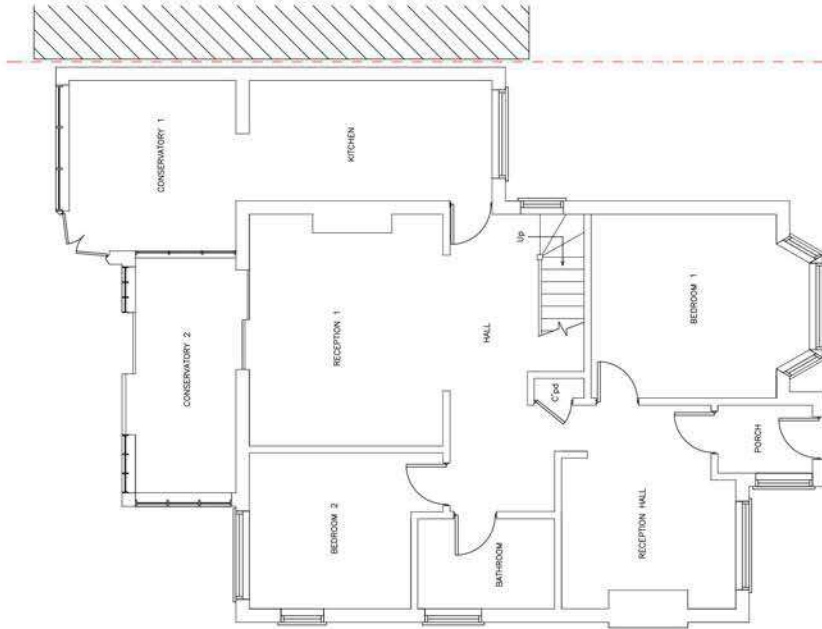
PRE-EXISTING REAR ELEVATION



PRE-EXISTING SIDE ELEVATION

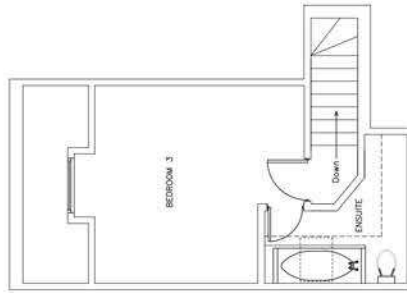


PRE-EXISTING SIDE ELEVATION



PRE-EXISTING GROUND FLOOR PLAN

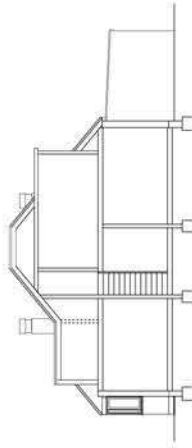
1. Reception in master's study
2. Down to master's study
3. Down to master's study



PRE-EXISTING FIRST FLOOR PLAN



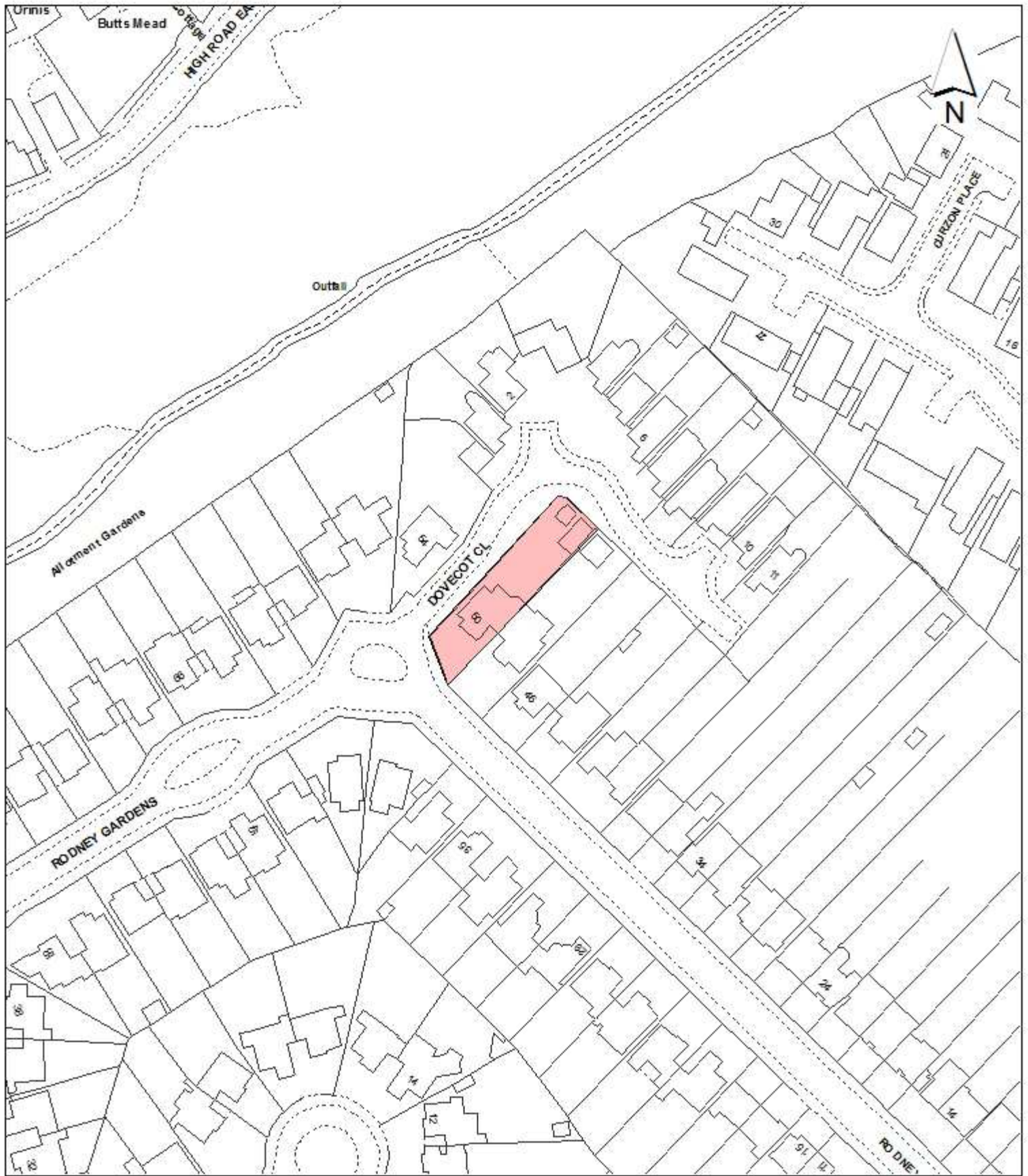
PRE-EXISTING SECTION



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE CONTROL OF ASBESTOS REGULATIONS 2012.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE CONTROL OF ASBESTOS REGULATIONS 2012.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE CONTROL OF ASBESTOS REGULATIONS 2012.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Lomont Planning Associates PO Box 339, Watford, Hertfordshire, WD19 4XB	Drawing No. 21600/01	Client: Mrs Z. Nourouz 50 Rodney Gardens Pinner HA5 2RP	Description: Single Storey Rear Extension & Associated Internal Alterations
	Scale: 1:50 1:100 A1		
	Issue Date: 19/07/2016		



Notes:

 Site boundary

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Site Address:

**50 Rodney Gardens
Pinner**

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

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

Planning Application Ref:

45146/APP/2016/2858

Scale:

1:1,250

Planning Committee:

North Page 123

Date:

October 2016

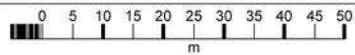
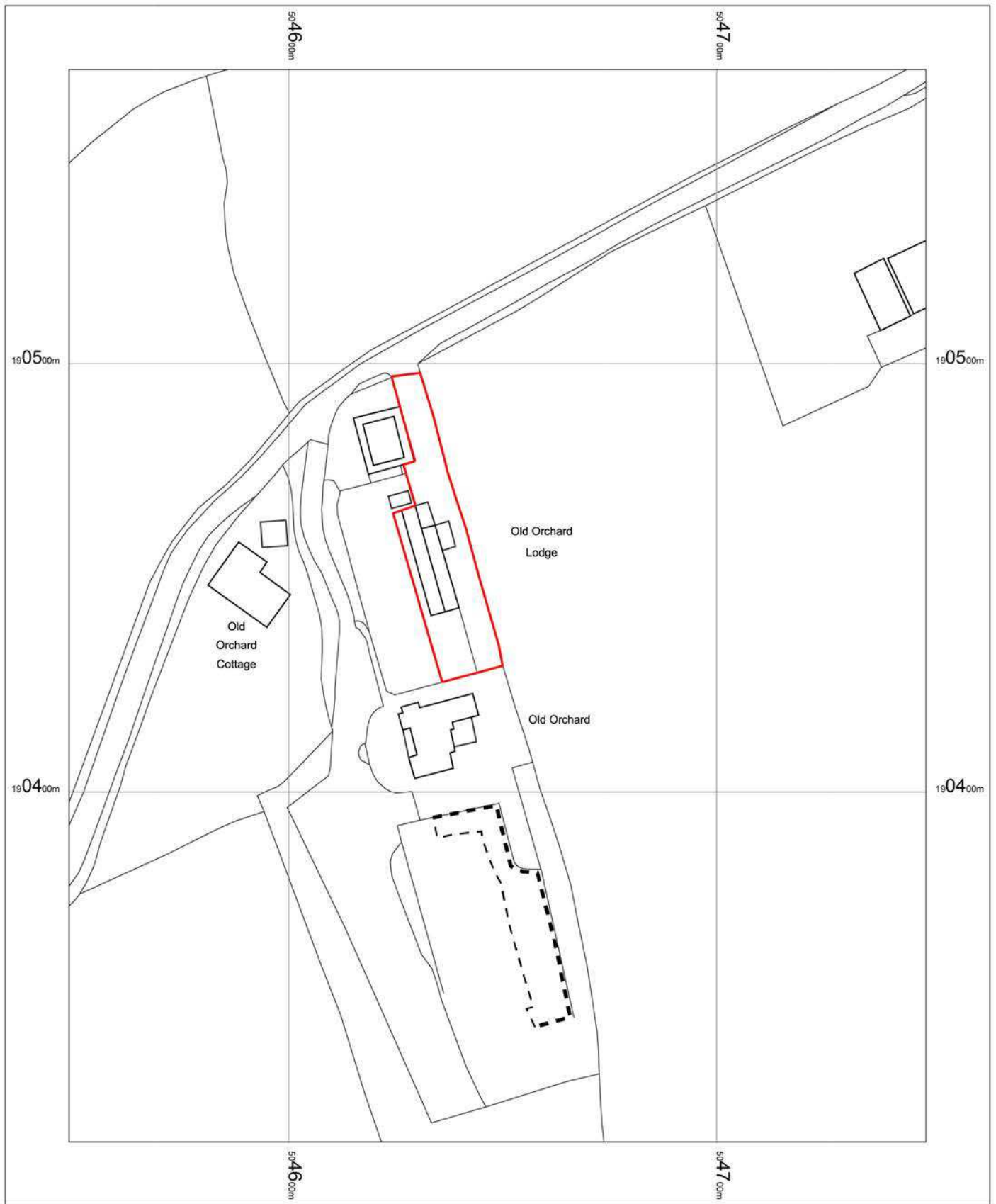


HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address OLD ORCHARD LODGE COTTAGE PARK LANE HAREFIELD
Development: Demolition of existing structure, currently used as a dwelling, and construction of a new four bed detached house
LBH Ref Nos: 12385/APP/2016/2040

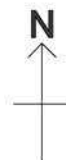
Date Plans Received: 27/05/2016 **Date(s) of Amendment(s):** 27/05/2016
Date Application Valid: 13/06/2016



OS MasterMap 1250/2500/10000 scale
 27 May 2016, ID: CM-00532468
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 504649 E, 190444 N

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 100019980



FOR A BETTER POINT OF VIEW

Notes
DO NOT SCALE - Use Figure
Dimensions Only IF IN DOUBT - ASK

Revisions

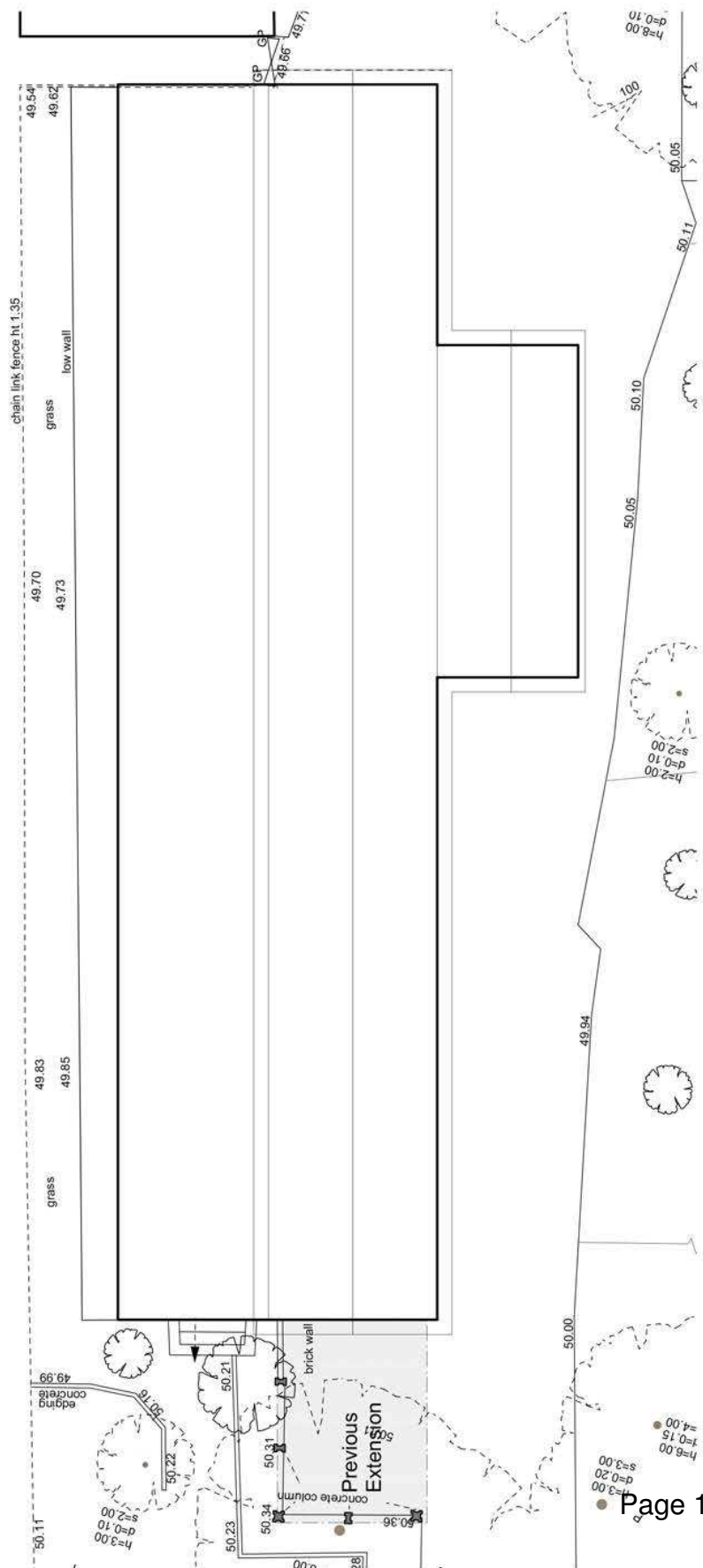
Old Oak Lodge Cottage
Herefield UB9 6HJ

Existing
Floor Plans

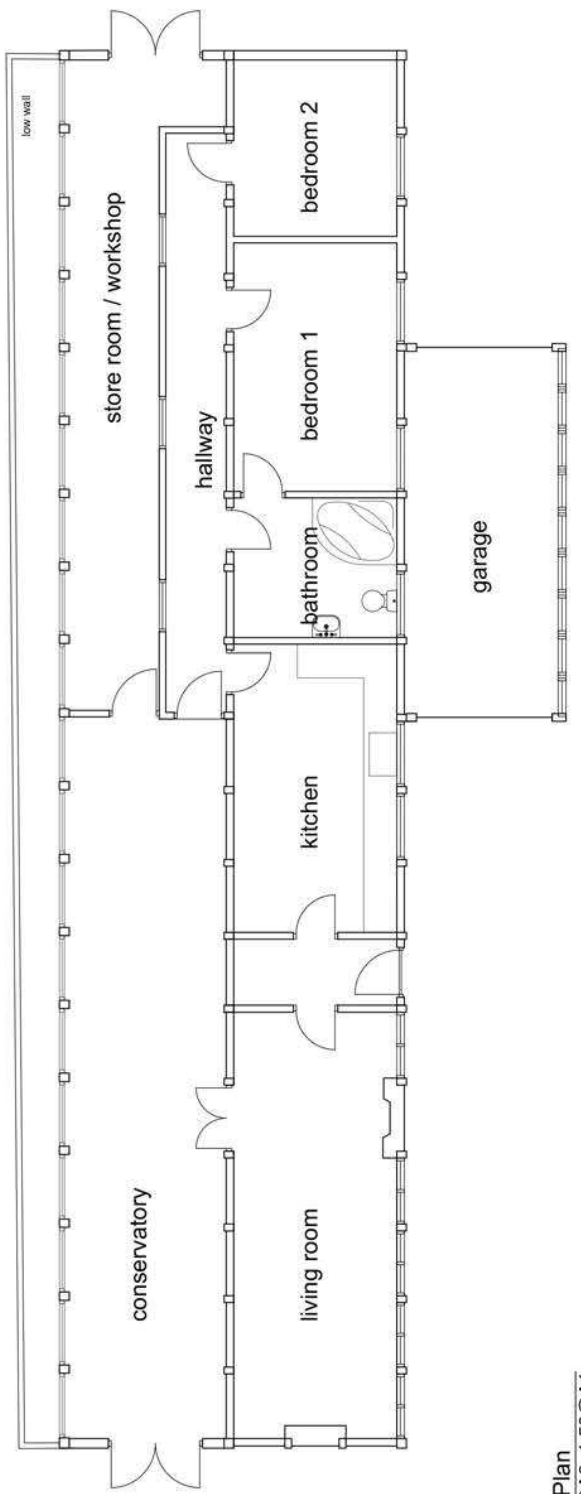
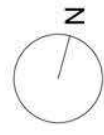
ROGER MEARS ARCHITECTS LLP
2 Compton Terrace
London N1 2UN

tel 020 7399 8222
fax 020 7354 5208
rme@rogermears.co.uk
www.rmeas.co.uk

Date 26.01.16
Scale 1:100@A3
Job No. 1547
Code -
Dwg No. 04

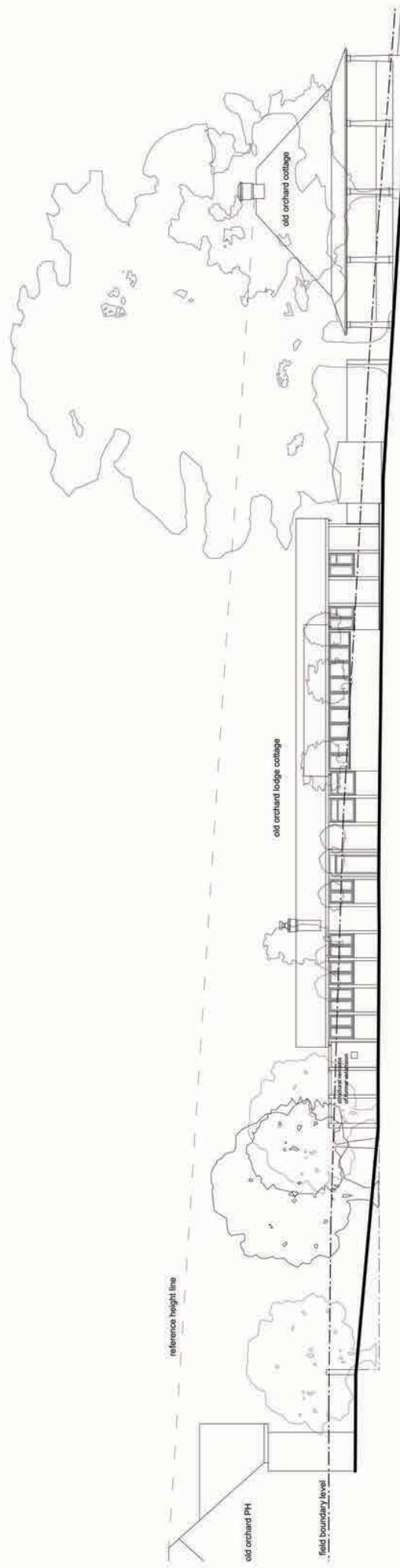


01 Roof Plan
1:100@A3; 1:50@A1

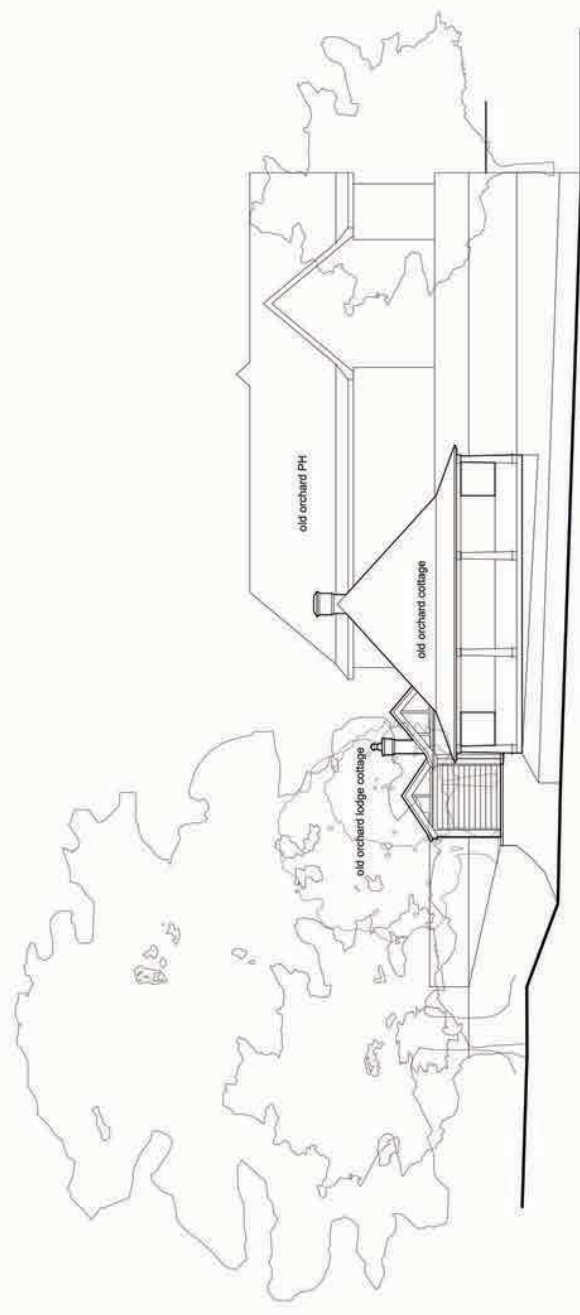


02 Floor Plan
1:100@A3; 1:50@A1

Notes DO NOT SCALE - Use Figures
Dimensions Only IF IN DOUBT - ASK



01 Existing Site Section
03 1:200@A3; 1:100@A1



02 Existing Site Cross Section
03 1:200@A3; 1:100@A1

Revisions:

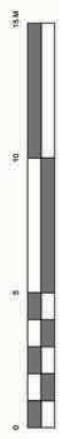
Old Oak Lodge Cottage
Harefield UB9 6HJ

Existing
Site Sections

ROGER MEARS ARCHITECTS LLP
2 Compton Terrace
London N1 2JN

tel 020 7359 8222
www.mears.co.uk
mail@rogermeas.co.uk
www.mears.co.uk

Date: 26.01.16
Scale: 1:100@A3
Job No: 1547
Code: -
Dwg No: 03



Notes DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK

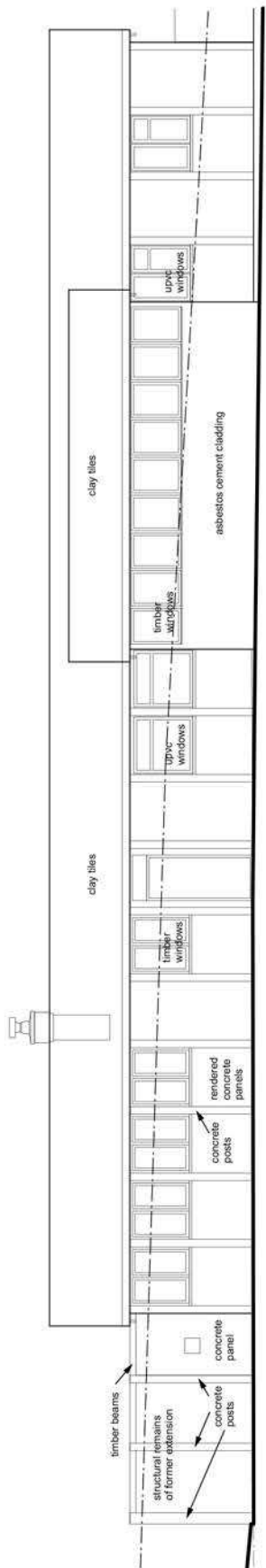
Revisions

Old Oak Lodge Cottage
Harefield UB9 6HJ

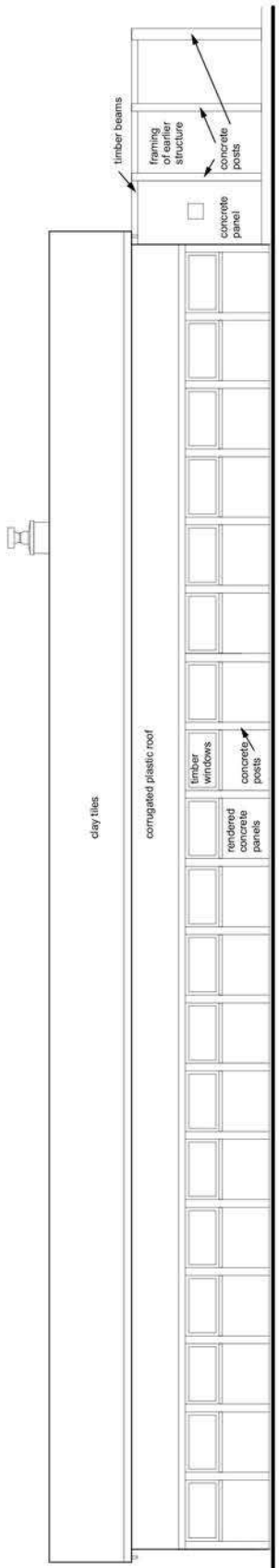
Existing
Elevations

ROGER MEARS ARCHITECTS LLP
London N1 2JN
tel 020 7559 8222
2 Compton Terrace
www.mears.co.uk
rma@rogmears.co.uk
fax 020 7554 5208

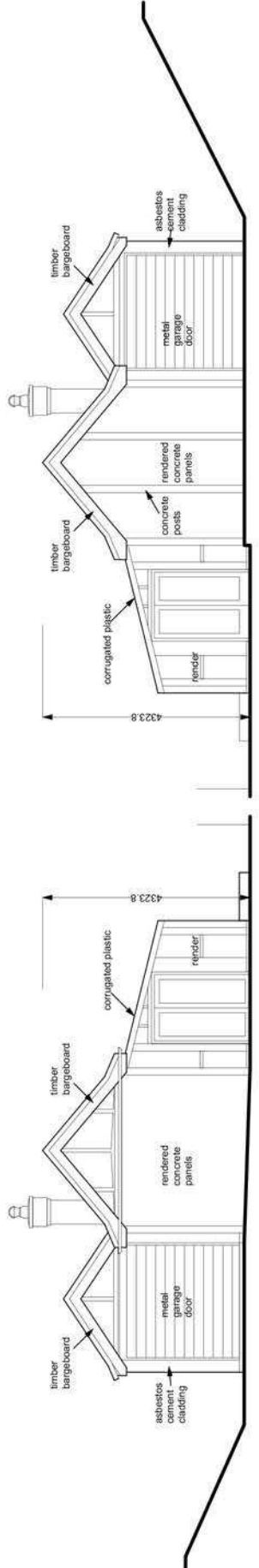
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01 East Elevation
05 1:100@A3; 1:50@A1



02 West Elevation
05 1:100@A3; 1:50@A1

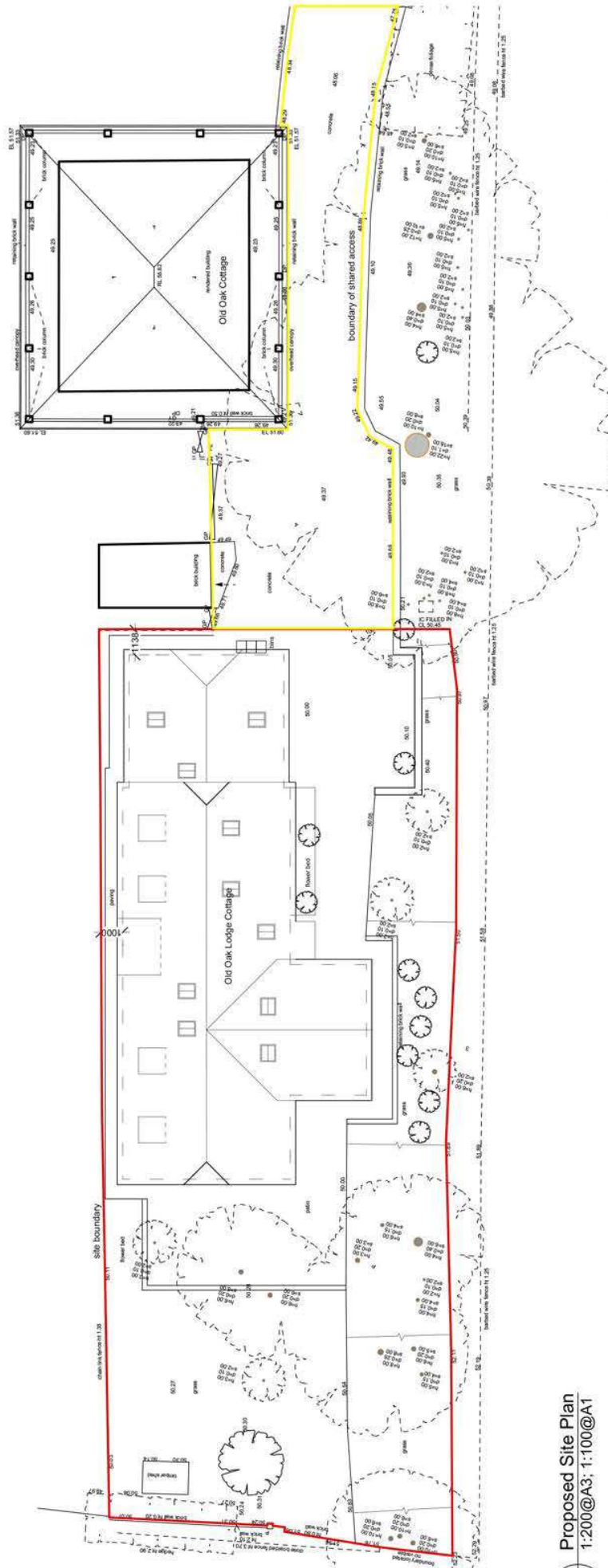
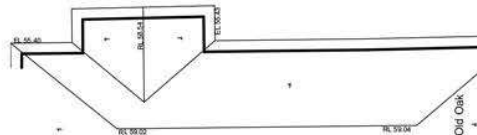


03 North Elevation
05 1:100@A3; 1:50@A1

04 South Elevation
05 1:100@A3; 1:50@A1



Notes
DO NOT SCALE - Use Figure
Dimensions Only IF IN DOUBT - ASK



01
12
Proposed Site Plan
1:200@A3; 1:100@A1

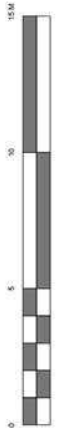
Revisions
A Redline of projecting gable towered Garage height reduced. Half ripped ends to main roof
01.08.16

Old Oak Lodge Cottage
Harefield UB9 6HJ

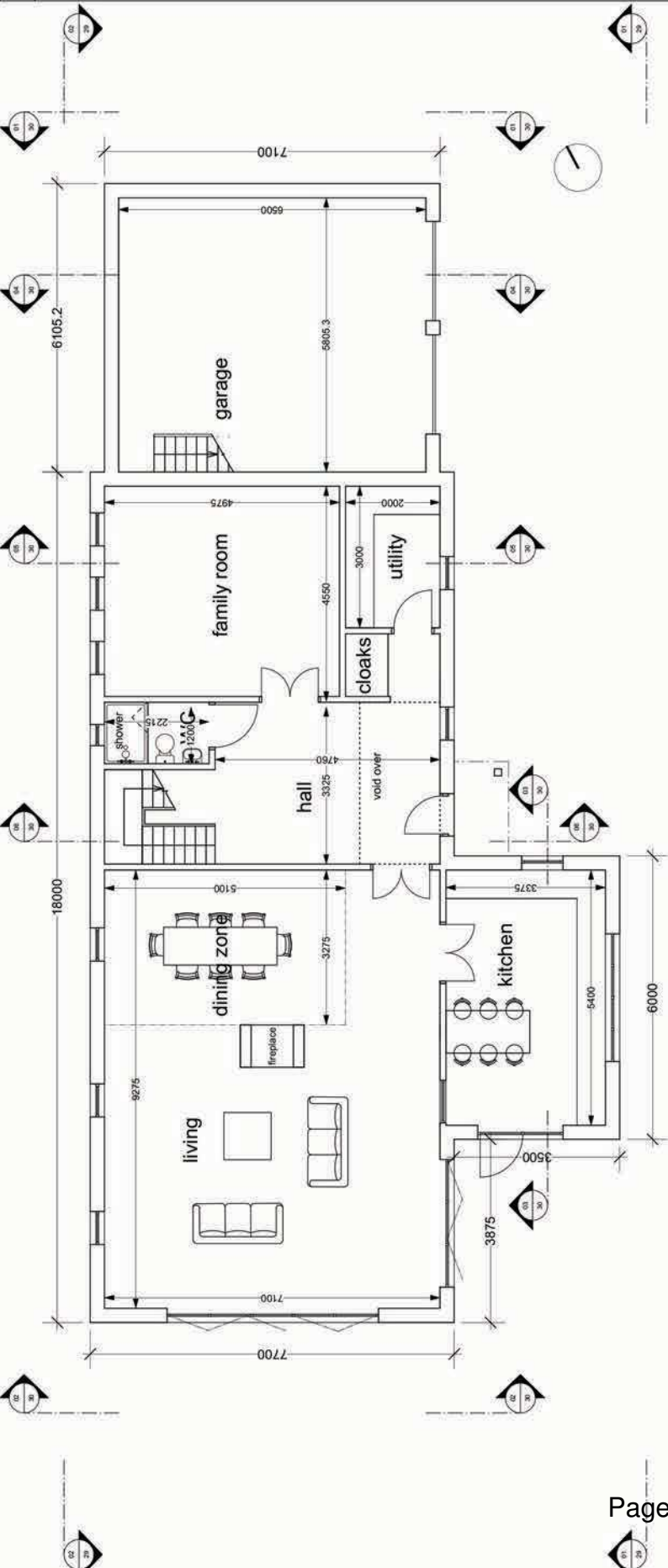
Proposed
Site Plan

ROGER MEARS ARCHITECTS LLP
2 Compton Terrace
London N1 2UN
tel 020 7359 8222
www.rmeears.co.uk
www.rmeears.co.uk
fax 020 7354 5208

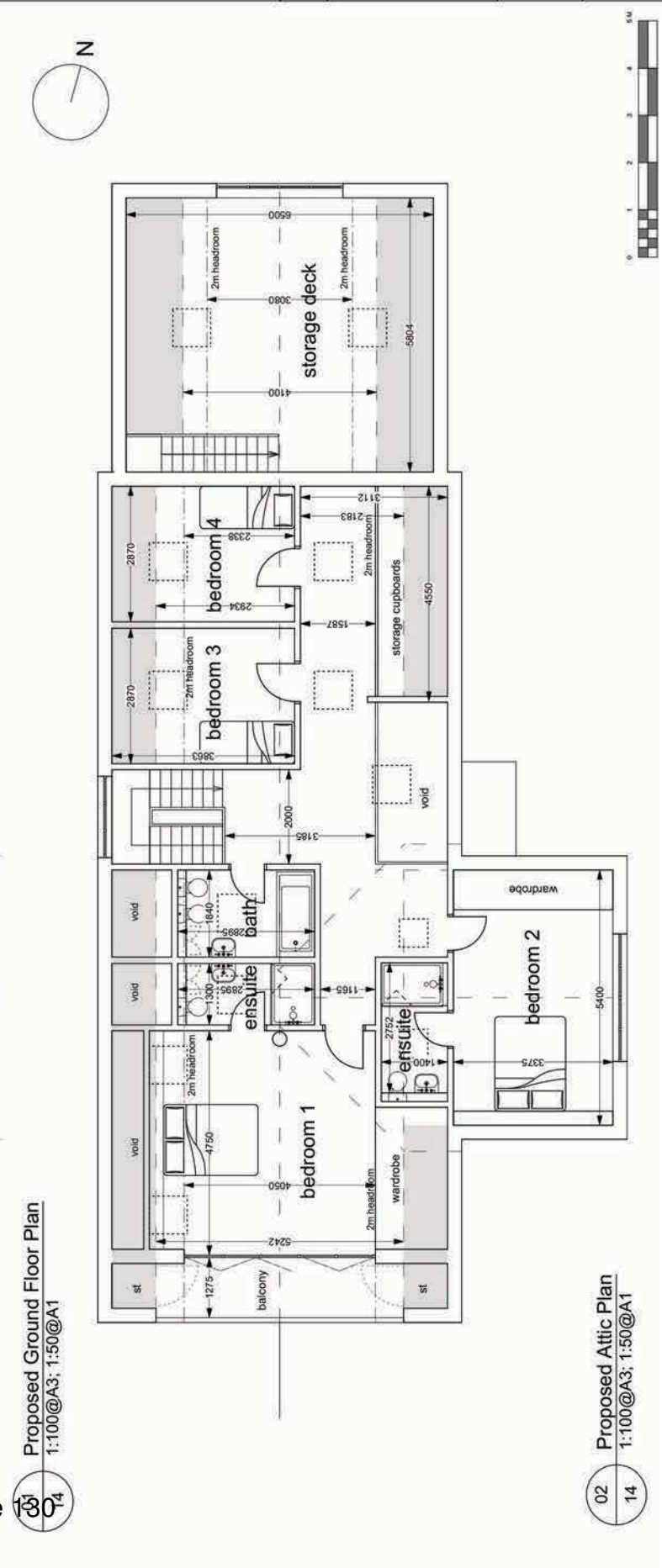
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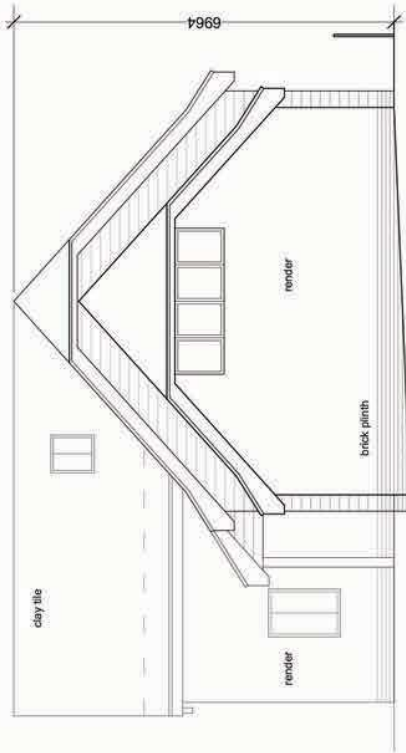
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Dimensions Only IF IN DOUBT - ASK



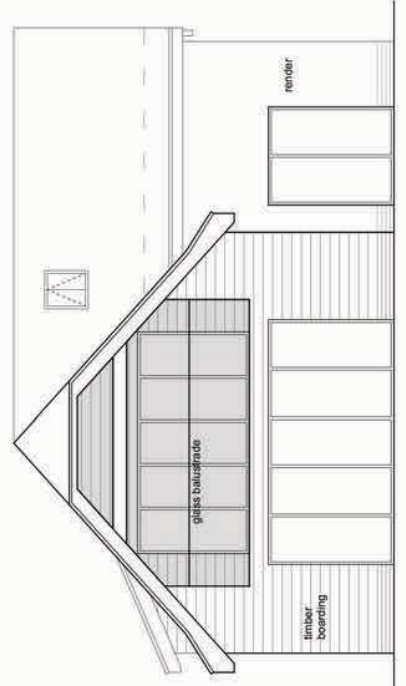
Revisions	Old Oak Lodge Cottage Harefield UB9 6HJ	Proposed Floor Plans	ROGER MEARS ARCHITECTS LLP 2 Compton Terrace London N1 2JN tel 020 7359 8222 mas@rogermears.co.uk www.rogermears.co.uk	Date 26.01.16	Scale 1:100@A3	Job No. 1547	Code -	Dwg No. 14
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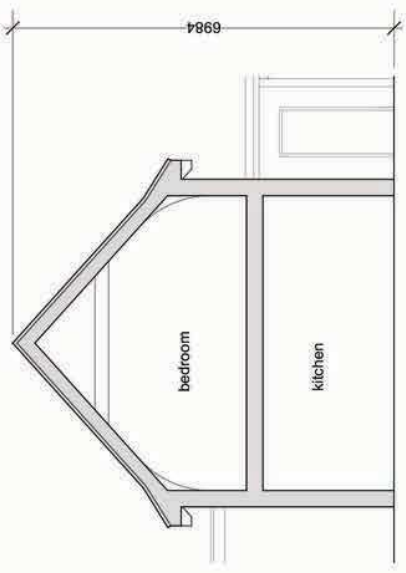
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Dimensions Only IF IN DOUBT - ASK



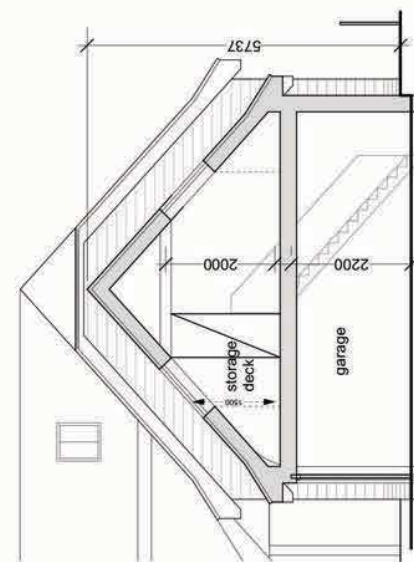
01 North Elevation
16 1:100@A3; 1:50@A1



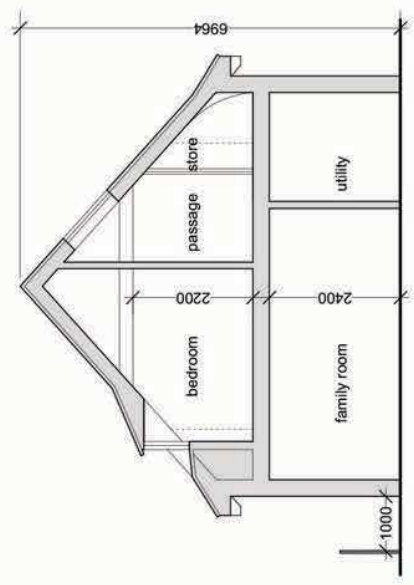
02 South Elevation
16 1:100@A3; 1:50@A1



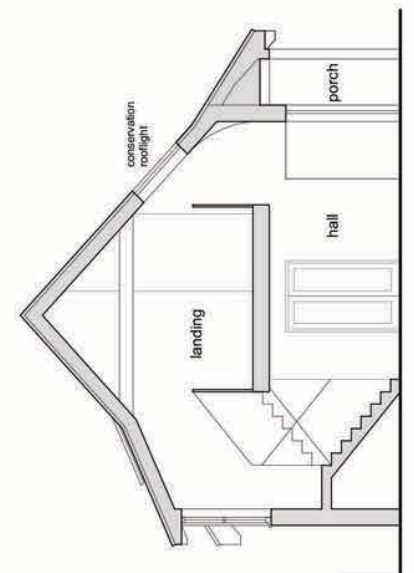
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04 Section BB
16 1:100@A3; 1:50@A1



05 Section CC
16 1:100@A3; 1:50@A1



06 Section DD
16 1:100@A3; 1:50@A1



Revisions
A. Redline of projecting gable lowered. Change height reduced. Half tapered ends to main roof
01.08.16

Old Oak Lodge Cottage
Harefield UB9 6HU

Proposed
Elevations & Sections

ROGER MEARS ARCHITECTS LLP
2 Compton Terrace
London N1 2JN
tel 020 7359 8222
www.romeas.com
mailto:romeas@romeas.com
fax 020 7354 5208

Date	Scale	Job No.	Code	Dwg No.
26.01.16	1:100@A3	1547	-	16A

Notes
DO NOT SCALE - Use Figure
Dimensions Only IF IN DOUBT - ASK

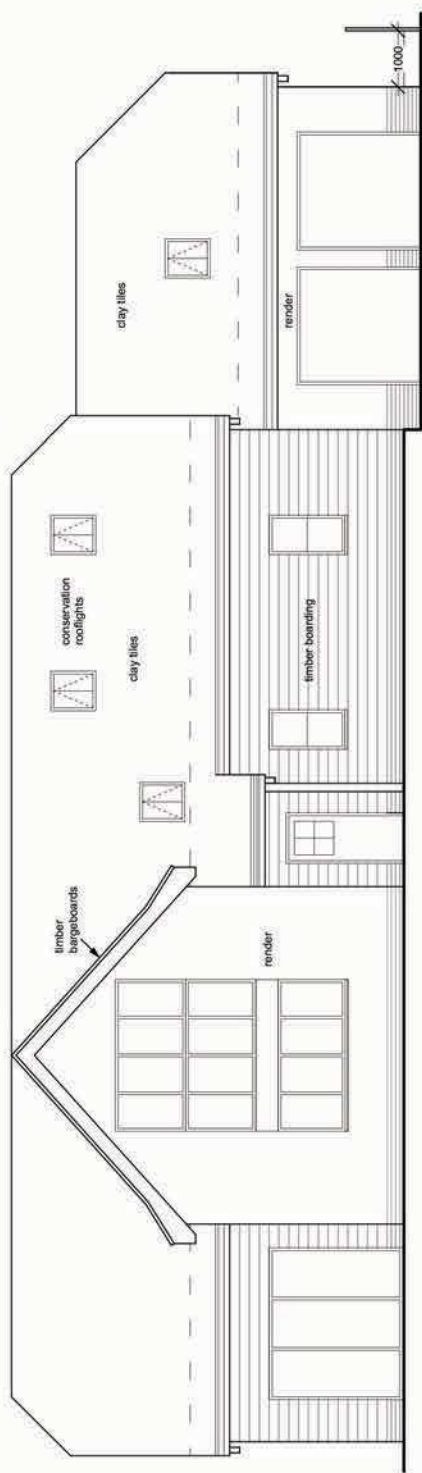
			01.08.16
	A	Roofline of projecting gable lowered. Garage height reduced. Half hipped ends to main roof	Revisions

Old Oak Lodge Cottage
Harefield UB9 6HU

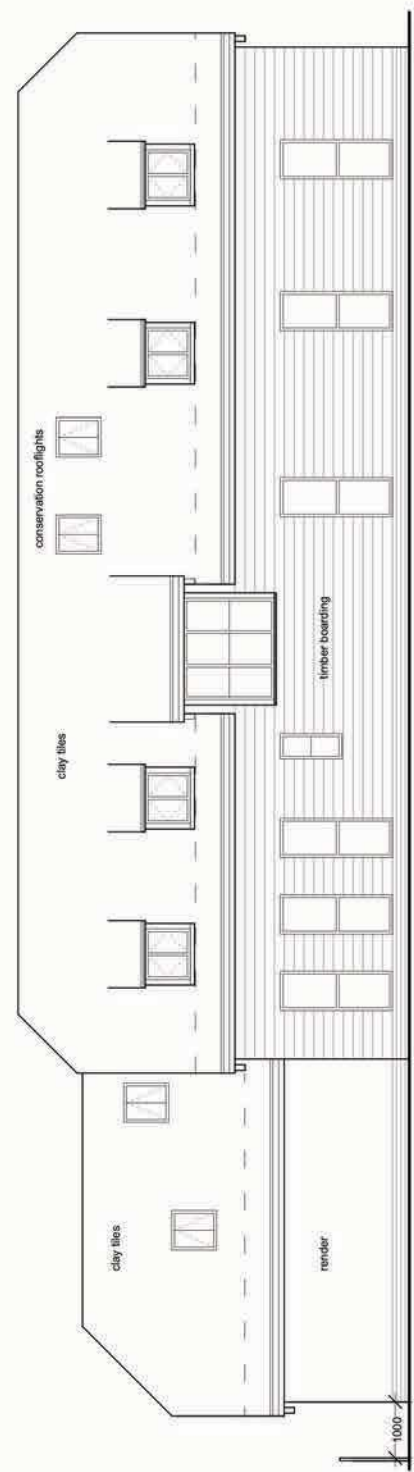
Proposed Elevations

ROGER MEARS ARCHITECTS LLP
2 Compton Terrace
London N1 2JN
tel 020 7356 8222
www.rmeas.co.uk
rmea@rmeas.co.uk
fax 020 7354 5208

Date: 26.01.16
Scale: 1:100@A3
Job No: 1547
Code: -
Dwg No: 15A



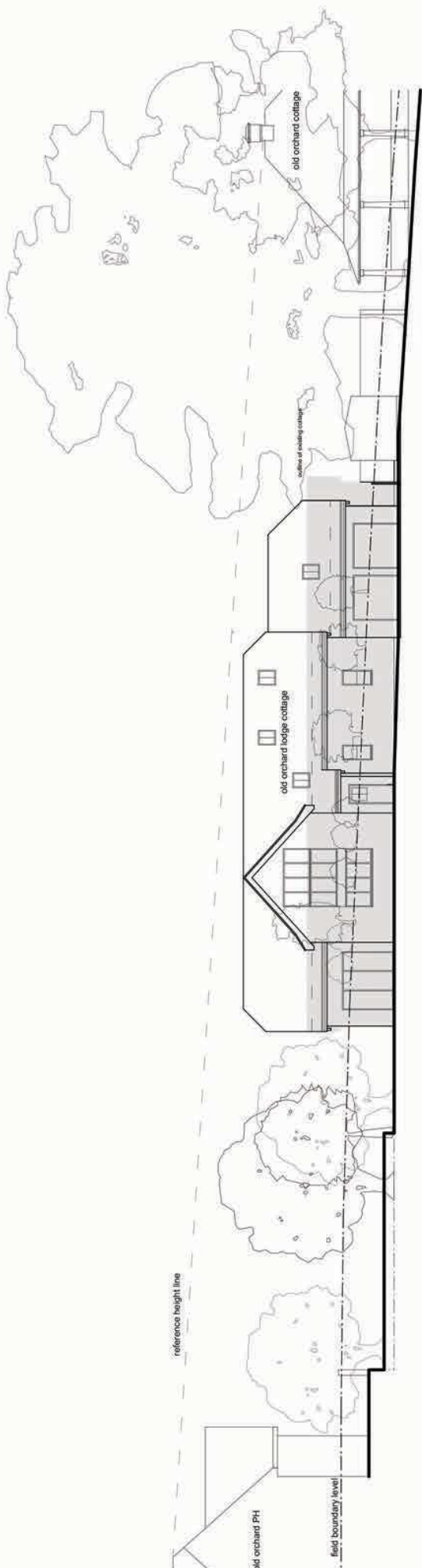
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15
East Elevation
1:100@A3; 1:50@A1



02
15
West Elevation
1:100@A3; 1:50@A1

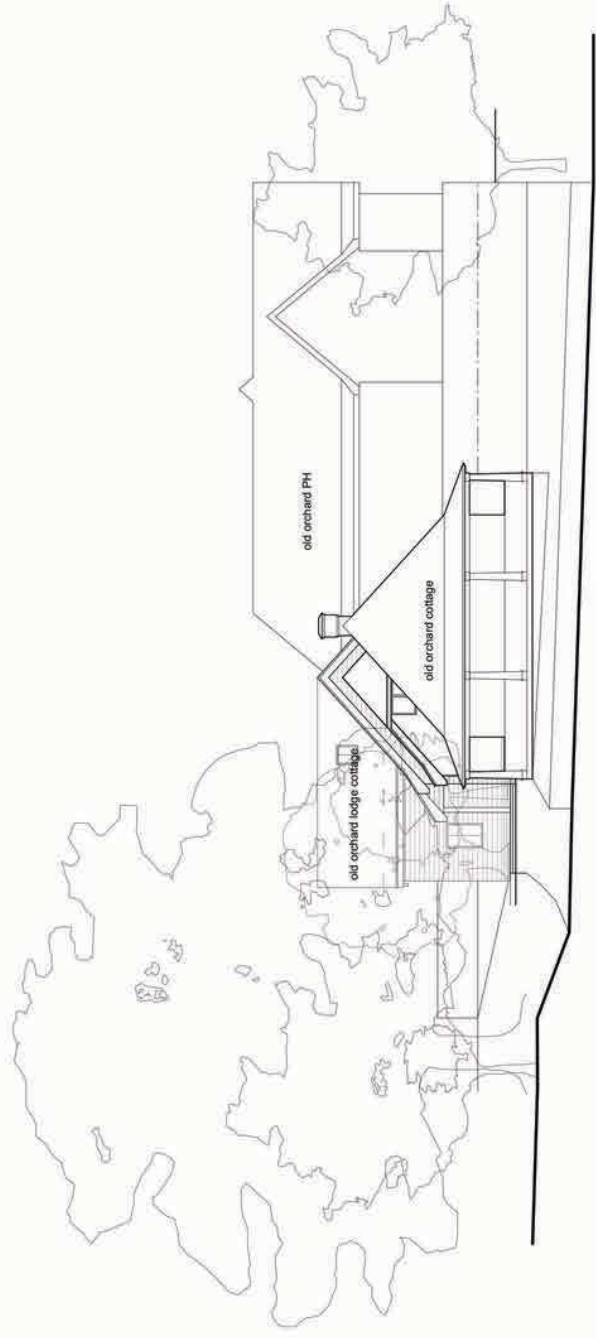


Notes
DO NOT SCALE - Use Figure
Dimensions Only IF IN DOUBT - ASK

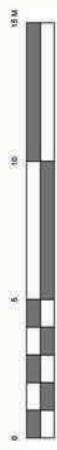


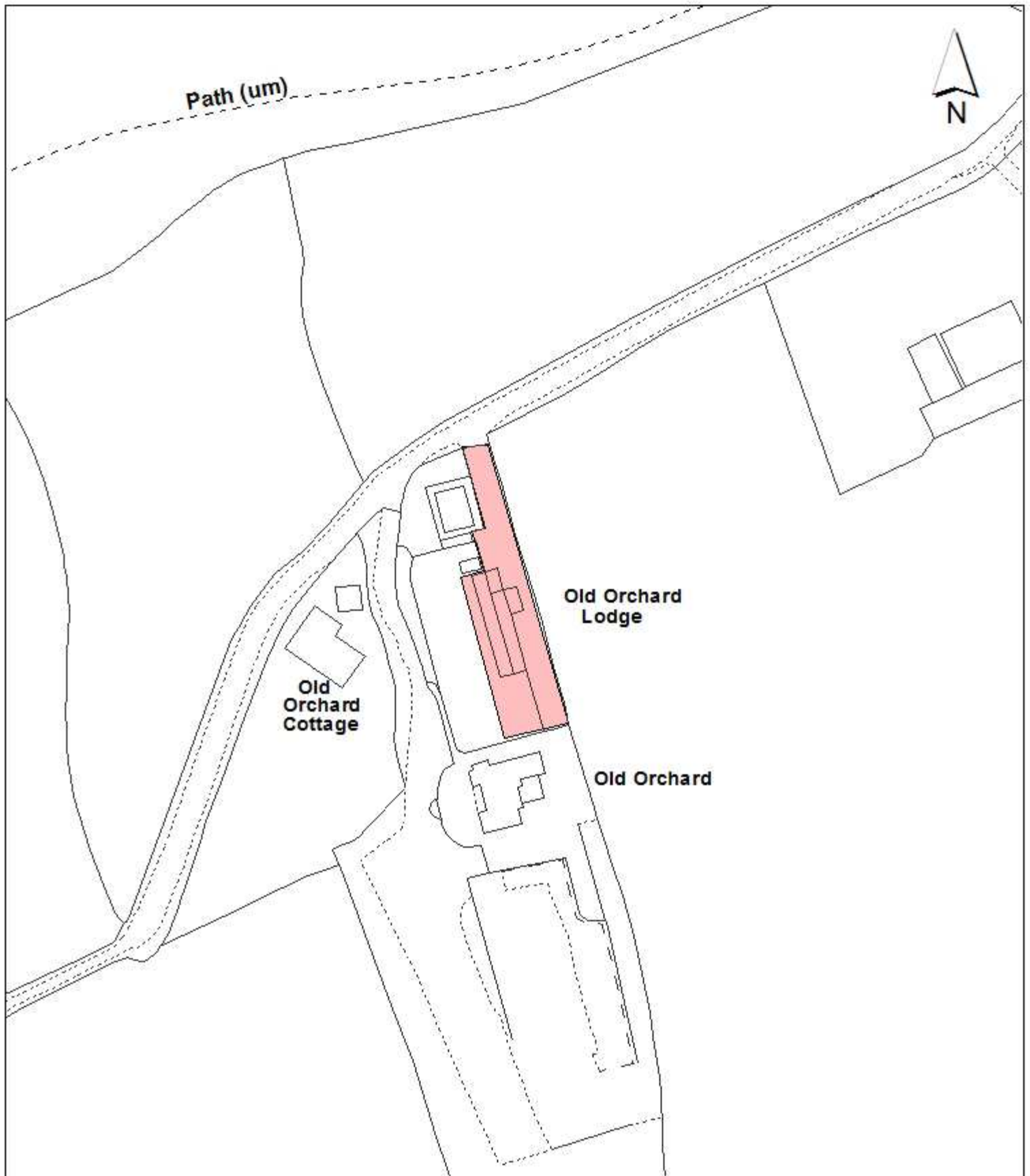
01 Proposed Site Section
1:200@A3; 1:100@A1

A	Roofline of projecting gable lowered. Garage height reduced. Half flipped ends to main roof.	01.08.16
Revisions		
Old Oak Lodge Cottage Herefield UB9 6HU		
Proposed Site Sections		
ROGER MEARS ARCHITECTS LLP 2 Compton Terrace London N1 2UN tel 020 7359 8222 fax 020 7354 5268 rma@rogermeas.co.uk www.rmeas.co.uk		
Date	Scale	Job No.
26.01.16	1:100@A3	1547
		Code
		-
		Dwg No.
		13A



02 Proposed Site Cross Section
1:200@A3; 1:100@A1





Notes:

 Site boundary

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Site Address:

**Old Orchard Lodge Cottage
Park Lane**

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

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

Planning Application Ref:

12385/APP/2016/2040

Scale:

1:1,250

Planning Committee:

North Page 134

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.

LBH Ref Nos: 18414/APP/2016/2486

Date Plans Received: 27/06/2016

Date(s) of Amendment(s):

Date Application Valid: 27/06/2016

These drawings are to be used for planning purposes only. They do not constitute a contract. The client is responsible for ensuring that the drawings are used for the intended purpose. The client is also responsible for ensuring that the drawings are used in accordance with the relevant legislation. The client is also responsible for ensuring that the drawings are used in accordance with the relevant legislation. The client is also responsible for ensuring that the drawings are used in accordance with the relevant legislation.

Rev	Description	Date
P1	Planning Issue	25.06.2016

Temple Bar Design
time to develop your ideas...

Planning Permission
 Building Control
 Heritage Design
 Tel: 07793 100 019 | tbd@tbdnrg.com

Site:
 Mrs Sharmika Douglas

Project:
 Green Lodges
 Green Lane
 MA4 2JF

Drawing No:
 Existing Site Plan

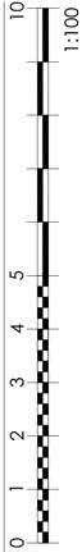
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 Date: June 2016
 Rev: N/A

PRELIMINARY

Job No.	Type	Dwg No.	Revision
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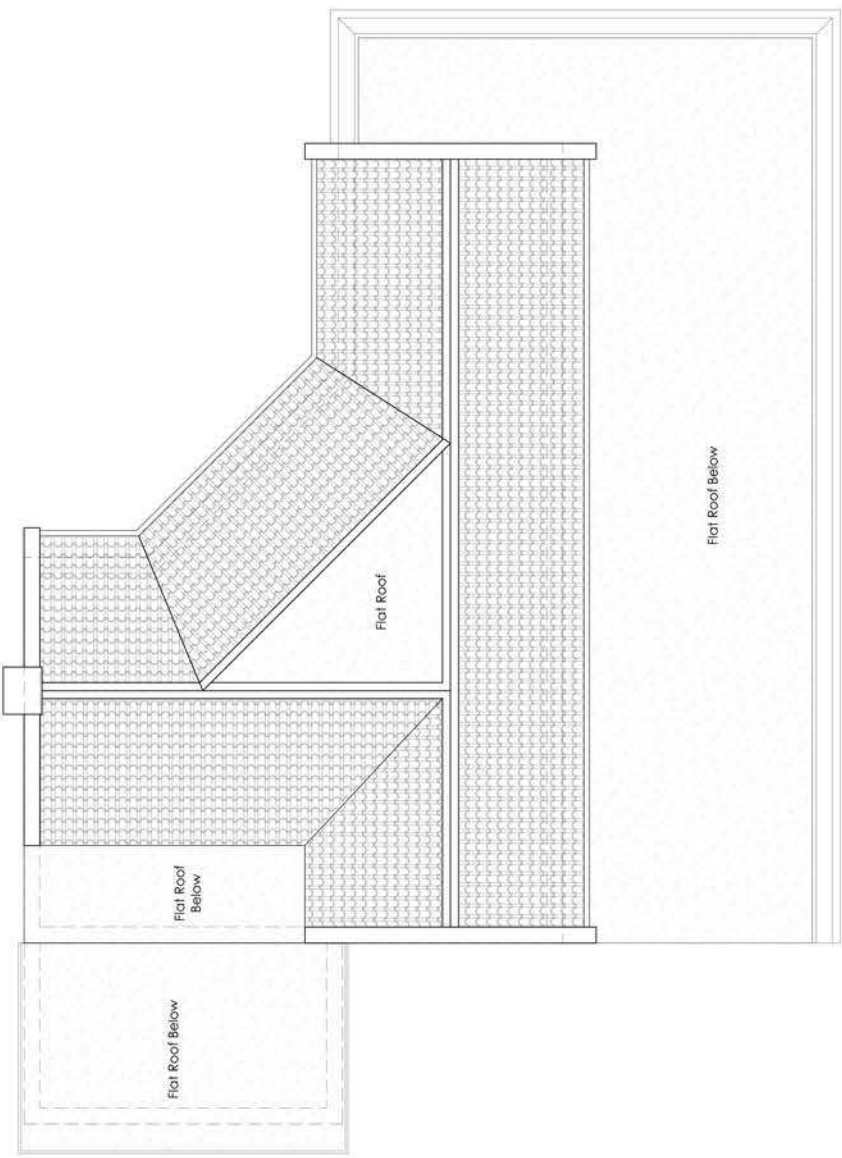


EXISTING SITE PLAN
 Scale 1:200

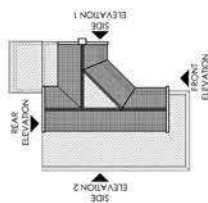


NOTES:
 1. All dimensions are to be taken to the face of the work unless otherwise indicated.
 2. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 3. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 4. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 5. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 6. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 7. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 8. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 9. All dimensions are to be taken to the centerline of the work unless otherwise indicated.
 10. All dimensions are to be taken to the centerline of the work unless otherwise indicated.

Rev	Description	Date
PI	Planning	25.06.16



EXISTING ROOF PLAN
 Scale 1:100



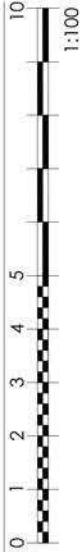
Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design
 Tel: 0729 760 171

Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2JT

Drawing Title
 Existing Plans

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			



NOTES:
 1. All dimensions are to be checked on site before any work is carried out.
 2. It is the client's responsibility to ensure that all necessary permissions are obtained from the relevant authorities.
 3. The client is responsible for ensuring that the site is suitable for the proposed development.
 4. The client is responsible for ensuring that the site is suitable for the proposed development.
 5. The client is responsible for ensuring that the site is suitable for the proposed development.
 6. The client is responsible for ensuring that the site is suitable for the proposed development.
 7. The client is responsible for ensuring that the site is suitable for the proposed development.
 8. The client is responsible for ensuring that the site is suitable for the proposed development.
 9. The client is responsible for ensuring that the site is suitable for the proposed development.
 10. The client is responsible for ensuring that the site is suitable for the proposed development.

Rev	Description	Date
PT	Planning	25.06.16

© Copyright Temple Bar Design
 All other works to comply with current building regulations.
 Dimensions are in millimetres and are to be checked on site.
 All items to be installed and to be checked on site.
 All items to be installed and to be checked on site.
 All items to be installed and to be checked on site.
 All items to be installed and to be checked on site.
 All items to be installed and to be checked on site.
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 All items to be installed and to be checked on site.



Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design.com
 Tel: 0729 760 171

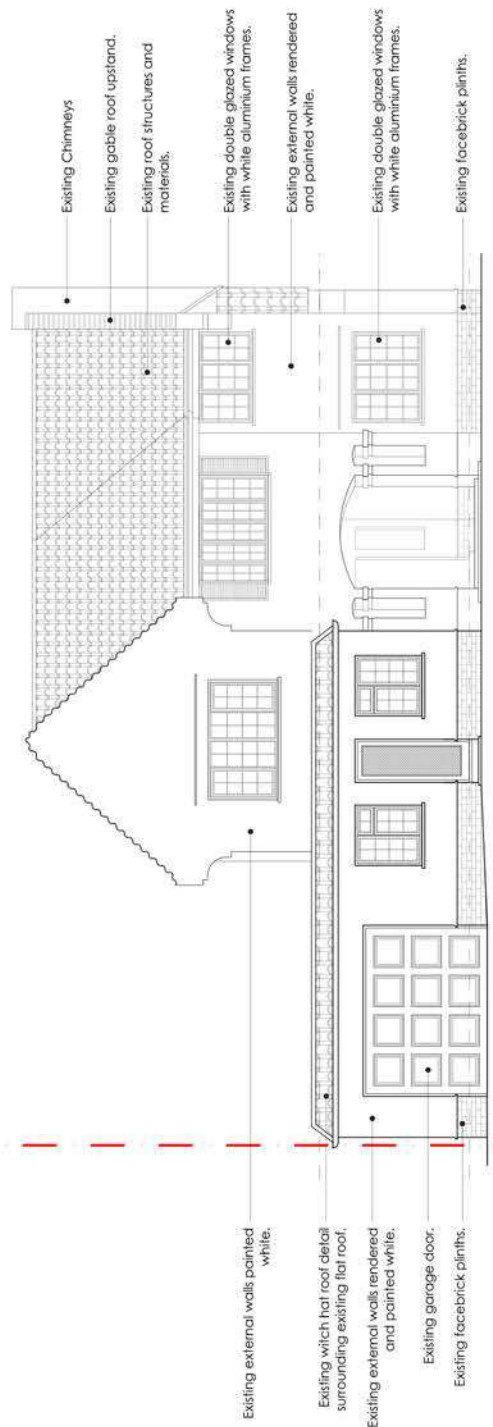
Client
 Mrs Shamyka Douglas

Project
 Comerway
 Green Lane
 HA6 2JT

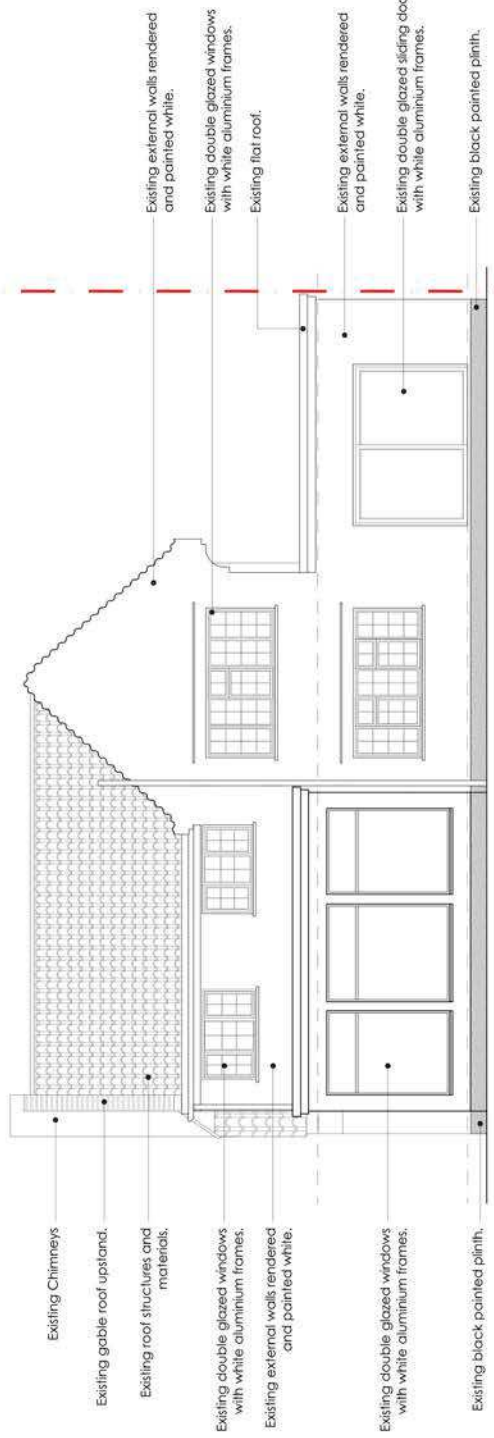
Drawing File
 Existing Elevations

Scale	Date
A3 @ 1:100	June '16

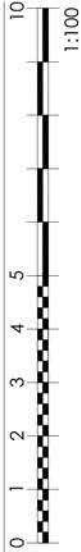
PRELIMINARY



EXISTING FRONT ELEVATION
 Scale 1:100

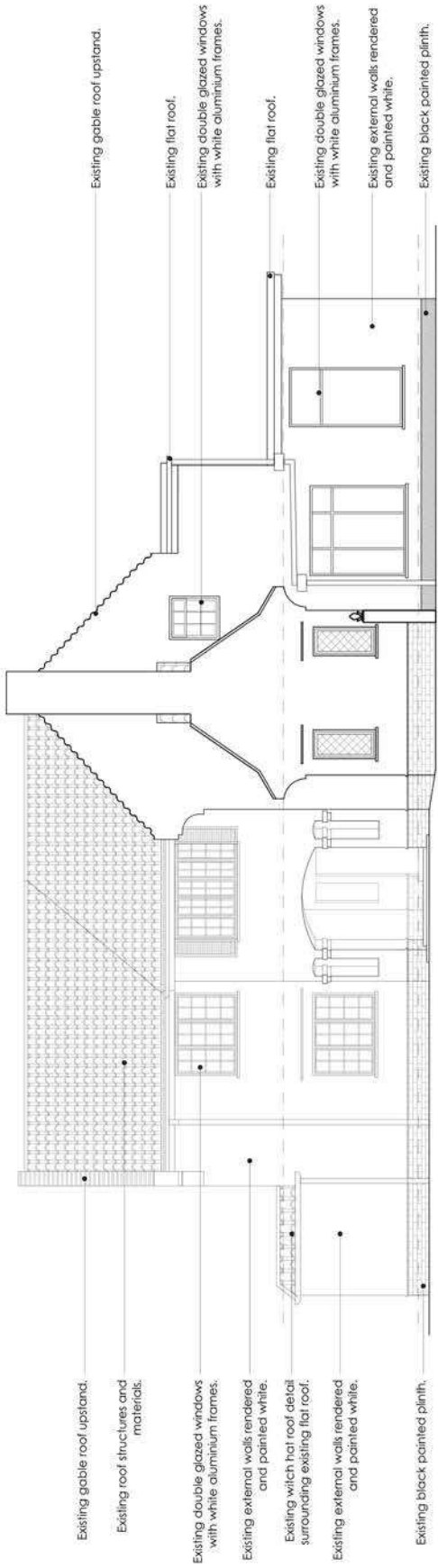


EXISTING REAR ELEVATION
 Scale 1:100

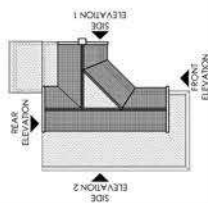


NOTES:
 1. Floor elevations only to be taken by levels. All dimensions are to be checked on site before any work is carried out.
 2. In order to ensure the wall construction complies with the relevant code of practice, the wall construction shall be checked on site before any work is carried out.
 3. All work to be carried out in accordance with the relevant code of practice.
 4. All work to be carried out in accordance with the relevant code of practice.
 5. All work to be carried out in accordance with the relevant code of practice.
 6. All work to be carried out in accordance with the relevant code of practice.
 7. All work to be carried out in accordance with the relevant code of practice.
 8. All work to be carried out in accordance with the relevant code of practice.
 9. All work to be carried out in accordance with the relevant code of practice.
 10. All work to be carried out in accordance with the relevant code of practice.

Rev	Description	Date
P1	Planning	25.06.16



EXISTING SIDE ELEVATION 1
 Scale 1:100



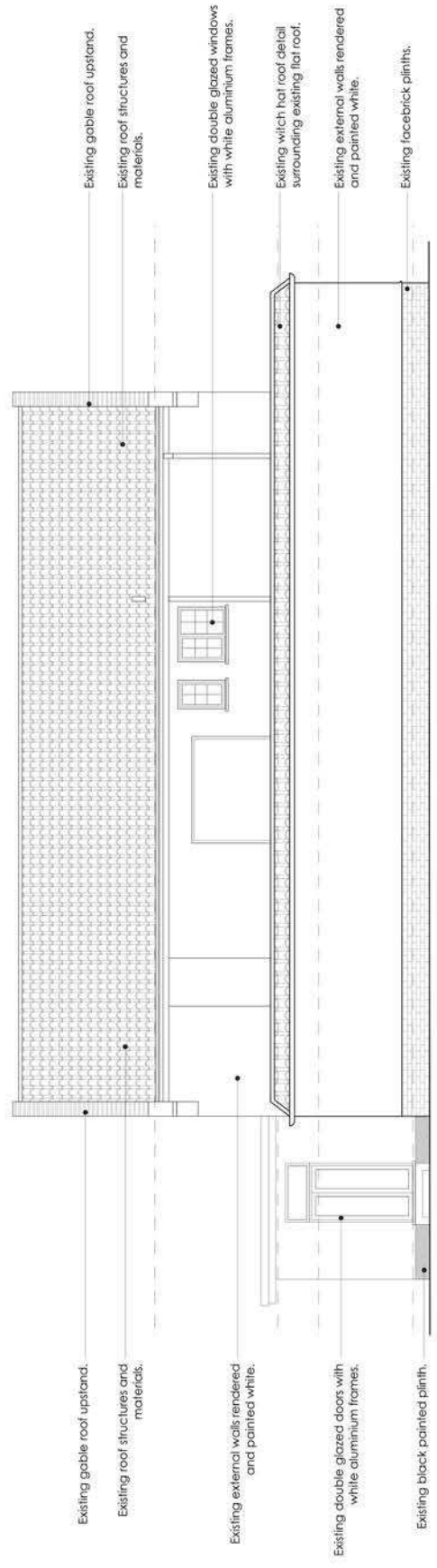
Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design
 Tel: 0729 760 171

Client
Mrs Shamika Douglas

Project
**Comersway
 Green Lane
 HA6 2JT**

Drawing File
Existing Elevations

Scale	Date
A3 @ 1:100	June '16



EXISTING SIDE ELEVATION 2
 Scale 1:100

Rev	Description	Date
P1	Planning Issue	25.06.2016

Temple Bar Design
Help to develop your ideas.

Planning Permission
 Building Control
 Interior Design

107, Temple Bar, Dublin 4
 Tel: 01793 962 911

Client:
 Mrs Sharmyko Douglas

Project:
 Temporary
 Corner Lane
 IM4 2J7

Drawing No:
 Proposed Site Plan

Scale: A3: 1:200 Date: June 2016
 DWG: JH1

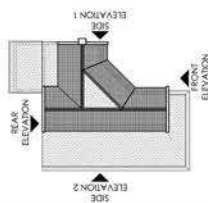
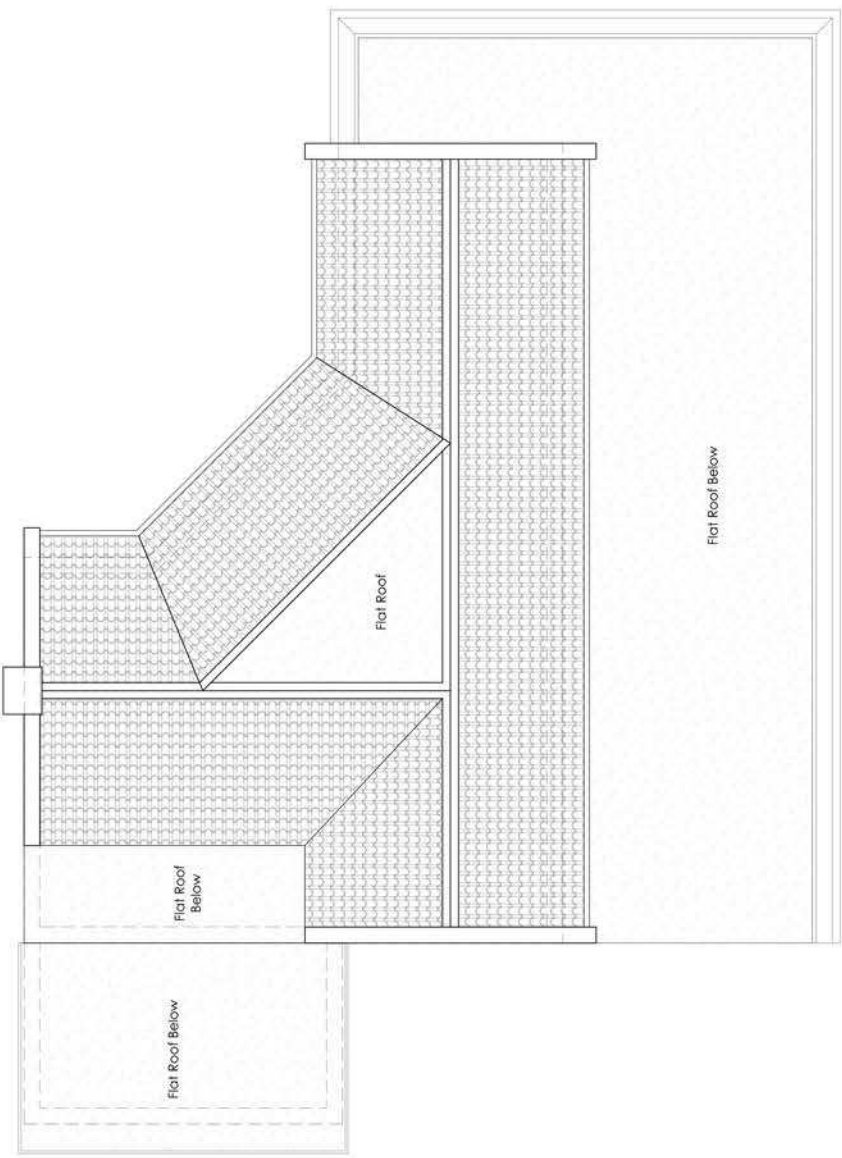
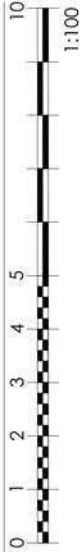
Job No. J548 Type: P Dwg No. 020 Revision P1



Job No.	Type	Dwg No	Rev
J548	P	111	PI

NOTES:
 1. All dimensions are to be checked on site before any work is carried out.
 2. It is the contractor's responsibility to ensure that all work is carried out in accordance with the specifications and standards.
 3. The contractor is responsible for obtaining all necessary permits and approvals.
 4. All work is to be carried out in accordance with the specifications and standards.
 5. The contractor is responsible for ensuring that all work is completed in a timely manner.
 6. The contractor is responsible for ensuring that all work is completed in a safe manner.
 7. The contractor is responsible for ensuring that all work is completed in a professional manner.
 8. The contractor is responsible for ensuring that all work is completed in a high quality manner.
 9. The contractor is responsible for ensuring that all work is completed in a cost-effective manner.
 10. The contractor is responsible for ensuring that all work is completed in a sustainable manner.

Rev	Description	Date
PI	Final	25.06.16



Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design.com
 Tel: 0729 760 171

Client
 Mrs Shomyka Douglas

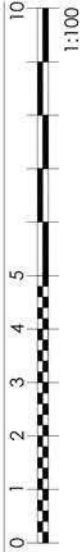
Project
 Cornersway
 Green Lane
 HA6 2JT

Drawing Title
 Proposed Plans

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	111	PI

PROPOSED ROOF PLAN (no changes to be made)
 Scale 1:100



NOTES:
 1. All elevations are to be shown in accordance with the Australian Standards AS 1900.1 & AS 1900.2.
 2. All dimensions are to be given in millimetres unless otherwise stated.
 3. All work to be carried out in accordance with the relevant Australian Standards.
 4. All work to be carried out in accordance with the relevant Australian Standards.
 5. All work to be carried out in accordance with the relevant Australian Standards.
 6. All work to be carried out in accordance with the relevant Australian Standards.
 7. All work to be carried out in accordance with the relevant Australian Standards.
 8. All work to be carried out in accordance with the relevant Australian Standards.
 9. All work to be carried out in accordance with the relevant Australian Standards.
 10. All work to be carried out in accordance with the relevant Australian Standards.

Rev	Description	Date
P1	Final	25.06.16



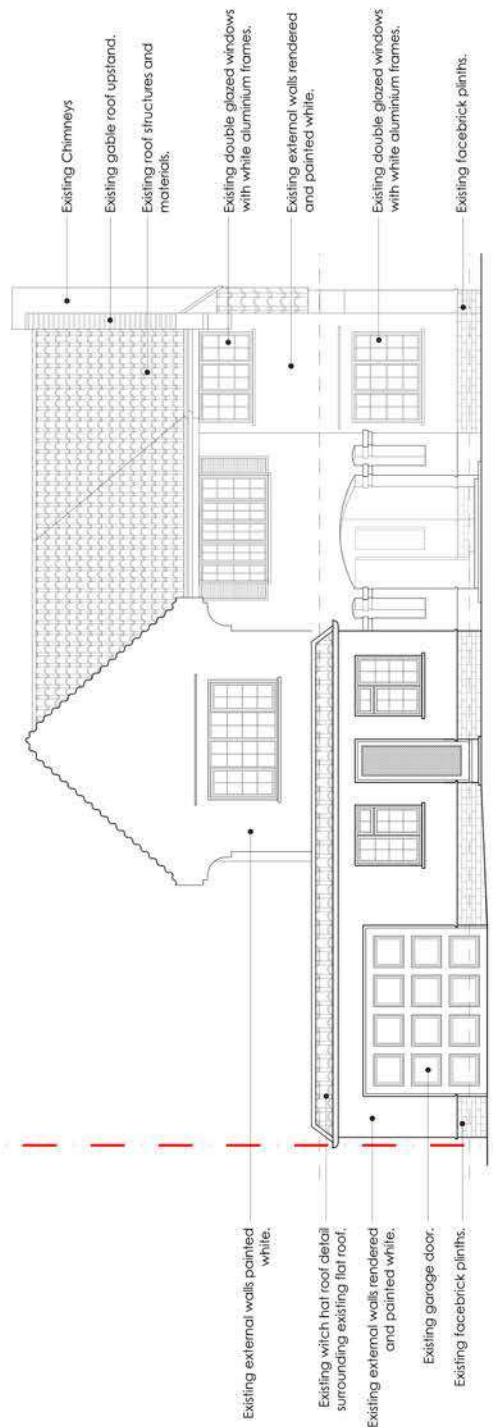
Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design.com
 Tel: 0729 768 171

Client
 Mrs Shamyka Douglas

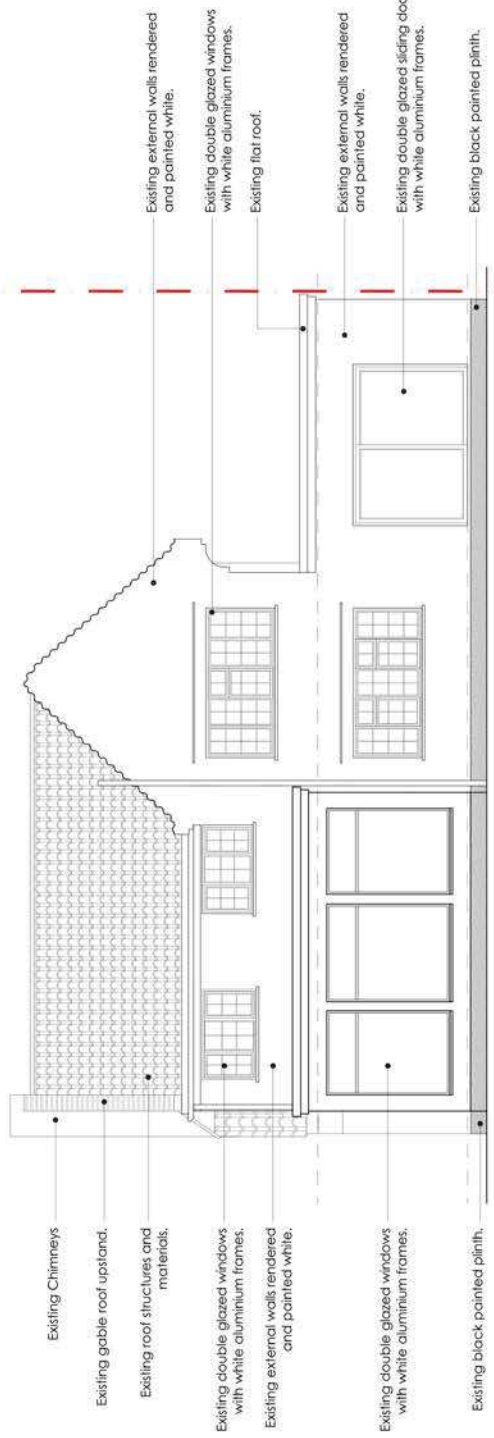
Project
 Comerway
 Green Lane
 HA6 2JT

Drawing Title
 Proposed Elevations

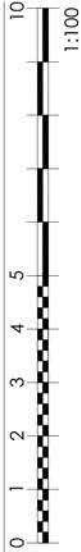
Scale	Date
A3 @ 1:100	June '16



PROPOSED FRONT ELEVATION (no changes to be made)
 Scale 1:100

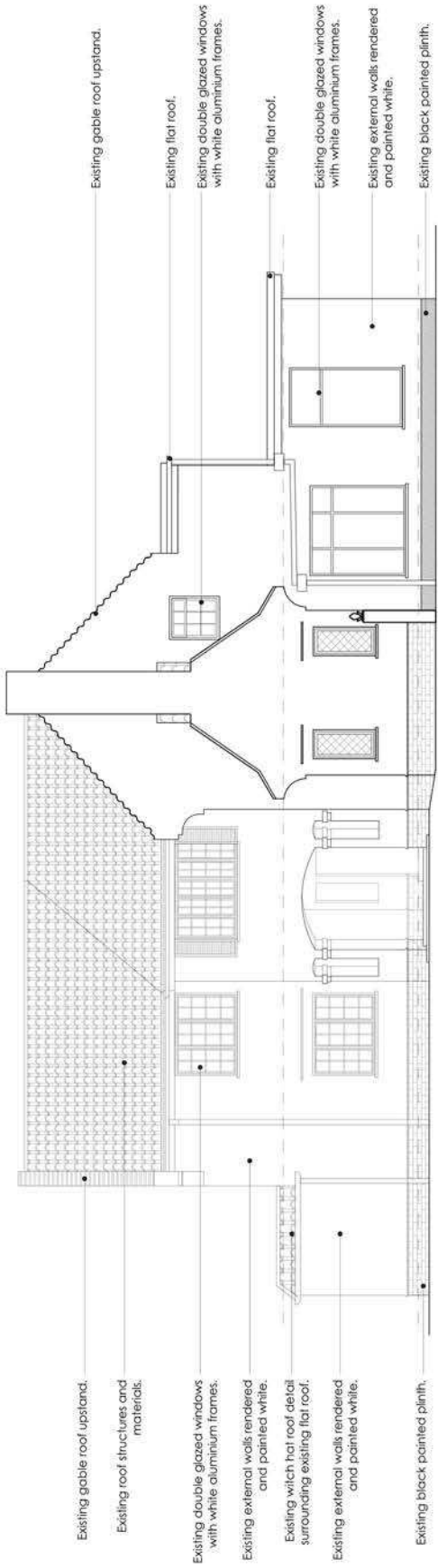


PROPOSED REAR ELEVATION (no changes to be made)
 Scale 1:100



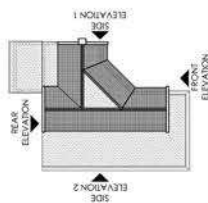
NOTES:
 1. Proposed elevations are to be shown in black ink on white paper.
 2. All dimensions are to be given in millimetres and to be rounded to the nearest millimetre.
 3. All work is to be done in accordance with the relevant standards and specifications.
 4. All work is to be done in accordance with the relevant standards and specifications.
 5. All work is to be done in accordance with the relevant standards and specifications.
 6. All work is to be done in accordance with the relevant standards and specifications.
 7. All work is to be done in accordance with the relevant standards and specifications.
 8. All work is to be done in accordance with the relevant standards and specifications.
 9. All work is to be done in accordance with the relevant standards and specifications.
 10. All work is to be done in accordance with the relevant standards and specifications.

Rev	Description	Date
P1	Final	25.06.16



PROPOSED SIDE ELEVATION 1 (no changes to be made)
 Scale 1:100

- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing white hot roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing black painted plinth.
- Existing flat roof.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing black painted plinth.



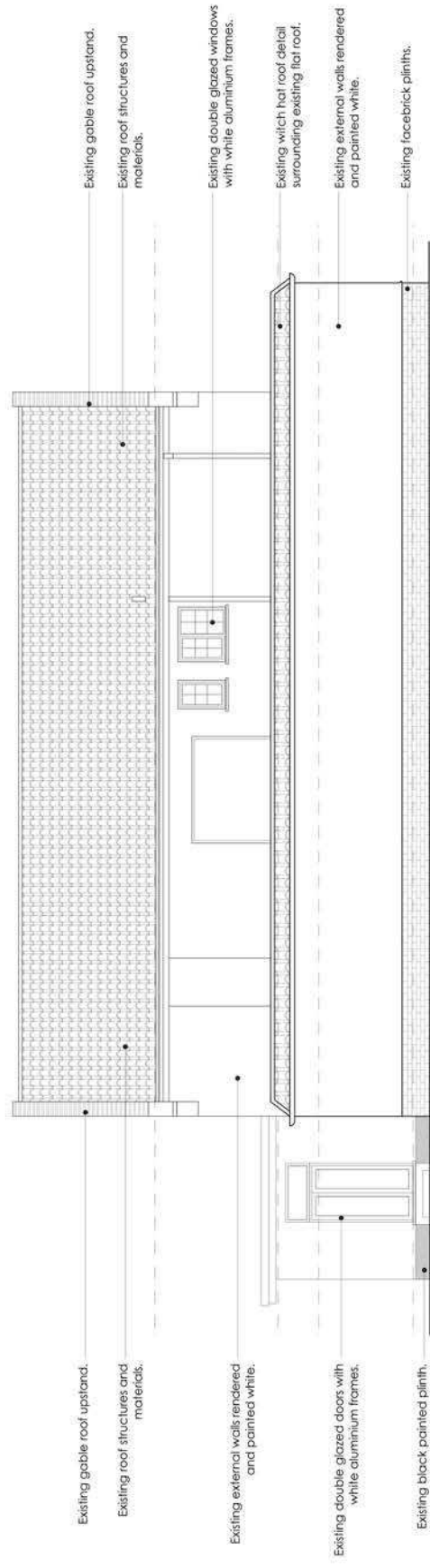
Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design
 Tel: 0729 760 171

Client
Mrs Shamyka Douglas

Project
**Comersway
 Green Lane
 HA6 2JT**

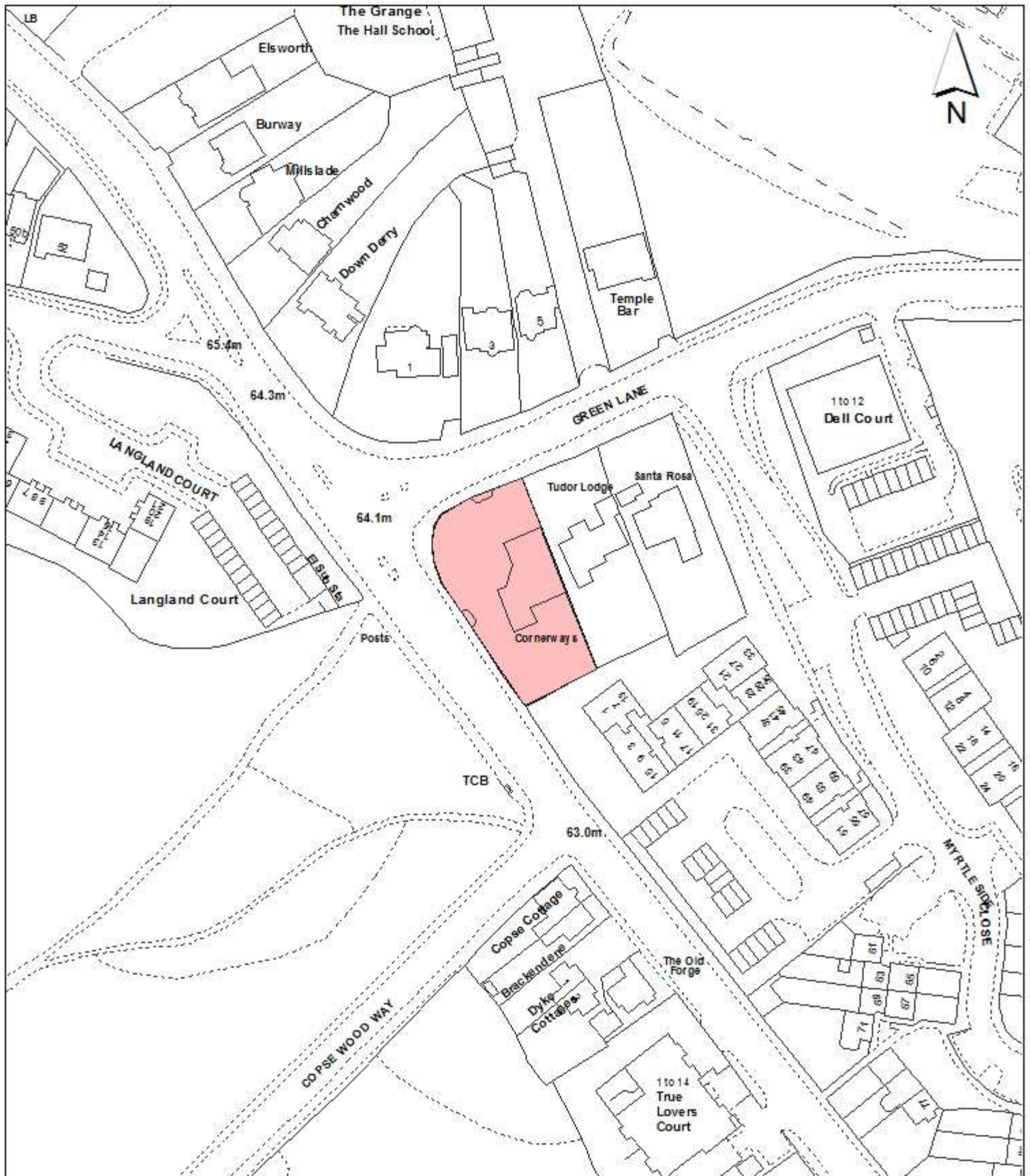
Drawing File
 Proposed Elevations

Scale	Date
A3 @ 1:100	June '16
BM	MH



PROPOSED SIDE ELEVATION 2 (no changes to be made)
 Scale 1:100

- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing white hot roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing double glazed doors with white aluminium frames.
- Existing black painted plinth.
- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing white hot roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing facebrick plinths.



Notes:

 Site boundary

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Site Address:

**Comer's Green Lane
Green Lane**

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

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

Planning Application Ref:

18414/APP/2016/2486

Scale:

1:1,250

Planning Committee:

Major Page 147

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 RUSHMOOR CLOSE EASTCOTE PINNER

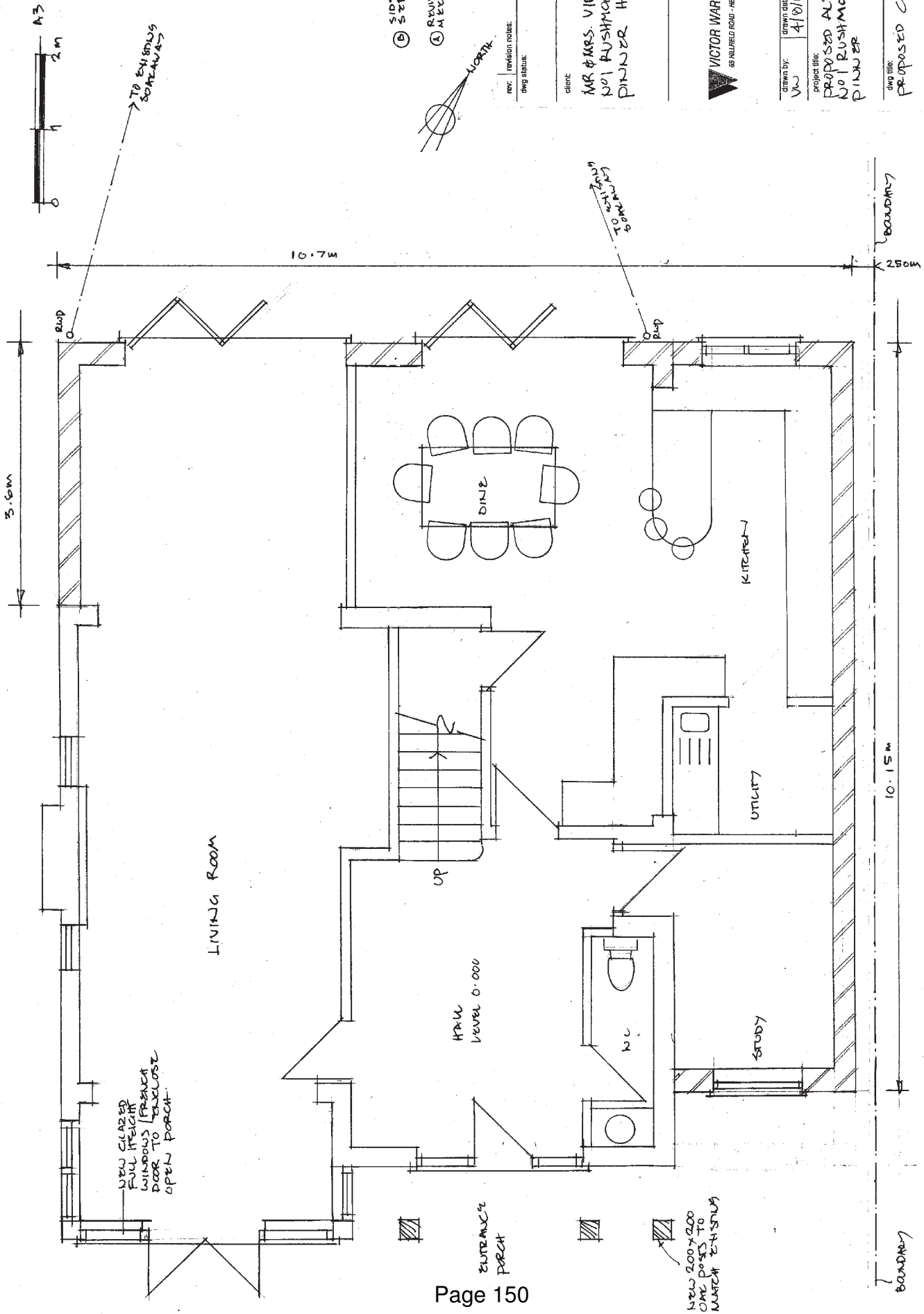
Development: Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side

LBH Ref Nos: 2332/APP/2016/132

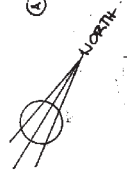
Date Plans Received: 13/01/2016

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

Date Application Valid: 26/01/2016



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



rev: _____ by: _____ date: _____
 dwg status: _____

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

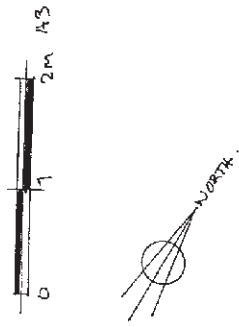
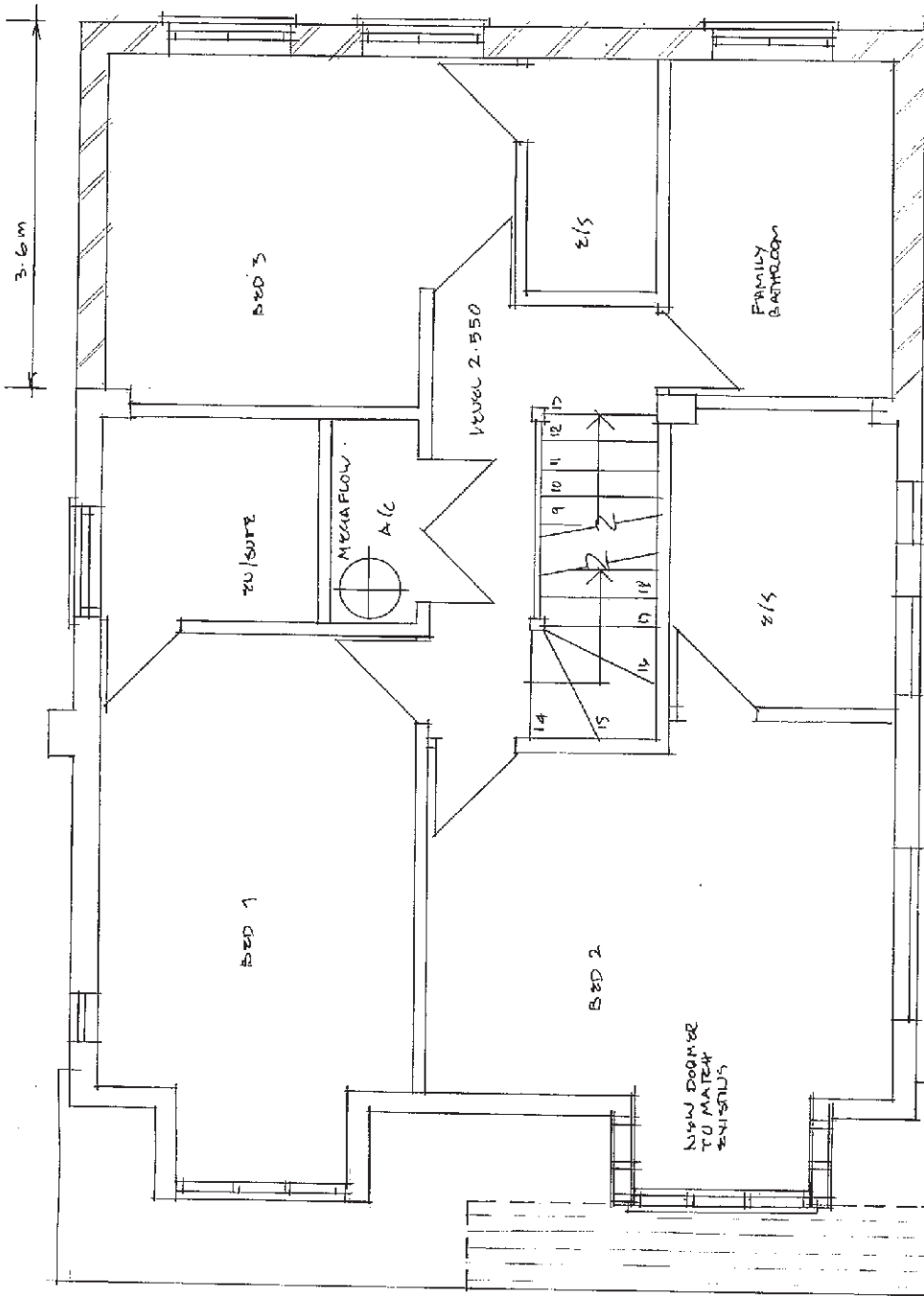
VICTOR WARWICK - DESIGN CONSULTANT
 66 HILLFIELD ROAD - HENRIE, HENRIEHEAD - HERTS - HP2 4AB - 01442 216323

drawn by: VV
 drawn date: 4/10/15
 checked/approved: 1/15c

project title: PROPOSED ALTERATIONS & ADDITIONS
 NO1 RUSHMOOR CLOSE
 PINNER

dwg title: PROPOSED GROUND FLOOR PLAN

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



REV: revision number:
 DWG NUMBER:
 NO:
 DATE:
 CLIENT:
 MR & MRS. VIRESH PATEL
 NO 1 RUSHMOOR CLOSE
 DINNER. HAS 2HF

VICTOR WARWICK - DESIGN CONSULTANT
 53 RILLING AVENUE - HEDLEY HILLS - NERS - HP2 7AB - 0149221533

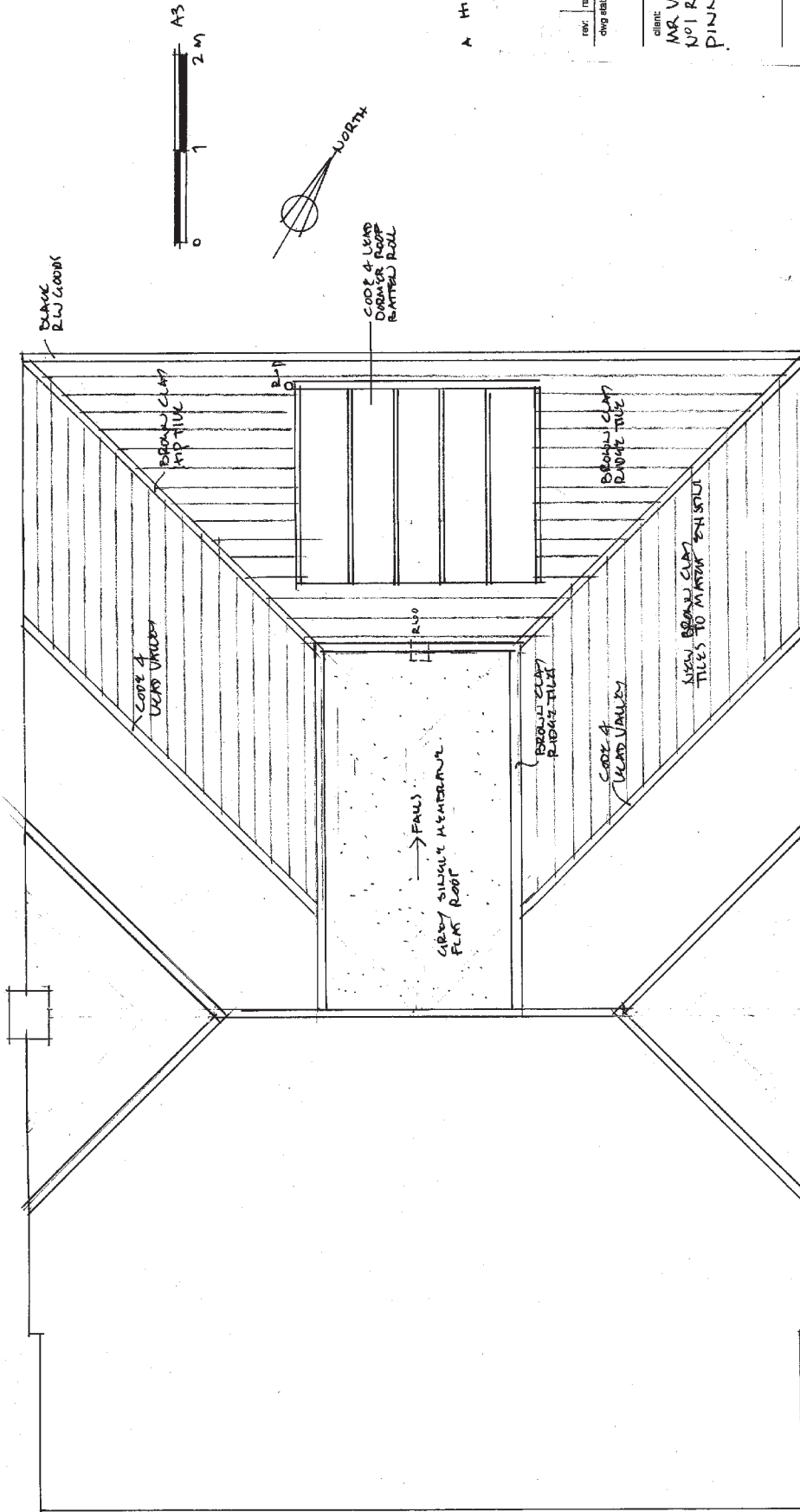
drawn by: VW
 drawn date: 4/8/15
 checked/approved:
 scale: 1/150

PROJECT TITLE:
 PROPOSED ALTERATIONS & ADDITIONS
 NO 1 RUSHMOOR CLOSE
 DINNER

DWG TITLE:
 PROPOSED F1st FLOOR PLAN

DATE:
 VP/P/20150804/14

PORECH
 ROOF EXTENSION BRACK
 PLAIN CLAY TILES



A H/P ROOF LOW BEETS 15/4/10

rev:	revision notes:	by:	date:

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

VICTOR WARWICK - DESIGN CONSULTANT
69 HULLFIELD ROAD - HENLEY-ON-THAMES - HENLEY - HP8 4AB - 01492 216283

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

project title:
PROPOSED ALTERATIONS & ADDITIONS
NO1 RUSHMOOR CLOSE
PINNER

dwg title:
PROPOSED LOFT ROOF PLAN

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

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- ① SIDE EXTENSION REDUCED TO DEPTH BY 1.0M + PORCHSE WINDOW REVISIONS
 - ② REVISION AFTER PRE-APP MEETING 4/1/2016
- 15/4/16

rev. revision notes: by: date:

010 010 010

client:
MR & MRS VIRESH PATEL
NO 1 RUSHMOOR CLOSE
PINNUR HTS 2HP

VICTOR WARWICK - DESIGN CONSULTANT
59 HALFIELD ROAD - HEDEL HEWLETT - HERTS - HP2 4HE - 01442 21623

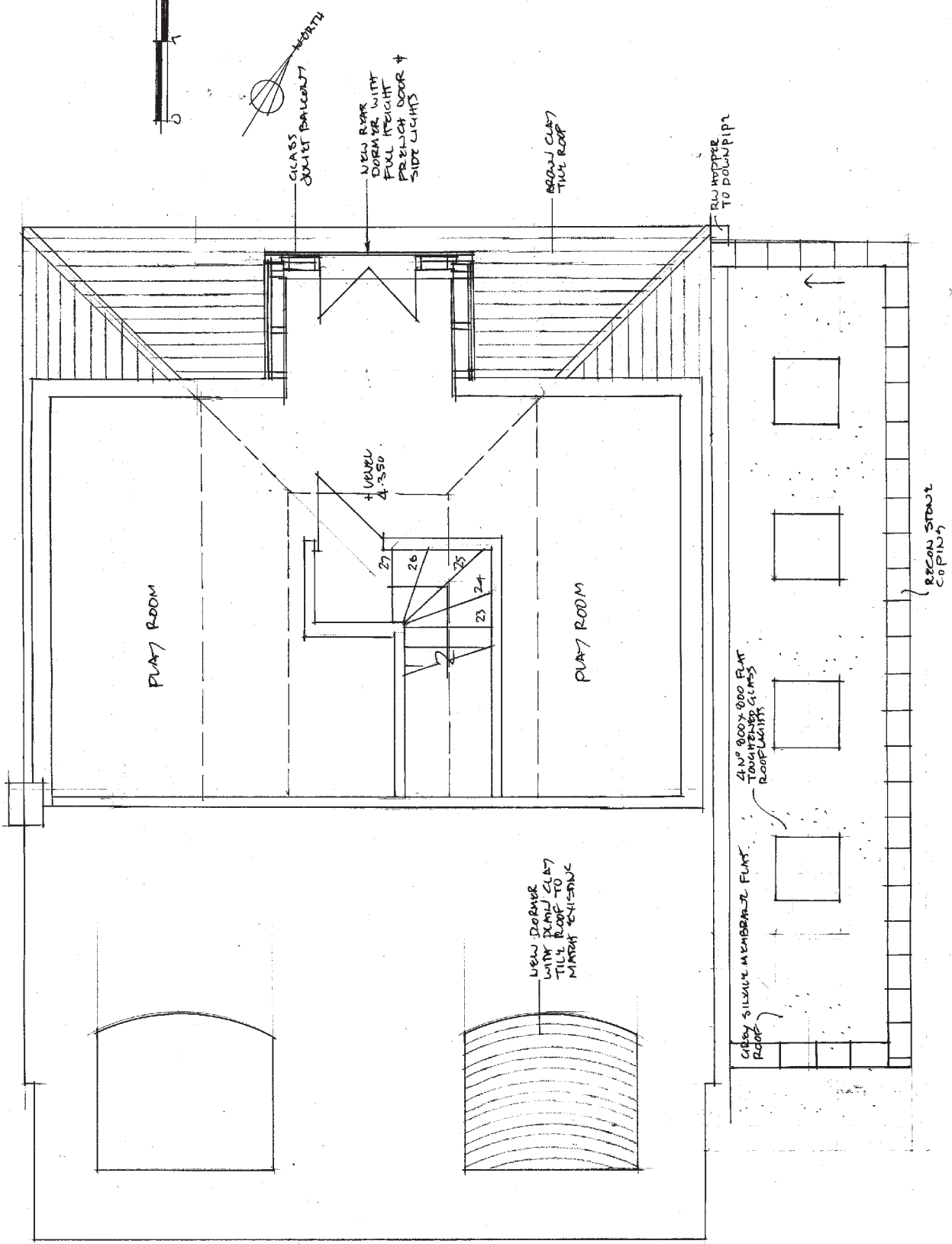
drawn by: NW
checked/approved: NW
date: 4/18/15
scale: 1/150

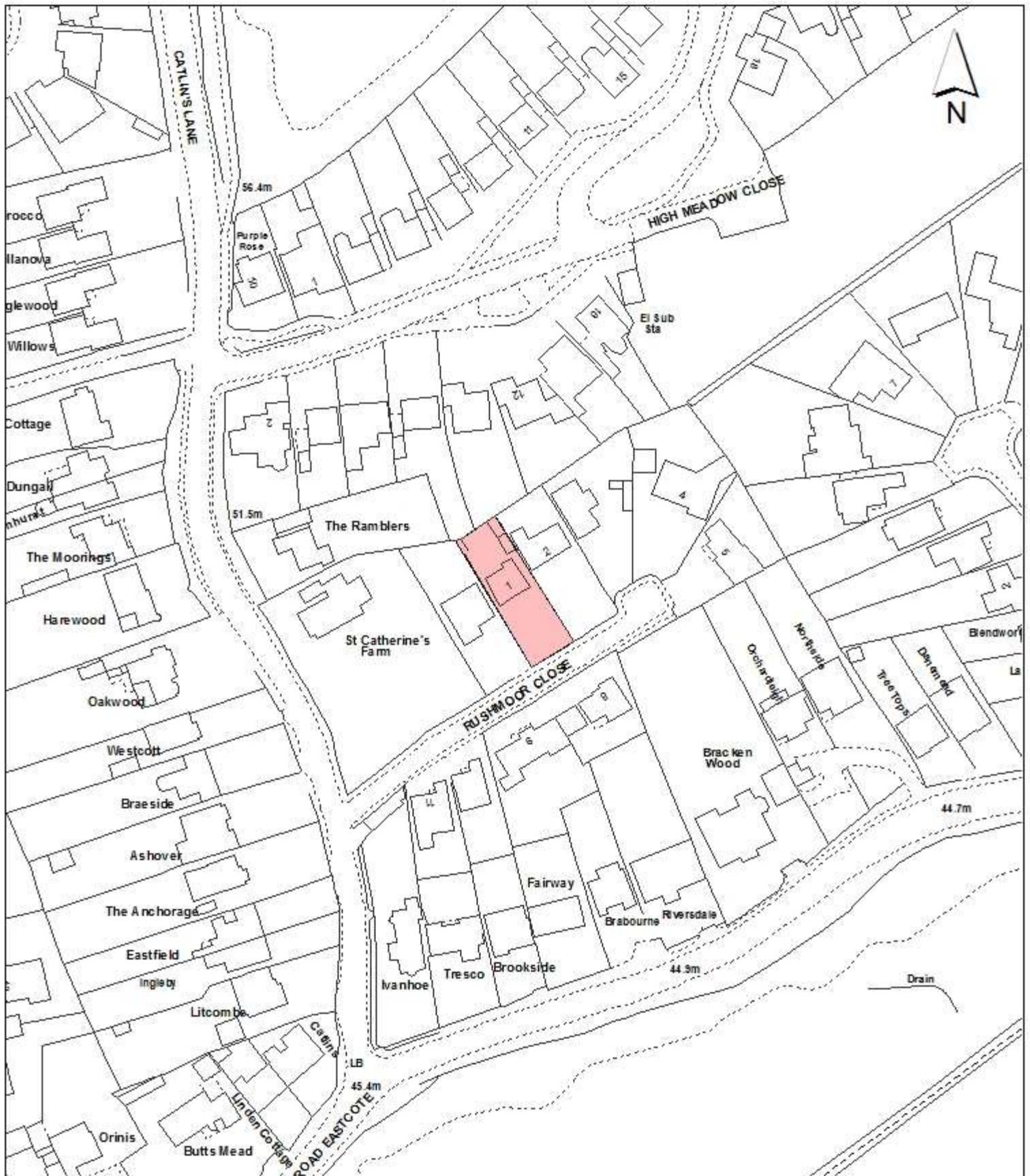
project title:
PROPOSED ALTERATIONS & ADDITIONS
NO 1 RUSHMOOR CLOSE
PINNUR

dwg title:
PROPOSED ROOF PLAN

dwg no: VPP/20150804/5
rev: A B

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Site Address:

1 Rushmoor Close

Planning Application Ref:

2332/APP/2016/132

Planning Committee:

North Page 155

Scale:

1:1,250

Date:

October 2016

LONDON BOROUGH OF HILLINGDON

Residents Services
Planning Section

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



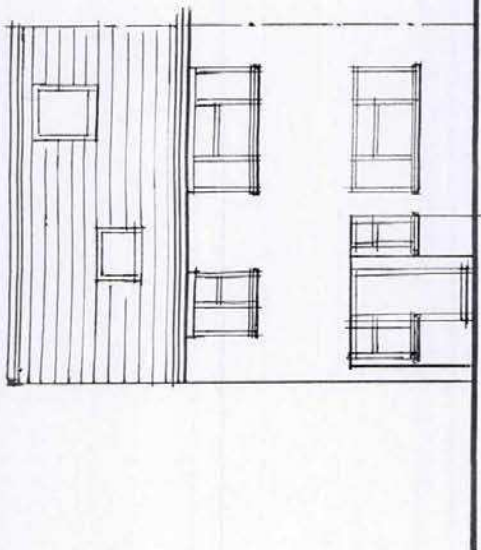
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

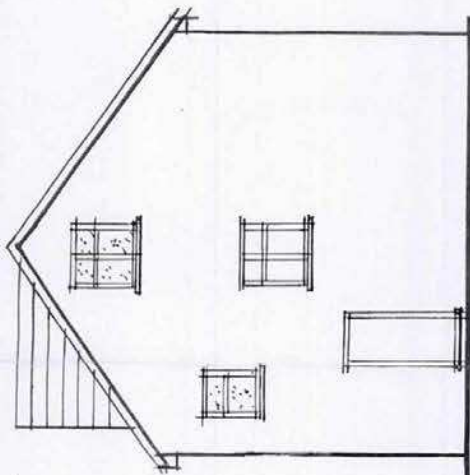
Address 53 MAHLON AVENUE RUISLIP MIDDLESEX
Development: Two storey side extension and single storey rear extension
LBH Ref Nos: 58755/APP/2016/1231

Date Plans Received: 30/03/2016 **Date(s) of Amendment(s):**
Date Application Valid: 13/04/2016

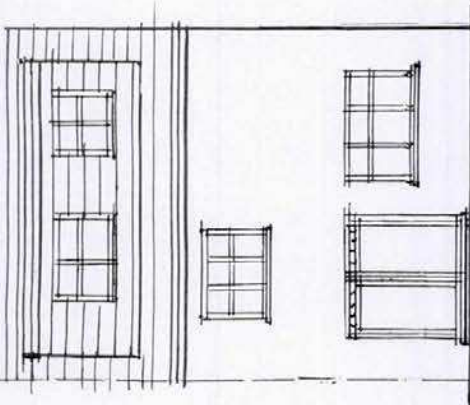
EXISTING



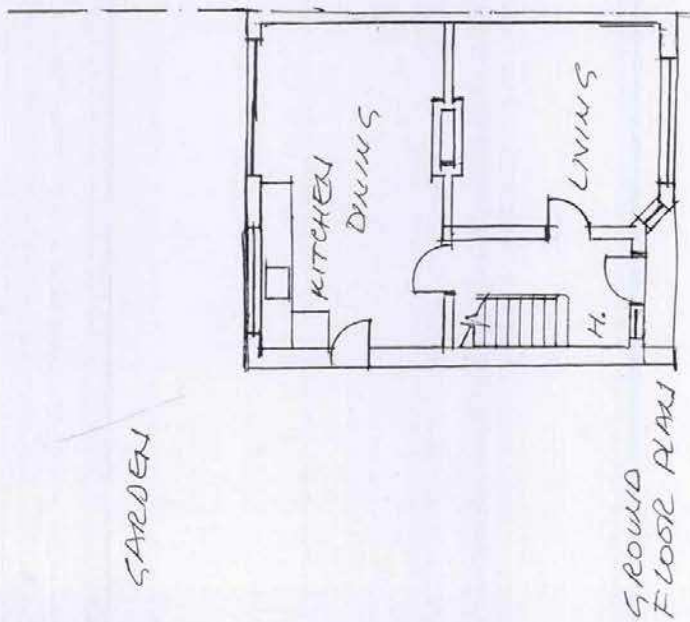
FRONT ELEVATION SIDE ELEVATION



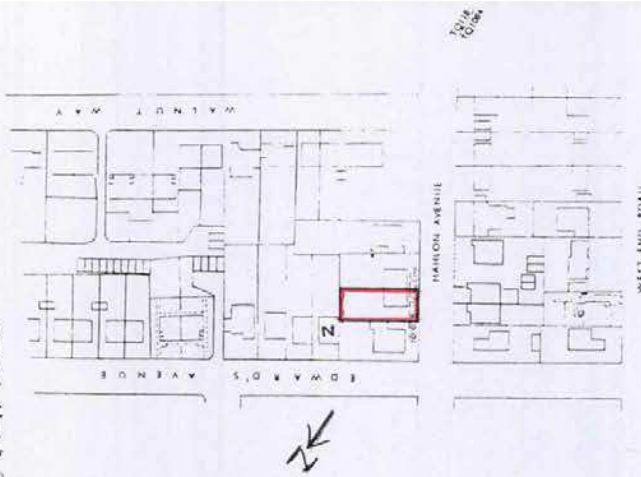
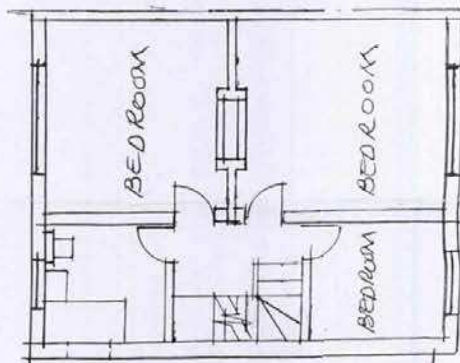
REAR ELEVATION



GARDEN



FIRST FLOOR PLAN

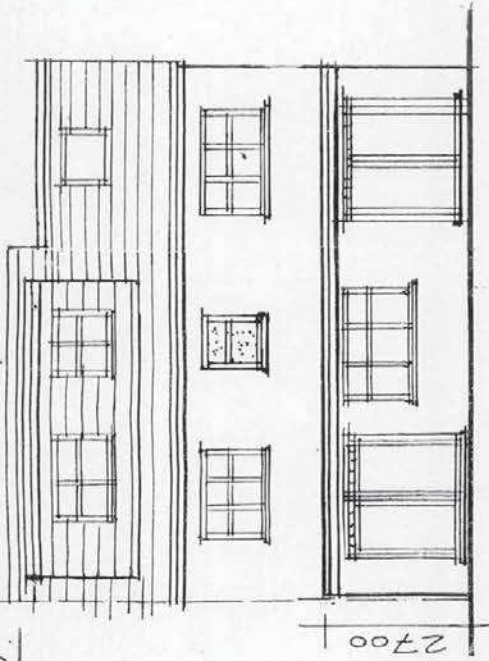


LOCATION PLAN 1:1250
SCALE BAR - SCALE 1:100
0 2 4 6 8 10 METRES

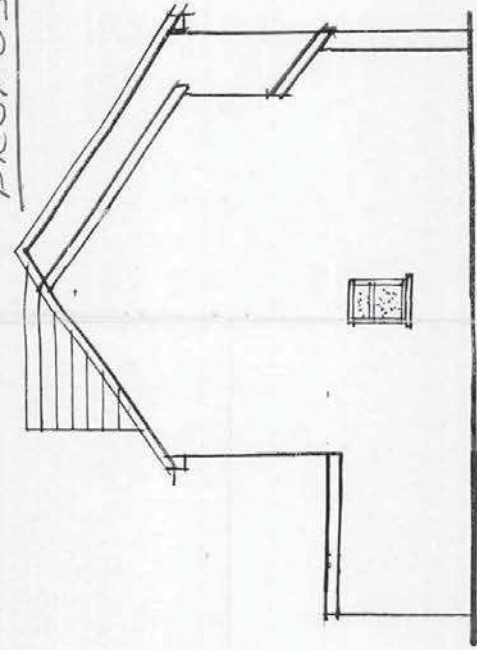
SCALE 1:100 DWG. NO. SB/357/1 4.3.2016
DRAWN BY J. BENYAM. 48 GRASHMORE AVENUE
WEMBLEY. HA9 8TD. 020 8904 5947

PROPOSED 2-STORY SIDE EXTENSION -
SINGLE STOREY REAR EXTENSION AT
53 MAHLON AVENUE. RUISLIP. HA4 650

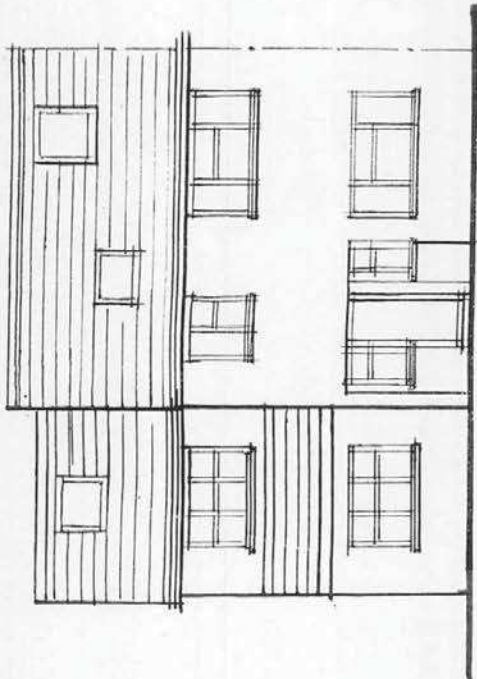
PROPOSED



REAR ELEVATION

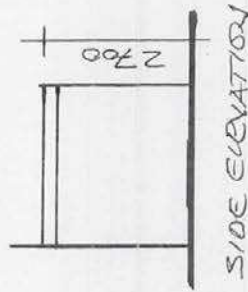


SIDE ELEVATION

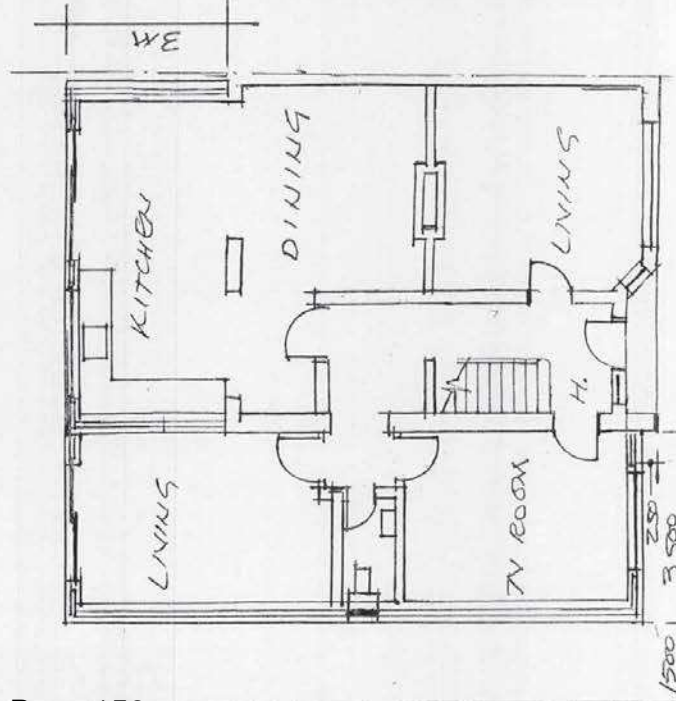


FRONT ELEVATION

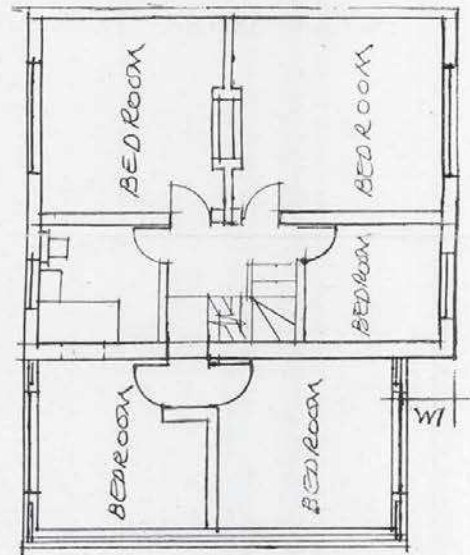
MATERIALS TO MATCH EXISTING -



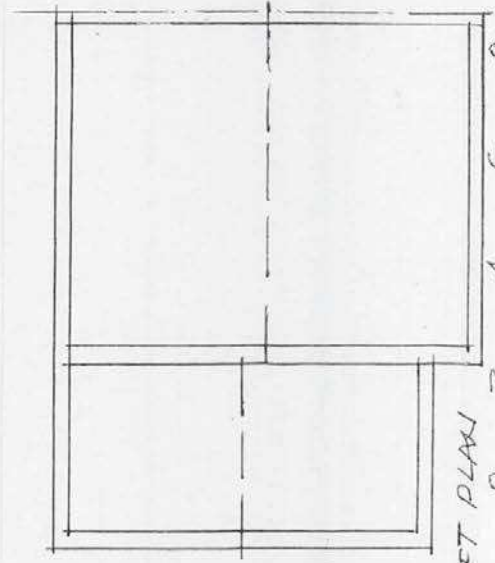
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN

SCALE BAR - SCALE 1:100

SCALE 1:100 DWG. NO. SB/BS7/2 4.3.2016
DRAWN BY J. BENJAMIN. 48 GRASMERE AVENUE
WEMBLEY. HA9 8TD. 020 8904 5947

PROPOSED 2-STORY SIDE EXTENSION -
SINGLE STOREY REAR EXTENSION AT
53 MAHLON AVENUE. RUISLIP. HA4 650



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Site Address:

**53 Mahlon Avenue
Ruislip**

Planning Application Ref:

58755/APP/2016/1231

Planning Committee:

North Page 159

Scale:

1:1,250

Date:

October 2016

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

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



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HILLINGDON LONDON

Meeting:	North Planning Committee	
Date:	4th October 2016	Time: 8:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 1	Location: Land adj 29-33 Dollis Crescent, Eastcote
Amendments/Additional Information:		Officer Comments:
The application has been withdrawn by the Applicant.		

Item: 7	Page: 13	Location: 9 Harvil Road, Ickenham
Amendments/Additional Information:		Officer Comments:
<p>Comments received from Ickenham Residents' Association. The Association objects strongly to this application for the following reasons:</p> <p>1. Harmonisation with the Street Scene The built environment of the south end of Harvil Road and Highfield Drive is characterised by detached single occupancy dwellings with a relatively small footprint on the plots they occupy. All roofs are fully pitched. In juxtaposition with the open country on the East side of Harvil Road they are not over dominant and recent applications to build much larger dwellings have been refused by the LPA, decisions which were ratified on appeal to the Planning Inspectorate for the Secretary of State. The proposed building is much larger in bulk and footprint than any other building, spanning the entire plot. Its design, particularly the large flat crown roof, is out of keeping with the street scene. The Application is therefore contrary to policy BE13 of the UDP.</p> <p>2. Loss of Amenity The bulk of the proposed building would completely dominate its immediate neighbour</p>		These issues are addressed in the published report.

10 Harvil Road resulting in considerable loss of amenity. The proposed vehicular access to the property is via Highfield Drive opposite number 17a and then along the boundary with 10 Harvil Road. The much higher volume of traffic associated with the multi-dwelling building would have an adverse impact on 10 Harvil Road and 17a Highfield Drive in terms of noise, air pollution and the light pollution from headlights shining into 17a Highfield Drive as vehicles left the site.

The proposal is therefore contrary to policies BE19, BE20, BE21, BE24 and OE1 of the UDP.

3. Loss of Privacy and Light

The overall proposal would introduce a considerable loss of privacy to the adjacent residents in number 10 Harvil Road.

HDAS 7. 21. refers to loss of light (sunlight). As this proposal incurs the loss of a Bungalow to be replaced with a 2 storey House with habitable roof space and due to the proposals position in relation to No. 10 the loss of sunlight will be considerable.

General Comments.

The revised building line of the Proposal, being brought forward, will totally obscure the existing site line from the Southern elevation of no. 10 Harvil Road and would breach the building line of Harvil Road in this location

As stated above this is an overdevelopment of the site where 5 families will replace 1.

3 cars will be replaced by at least 10 (with no provision for visitors). and a very large area will go under concrete compared to the existing 134sq.m.

In relation to 'Housing Need' this will not help existing need as these will be Luxury, very expensive flats. Additionally, it is our belief that the Borough's commitment to GLA housing need has been met.

Policy AM 15 of the UDP states that New Build should include provision for Disabled Parking Bays. The provision of only 10 car parking spaces will inevitably lead to on-street parking.

The addition of such a large development,

<p>replacing a much smaller single family bungalow will put additional strain on the already much stretched services for the area, i.e. schools, healthcare facilities and sewerage discharge etc.</p> <p>The addition of such a large development of flats will adversely affect the street scene by the visual appearance of 'closing' the currently wide, open, access to Highfield Drive as seen from Harvil Road.</p> <p>Knowing that 'precedent' is frequently a consideration in granting approvals, and bearing in mind the current number of flats already approved in the adjacent Swakeleys Road, we are concerned that this may just be another such precedent, which in our opinion, would be a precedent 'too far'.</p> <p>We therefore strongly object to this application.</p>	
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Item: 8	Page: 25		Location: 53 Wieland Road, Northwood
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>	
<p>Comments received from representative of the Gatehill Residents Association (GRA).</p> <p>The landscaping plans extend beyond the front of the house further than the 'red line' Site Plan submitted. This raises a concern that the scheme might extend out onto the verge owned by the GRA.</p> <p>I have also checked the depth of the area in front of the house and would point out that my measurements, on the ground, indicate that the landscaped area at the front of the house is approximately 25% not 50% as is stated in the published report</p> <p>A concern is also raised that the northern boundary adjacent to 51 Wieland Road is not shown as a straight line on the detailed plan of the Ground Floor of the Building, in fact it bends outwards onto land owned by No 51 and conflicts with a Site Plan submitted for a planning permission granted at No 51.</p>		<p>Issues of boundaries and ownership of the verge are considered private legal matters. The applicants believe their details are correct and match their title deeds shown on the Land Registry.</p> <p>The Council's duty is to determine the application as submitted.</p>	

Item: 9	Page: 33		Location: 50 Rodney Gardens
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>	
<p>Further comments submitted by applicant (in summary):</p>		<p>The background to this application is that it follows the service on this property of a planning enforcement notice for the demolition of the</p>	

Since enforcement issues arose a new Architect has been appointed who has submitted this new planning application.

The submitted plans show the pre existing, existing (i.e. as built) and proposed design.

A pitched parapet roof is proposed. The rear elevation has the parapet, with the hipped roof falling to eaves, matching the eaves line of the original house, on the side elevation facing Dovecot Close.

With the side facing elevation to No 48, the pitched roof comes down to the flat roof level. When viewed from Dovecot Close it is not visible. When viewed from the rear, this flat roof is hidden by the parapet and it is not possible to view the flat roof from No 48 since there is a marked change in building heights. And the flank wall of the extension to No 48 in common flattens has no opening.

The change in building heights, No 48's flank wall rising up an estimated 1.2m above the original eaves level of No 50.

There was previously a large white shed in the garden and visible from Dovecot Close, erected as PD and subsequently removed to permit this extension.

The overhanging fascia is to be removed

The bricks used are to be tinted to match the existing house using a specialist sub-contractor.

Regretfully it seems there is a chance of this new proposal facing some objections. As such I would like to give you a brief history of how we reached this point. I hope to have your and council understanding for my difficult position.

I am a Danish national, now living in London for more than 3 years.

First Architect appointed in 2014 wrongly confirmed to the Builder that permission was in place. Construction work started March 2015, finished October 2015.

The building is far better than what it was at the time of my purchase. I have removed old fences, removed a big and ugly Shed

existing extension. The goal of the Council is to seek a swift resolution of the current breach of planning control either through the demolition of the extension or its amendment to a more suitable structure.

Council officers have engaged with the applicant to explain the harm caused by the extension and this application has sought to address this point. However, the conclusion of the Officer's assessment was that the changes to the extension proposed would not be sufficient to offset the visual harm.

<p>improving the view from the street.</p> <p>Building took much longer than planned, with cost over runs which caused a huge financial burden. I have worked all my life to give my daughters a decent education. After years of separations from my daughters, my hope and dream is to be close to them. Both my daughters have studied in UK, now working in London. One is a Pharmacist, the other a retail manager. To realise my dream,I have sold everything, cashed my pension used my life savings to invest it all in this house.</p> <p>If the current proposal of Architect is rejected I would be in a very difficult position. I am out of options, not knowing what to do or how to manage this very difficult situation. As you are well aware, I am the victim of previous architects misjudgment and false information, causing this very difficult position I am in utter despair not knowing whom to turn to or how to handle this. The mortgage obligations, plus the debt caused by building cost over runs, are the limits of my ability to bear.</p>	
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Item: 10 Page: 43	Location: Old Orchard Lodge. Cottage Park Lane, Harefield.
Amendments/Additional Information:	Officer Comments:
No update required	

Item: 11 Page: 61	Location:Cornerways, Green Lane
Amendments/Additional Information:	Officer Comments:
<p>Page 70, paragraph 7.10 of the officer's report states that the application proposes the provision of 8 car parking spaces including 1 disabled space.</p> <p>In fact 10 car parking spaces are proposed, including 2 disabled parking spaces, within the remodelled frontage as can be seen on the proposed site layout - Drawing number 020 Rev P1. The Council's Highways and Transportation Officer has confirmed that the number of spaces proposed and their layout are acceptable.</p>	For clarification

Item:12 Page: 75	Location: 1 Rushmoor Close, Pinner
Amendments/Additional Information:	Officer Comments:
No update required	

Item:13 Page:87	Location: 53 Mahon Avenue
Amendments/Additional Information:	Officer Comments:
Further comments submitted by the applicant in response to the objection received:	For information

I live at this address, this is my residential address.

We have comfortably four car parking spaces on our front driveway.