



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 16
NOVEMBER 2016

Time: 7.00 PM

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

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

To Councillors on the Committee

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

Published: Tuesday, 8 November 2016

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

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

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

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Accessibility

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Emergency procedures

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



A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 14
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Thurga, 19 Glenalla Road, Ruislip 43884/APP/2016/2760	Eastcote & East Ruislip	Erection of two storey building to provide 4 x 2 bed self-contained flats with associated parking, involving demolition of existing dwelling. Recommendation: Refusal	15 - 30 142 - 151
7	7 Hedgeside Road, Northwood 38605/APP/2016/3272	Northwood	Part two-storey, part single-storey rear extension, conversion of roofspace to habitable use to include four rear dormers, one rear rooflight and three front rooflights, single-storey front extension and single-storey outbuilding to rear. Recommendation: Refusal	31 - 40 152 - 159

8	46 Burlington Close, Pinner 70066/APP/2016/3364	Northwood Hills	Conversion of roofspace to habitable use to include a rear dormer, four front rooflights and conversion of roof from half-hip to gable end to both sides and single-storey rear extension. Recommendation: Refusal	41 - 48 160 - 167
9	Land between 2 & 6 Woodside Road, Northwood 70377/APP/2016/3210	Northwood Hills	Two-storey, three bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front. Recommendation: Refusal	49 - 64 168 - 173
10	235 Tolcarne Drive, Pinner 64250/APP/2016/3211	Northwood Hills	Conversion of roofspace to habitable use to include a rear dormer, two front rooflights and conversion of roof from half-hip to gable end with a new gable end window. Recommendation: Refusal	65 - 72 174 - 180
11	3 Pikes End, Eastcote, Pinner 18957/APP/2016/769	Northwood Hills	First floor side extension, single-storey front infill extension and porch to front involving alterations to elevations. Recommendation: Refusal	73 - 84 181 - 186

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	1 Barrington Drive, Harefield 62825/APP/2016/2328	Harefield	Installation of ground mounted solar panels. Recommendation: Refusal	85 - 92 187 - 191
13	Harefield Hospital, Hill End Road, Harefield 9011/APP/2016/754	Harefield	Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter. Recommendation: Approval	93 - 104 192 - 200

14	Harefield Hospital, Hill End Road, Harefield 9011/APP/2016/3179	Harefield	Single-storey building to form an outpatients lobby. Recommendation: Approval	105 - 116 201 - 209
15	Land adjacent to 2 Park Cottages, The Oaks, Ruislip 27553/APP/2016/2829	West Ruislip	Two-storey, one bed, end of terrace dwelling house. Recommendation: Refusal	117 - 130 210 - 216

Other

16 S106/278 - Quarterly Financial Monitoring Report (North) 131 - 140

Plans for North Planning Committee

141 - 216

Agenda Item 3

Minutes



NORTH Planning Committee

24 August 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra (Labour Lead), John Morse and John Oswell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Matt Kolaszewski (Principal Planning Officer), Peter Loveday (Highway Development Engineer), Alex Quayle (Democratic Services Officer), James Rodger (Head of Planning, Green Spaces and Culture) and Luke Taylor (Democratic Services Officer)</p>
49.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
50.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
51.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED:</p> <ul style="list-style-type: none">- The minutes of the meeting, held on 14 July 2016, were agreed.
52.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
53.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all the items would be heard in public.</p>
54.	<p>LAND AT 3 OLIVIA GARDENS, HAREFIELD - 54964/APP/2016/1378 (<i>Agenda Item 6</i>)</p> <p>Two storey, 4-bed detached dwelling with associated parking and amenity space.</p> <p>Officers introduced the report and noted the addendum, which included an additional</p>

	<p>reason for refusal. Officers explained that the application proposed the erection of a dwelling between 2 and 3 Olivia Gardens, and that the applicant had concerns over how the application had been handled, but these concerns had no impact upon the Planning Committee's decision.</p> <p>A petitioner spoke in objection to the application, citing the large size of the development in a small site and the impact the proposal would have on the conservation area and street scene.</p> <p>A petitioner then spoke in support of the application, and stated that the proposal was for a family home, and would not obscure the view of the oak tree or impact any more on the greenery and surrounding area than other developments.</p> <p>Councillors commented that the application to build on the site was a 'garden grab' and an overdevelopment on the site, with very little space around the proposed dwelling.</p> <p>A motion to refuse the application was moved, seconded, and upon being put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused.
55.	<p>39 HIGHFIELD DRIVE, ICKENHAM - 67201/APP/2016/1624 (<i>Agenda Item 7</i>)</p> <p>Erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external applications, including rearrangement of openings and enlargement/alterations to roof.</p> <p>Officers introduced the report and noted the addendum. The Committee heard that the existing building is currently subject to enforcement action, and the application sought to reduce the impact the extension would have upon the street scene and visual amenity of the area.</p> <p>Members were informed that the sloping roof was similar to what previously existed and the Roman pillars proposed to the front of the building are prevalent in the street scene. The Committee agreed that there was a reduced impact upon neighbours and no loss of privacy for surrounding dwellings.</p> <p>The motion for approval was moved, seconded, and unanimously agreed when put to a vote.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
56.	<p>THE NORTHWOOD CLUB, 20 CHESTNUT AVENUE, NORTHWOOD - 3401/APP/2016/2226 (<i>Agenda Item 8</i>)</p> <p>Single storey extension to swimming pool, external alterations to facades to include new openings and windows to allow for internal reorganisation.</p> <p>Officers introduced the report and confirmed to Members that the proposals are in the Green Belt but were not deemed to have a great impact on the area and did not</p>

	<p>represent inappropriate development.</p> <p>The Committee moved, seconded, and upon being put to a vote, unanimously agreed the motion for approval.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
57.	<p>1 RUSHMOOR CLOSE, EASTCOTE, PINNER - 2332/APP/2016/132 (<i>Agenda Item 9</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
	<p>The Committee noted that Alex Quayle, Democratic Services Officer, was leaving the London Borough of Hillingdon and this was his final meeting.</p> <p>Members thanked Alex for all his hard work and help during his time on the Committee and throughout the Council, and wished him the best for the future.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.31 pm.</p>

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

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

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Minutes



NORTH Planning Committee

13 September 2016

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

	<p>Committee Members Present: Councillors John Morgan (Vice-Chairman - In the Chair), Peter Curling, Jem Duducu, Beulah East, Duncan Flynn, Raymond Graham, Henry Higgins, John Oswell and Brian Stead.</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Richard Conroy (Senior Planning Officer), James Rodger (Head of Planning and Enforcement), Syed Shah (Principal Highway Engineer) and Khalid Ahmed (Democratic Services Manager).</p>
58.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Edward Lavery (Councillor Brian Stead substituting), Manjit Khatra (Peter Curling substituting) and Councillor John Morse (Councillor Beulah East substituting).</p>
59.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 3 AUGUST 2016 (<i>Agenda Item 3</i>)</p> <p>Approved as a correct record.</p>
60.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on the agenda would be heard in public.</p>
61.	<p>223 EASTCOTE ROAD, RUISLIP - 9597/APP/2016/1781 (<i>Agenda Item 6</i>)</p> <p>Raising and enlargement of roof to create first floor, single storey side and rear extension and demolition of existing outbuilding within rear garden.</p> <p>Officers introduced the report and highlighted the addendum. The Committee noted that the development description had been amended to include 'demolition of existing outbuilding within rear garden.</p> <p>The Committee proposed, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p>RESOLVED:</p> <ul style="list-style-type: none">– That the application be approved.

62.	<p>LAND FORMING PART OF 225 AND 227 EASTCOTE ROAD, RUISLIP (<i>Agenda Item 7</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
63.	<p>POLISH AIR FORCE WAR MEMORAIL WEST END ROAD, RUISLIP (<i>Agenda Item 8</i>)</p> <p>Cleaning of War Memorial (Application for Listed Building Consent).</p> <p>Officers introduced the report.</p> <p>The Committee proposed, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
64.	<p>THE HOMESTEAD FINE BUSH LANE, HAREFIELD (<i>Agenda Item 9</i>)</p> <p>Change of use of existing non-use function building to Use Class D1 for use as a nursery.</p> <p>Officers introduced the report.</p> <p>The Committee proposed, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved.
65.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>

66.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
67.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>The meeting, which commenced at 7.00pm, closed at 7.30pm.</p>

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

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Minutes



NORTH Planning Committee

4 October 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Jem Duducu, Raymond Graham, Henry Higgins, Manjit Khatra (Labour Lead), John Morse, John Oswell, Ian Edwards and Brian Stead.</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Roisin Hogan (Planning Lawyer), Neil McClellan (Major Applications Team Leader), James Rodger (Head of Planning and Enforcement), Syed Shah (Principal Highway Engineer) and Luke Taylor (Democratic Services Officer)</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Duncan Flynn and Councillor John Morgan, with Councillor Ian Edwards and Councillor Brian Stead substituting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes from previous meetings.</p>
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
5.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on the agenda would be heard in public.</p>
6.	<p>LAND ADJ 29-33 DOLLIS CRESCENT, EASTCOTE (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn before the start of the meeting.</p>
7.	<p>9 HARVIL ROAD, ICKENHAM (<i>Agenda Item 7</i>)</p> <p>Erection of a two storey detached building with habitable roof space to create five two-bed self-contained flats with car parking in a basement area, to involve</p>

	<p>associated landscaping and boundary treatment and installation of vehicular crossover to side (resubmission).</p> <p>Officers introduced the report and highlighted the addendum.</p> <p>There was a petition in objection to the application, and the lead petitioner addressed the Committee, citing the loss of light, privacy, over-dominance and close proximity to neighbouring properties as reasons for their objection. Members heard that the proposed application would damage the petitioner's quality of life due to the loss of light in the living room and bedroom, and it was already causing stress and anxiety for his family.</p> <p>Two representatives for the applicant then spoke to the Committee, confirming that the application would help the need for affordable housing. Councillors were informed that a previous scheme that was considered too large was reduced, and the proposed dwelling was moved away from neighbouring properties to make it more acceptable.</p> <p>Members commented that they recognised the need for new housing, but the proposed building was too large and had an overbearing impact on neighbouring properties. The officer's recommendation was proposed, citing the height and size of the application, including an additional reason for refusal concerning the adverse impact the proposed ramp to the basement would have on the street scene. This proposal was seconded, and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused, with additional reason for refusal.
8.	<p>53 WIELAND ROAD, NORTHWOOD (<i>Agenda Item 8</i>)</p> <p>Two storey side/rear extension.</p> <p>Officers introduced the report and highlighted the addendum.</p> <p>A petitioner spoke in objection to the application, citing the little difference with a previously refused scheme, the unbalanced roof, the small gap between the wall and the property boundary, and the fact the proposal was out of keeping with the characteristics of the estate as reasons for refusal.</p> <p>Members confirmed that the application was out of keeping with the neighbouring properties, and the officer's recommendation was moved, seconded, and unanimously agreed upon being put to a vote.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused.
9.	<p>50 RODNEY GARDENS, PINNER (<i>Agenda Item 9</i>)</p> <p>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.</p> <p>Officers introduced the report and highlighted the addendum. The Committee agreed the application was out of keeping by virtue of its size, scale and materiality, and moved the officer's recommendation. This was seconded and unanimously agreed</p>

	<p>upon being put to a vote.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused.
10.	<p>OLD ORCHARD LODGE, COTTAGE PARK LANE, HAREFIELD (<i>Agenda Item 10</i>)</p> <p>Demolition of existing structure, currently used as a dwelling, and construction of a new four-bed detached house.</p> <p>Officers introduced the report to the Committee and gave an overview of the application.</p> <p>Members confirmed that it was nice to see an application that was not starting as an overdevelopment of the site, and confirmed they were happy with the design. The officers recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
11.	<p>CORNERWAYS, GREEN LANE (<i>Agenda Item 11</i>)</p> <p>Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institution) for use as a children's day nursery with associated parking and landscaping.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>Responding to Councillors' questioning, the Principal Highway Engineer confirmed that the proposed site access is for staff only, and the drop-off and pick-up areas would likely be near the entry gate on Rickmansworth Road. However, it was estimated that around half of the children attending the nursery would be from the local area and arriving by foot.</p> <p>Members proposed and seconded the officer's recommendation. Upon being put to a vote, seven Councillors voted in favour, with one abstention.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
12.	<p>1 RUSHMOOR CLOSE, PINNER (<i>Agenda Item 12</i>)</p> <p>Two-storey rear extension, single-storey side extension, porch to front, conversion of roof space to habitable use to include one rear dormer, one front dormer, and conversion of roof from hip to part-gable end involving demolition of detached garage to side.</p> <p>Officers introduced the report to Members.</p> <p>A petitioner spoke in objection to the application, citing overshadowing, the loss of privacy, the close proximity of the proposal to the boundary of the site, and the bulk of the proposed extension as reasons for her objection. The petitioner commented that No.2 Rushmoor Close would be severely impacted, as the proposal would restrict light into the dining room.</p>

	<p>The agent for the application spoke, commenting that the current properties were already situated very close to the boundary wall, and the loss of light to No.2 Rushmoor Close was minimal as the areas of the property that would be affected were facing north. The agent stated that he understood the nature of the complaint, but the application was compliant with the Council's rules and regulations.</p> <p>The Head of Planning and Enforcement confirmed that the application was previously deferred due to the angle of the roof, and this was now considered acceptable. The Committee heard that the impact on neighbouring properties was not considered when the item was deferred.</p> <p>Members expressed sympathy with neighbouring residents, but commented that the application complied with the Council's policies and the loss of light to a non-habitable room did not change this. When questioned by Councillors, the Head of Planning and Enforcement confirmed that there were a number of informatives already in place to try and prevent encroachment towards neighbouring properties.</p> <p>The Committee confirmed that the application was within the Council's planning policy, and moved the officer's recommendation. This motion was seconded, and when put to a vote, seven Councillors supported the recommendation and one abstained.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
13.	<p>53 MAHLON AVENUE (<i>Agenda Item 13</i>)</p> <p>Two-storey side extension and single-storey rear extension.</p> <p>Officers introduced the report and gave an overview of the application, highlighting the addendum.</p> <p>Members proposed and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
	<p>The meeting, which commenced at 8.25 pm, closed at 9.30 pm.</p>

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

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Report of the Head of Planning, Sport and Green Spaces

Address THURGA, 19 GLENALLA ROAD RUISLIP

Development: Erection of two storey building to provide 4 x 2 bed self-contained flats with associated parking, involving demolition of existing dwelling

LBH Ref Nos: 43884/APP/2016/2760

Drawing Nos: ASEA/2016/294/PP/03
ASEA/2016/294/PP/04 Rev. 1
ASEA/2016/294/PP/05
ASEA/2016/294/PP/06
ASEA/2016/294/PP/07
ASEA/2016/294/PP/08
Design and Access Statement
ASEA/2016/294/PP/09
Supporting Photographs

Date Plans Received: 18/07/2016 **Date(s) of Amendment(s):**

Date Application Valid: 29/07/2016

1. SUMMARY

The application seeks full planning permission for the erection of a two-storey building with pitched roof to create 4 x 2 bedroom self-contained flats with associated car parking following demolition of the existing single-storey dwelling.

The site is within the developed area and the principle of residential redevelopment is acceptable. However, the locality is characterised by single-storey detached and single family occupied dwellings. The construction of a substantial two-storey block of flats with a significant rearwards extension of two-storey development significantly increases the intensity of development on this small site. Its close proximity to the boundaries, in particular, No. 21 Glenalla Road, would make it appear particularly cramped and the insignificant gap would make the site and No. 21 Glenalla Road appear to be a single building when seen from the street. There is limited opportunity for landscaping to the front of the site to soften and reduce the impact of development.

It is therefore considered that the proposal would be materially harmful to the character of the local area, resulting in an incongruous form of development.

It would also harm the amenities of occupiers of adjoining dwellings by reason of loss of daylight and sunlight, loss of privacy and an overbearing impact. In addition, it would not deliver a suitable standard of living accommodation for future occupiers.

Finally, it is also considered that the proposal would not provide sufficient or functional car parking which would result in pressure for on-street parking and a risk to highway safety.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, size, scale, bulk and design would result in a cramped, unduly intrusive, visually prominent over-development of the site. 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, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

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 17 and 21 Glenalla Road, by reason of overdominance, overshadowing, visual intrusion, loss of light, loss of outlook and loss of privacy. Therefore the proposal would be contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal would provide habitable rooms with poor levels of amenity in terms of poor levels of natural light, total lack of outlook, lack of a suitable level of privacy and potential disturbance from other occupiers and visitors accessing the property and/or the amenity space and 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, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Councils approved car parking standard, leading to on-street parking/queuing to the detriment of pedestrian and highway safety and contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), to Hillingdon's Adopted Parking Standards (Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and

other informal written guidance, as well as offering a full pre-application advice service. In this case, the draft reasons for refusal were discussed with the applicant who was also advised that in order to produce an acceptable scheme, a materially different form of development would be required.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Glenalla Road and comprises a detached bungalow with a hipped roof to the front and rear of the property. There is a single-storey flat roofed rear extension. The principal elevation of the property faces South West.

There is a driveway to the side and a detached garage/outbuilding to the rear alongside the boundary with No. 17 Glenalla Road. No.17 Glenalla Road lies to the North and is a detached bungalow, which is similar in appearance to the application property. To the South lies No.21 Glenalla Road, also a detached bungalow. The site has an extensive rear garden, laid to lawn. There is a substantial tree/hedge to the rear boundary and the side boundaries comprise close-boarded fences of approximately 1.8 metres in height.

The street scene comprises detached bungalows, some of which have had roof extensions including side dormer windows. The application site lies within the Developed Area, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal involves the erection of a two storey building to provide 4 x 2-bed self-contained flats with associated parking, involving demolition of the existing dwelling.

3.3 Relevant Planning History

43884/A/89/2286 19 Glenalla Road Ruislip

Erection of a single-storey rear extension and loft conversion with side dormer extensions

Decision: 07-02-1991 NFA

43884/APP/2001/1654 19 Glenalla Road Ruislip

ERECTION OF FRONT PORCH AND CONVERSION OF ROOF SPACE TO FORM HABITABLE ROOMS INCLUDING INSTALLATION OF SIDE AND REAR DORMERS (APPLICATION FOR / CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 26-09-2001 GPD

43884/APP/2001/1669 19 Glenalla Road Ruislip

ERECTION OF A REAR EXTENSION WITH A PITCHED ROOF

Decision: 12-09-2001 Approved

Decision: 15-08-1990 Approved

Comment on Relevant Planning History

The planning history relates to extensions to the existing dwelling and is not directly relevant to the current proposal.

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
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LPP 3.8	(2016) Housing Choice
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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 02/08/2016 and a site notice was displayed on 24/08/2016. At the end of the notification period there were 34 individual replies and a petition with 22 signatures objecting on the following grounds:

- (1) The development is out of keeping and character with the surrounding area which is characterised by single-storey development;
- (2) The design is poor and does not accord with the predominant character of development in the street and the orientation with a side access is out of keeping;
- (3) The merits of the scheme are unsubstantiated, in particular the stated need for this form of development;
- (4) The development will set a precedent;
- (5) The development does not have enough on-site parking and will generate an unacceptable level of on-street parking in an area of parking stress;
- (6) The traffic generation will raise issues of safety and will make servicing of other properties in the street worse.

OFFICER COMMENT: The issues raised are discussed in the main report.

Internal Consultees

Trees and Landscape Officer:

no objections subject to conditions. This site is occupied by a bungalow (with a large footprint relative to the size of the plot) in a residential street characterised by bungalows. The whole of the front garden has been paved to provide off-street parking.

COMMENT: There are no TPO's or Conservation Areas affecting the site and no visible trees or other soft landscaping from the street. The Design & Access Statement makes no analysis or reference to landscape, contrary to good practice.

The proposed layout perpetuates the use of the front garden for parking for three cars in a layout which will not work (The two cars parked parallel to the kerb cannot manoeuvre if the third (disabled) parking space is occupied).

The layout of the front garden fails to provide 25% soft landscape, as recommended in Hillingdon's design guidance.

This appears to be an over-development of the site which will be detrimental to the character of the area. However, if the application is recommended for approval, landscape conditions should be

imposed to ensure that the proposals enhance the character and appearance of the site.

RECOMMENDATION: Conditions RES9 (parts 1, 2, 4, 5 and 6)

Highways Officer:

The proposal involves the demolition of the existing dwelling and the construction of a new block of four flats.

Pedestrian access would be provided through a side alley; however there is no clear separation between the pedestrian route and vehicular movements. This raises safety concerns regarding potential collisions between vehicles manoeuvring to park and pedestrians accessing the site.

Vehicular access would be through an existing crossover that would need to be extended over the whole width of the plot. It is considered that the crossover, in its new configuration, would be in line with current design and visibility standards.

The proposed layout shown on drawing no. ASEA/2016/294/PP/04 has three parking spaces marked but it appears that the internal parking space parallel to the front elevation could not be accessed if the other two were occupied. It is therefore concluded that only two parking spaces could be realistically provided under the current layout.

The area has a PTAL of 2, which is deemed poor. Even if the council were to make an exception and require one parking space per flat, as opposed to the current standard of 1.5 parking spaces per flat, the parking space provision would still be 50% less than what would be deemed the absolute minimum provisions. In this respect, the proposals do not comply with Policy AM14 of the adopted Hillingdon Local Plan, 2012 (Part 2).

Additionally it is noted that Glenalla Road is a narrow highway and has a high demand for on street parking. As a result, it is considered that the increase in demand for kerbside parking arising from the lack of sufficient parking spaces would result in indiscriminate parking to the detriment of highway safety. With this in mind, the current proposals would be contrary to Policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2).

The provision of 4 cycle parking spaces in the entrance lobby is in line with current borough policy. It is noted that the average distance between the refuse bins and the public highway is approximately 30m. This is contrary to BS5906: 2005, which recommends that the distance over which containers are transported by collectors should not normally exceed 15m for two-wheeled containers, and 10m for four-wheeled containers.

In summary, it is considered that the development would be contrary to Policies AM7 and AM14 of the adopted Hillingdon Local Plan, (Part 2) and an objection is raised in relation to the highways aspect of the proposals.

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 previously developed land. The site lies within an established residential area where there is no objection in principle to the intensification of the residential use of the site, however, this is subject to all other material planning considerations being acceptable, in accordance with the national, regional and local policies.

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

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

The NPPF Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality of initiative through unsubstantiated requirements to conform to certain development forms of styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that great weight should be given to outstanding or innovative designs but paragraph 64 states 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 proposal would replace the existing bungalow on the application site and introduce a two-storey development with pitched roof along the frontage. There are no examples of development of this scale and form in the vicinity which is particularly characterised by single-storey dwellings. The applicant has shown local examples of larger scale development in the vicinity in the submitted Design and Access Statement. However, where dwellings have been extended through roof extensions or rear extensions, these have been generally characterised by subordinate and sympathetic extensions. The predominant character, therefore, is one of single-storey development with roof and single storey extensions as opposed to pure two-storey development in the form proposed.

The proposal would produce a two-storey development which would be approximately 0.5

metres from the boundary with No. 21 Glenalla Road to the South and just over 1 metre from the boundary of No. 17 to the North. It is also substantially higher and a completely different form than both of these properties and with most of the other properties in the vicinity. Whilst the developer has not produced a verified street-scene drawing, it is considered that, as a result, the development would appear cramped as well as much more dominant in the street scene than its immediate neighbours and nearby properties. The close proximity of the development to the boundaries would emphasise the cramped nature of the development. In particular, the close proximity with No. 21 Glenalla Road means that the developments would be effectively merged into one building when seen from many public viewing angles in Glenalla Road.

The suggested depth of this proposal is to the depth of the existing bungalow as extended, this excessive depth of the development would be visible from the remaining gap between the new block and No. 17 Glenalla Road, further emphasising the harm associated with this form of development. The proposed car parking would almost completely fill the front garden with car spaces. Whilst the existing house has a front garden generally comprising hard-standing, there is a small wall across part of this which helps soften the impact. The proposal would remove this and the only landscaping would be to the rear of the cars and low-level. Paragraph 4.34 of the adopted Supplementary Planning Document HDAS: Residential Layouts states that large, unbroken areas of car parking in front of new developments will be resisted by the Council and paragraph 4.37 states that car parking at the front of buildings will not always be achievable, as a result of retaining and enhancing the local character of the area. Thus, the importance of avoiding losing the feeling of enclosure and definition between pavement and private space, the opportunity to provide planting or soft landscape areas is emphasised. In this case there is no effective means of softening the impact of the development.

Overall, having regard to the excessive height of the proposed development in its particular local context, and its excessive depth and proximity to the side boundaries, the proposal would result in a incongruous form of development which would be severely detrimental to the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts and Policies 3.5 and 7.4 of the London Plan.

7.08 Impact on neighbours

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

Paragraph 4.9 of the SPD, HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing proposals. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained. Any development must also be considered against the detailed advice in the SPD HDAS:

Residential Extensions which assists in determining the impact of redevelopment on neighbours amenities.

Paragraph 4.11 of the SPD gives advice on sunlight and daylight considerations, and that a 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the SPD requires a minimum of 21m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

Whilst the proposal raises no adverse issues in terms of distance to properties to the front and rear, where it will be seen across the street or there is strong intervening screenings, there are major concerns relating to the impact of the development on the adjoining properties, Nos. 17 and 21 Glenalla Road. The proposed two-storey building would project approximately 5m to the rear of these single-storey properties. The development is only 0.5 metres away from the common boundary with No.21 Glenalla Road. Whilst accepting that the existing dwelling is also extremely close to the boundary, this is single storey. The two-storey proposal would create a dominant form of development which would, it is considered, result in loss of amenity to the occupiers of No. 21 Glenalla Road by reason of loss of light and overbearing impact, notably to the side roof dormer window facing towards the application site but also to a rear ground floor window which appears to be the only form of natural light to the kitchen of that property. It is considered that the proposal would result in a serious loss of light and outlook for the occupants of No. 21 Glenalla Road.

Turning to No. 17 Glenalla Road, there are side facing windows within that property along the common boundary with the application site both at ground floor and a dormer window within the roof. The proposed development includes 4 upper floor bedroom windows, two ground floor bedroom windows and the main entrance door to the proposal. Objectors have referred to side entrances not being characteristic of the area. In reality there are a number of examples including the entrance to the current property on the site and also that to No. 17 Glenalla Road.

In terms of No.17 Glenalla Road, the proposal has an unacceptable impact for a number of reasons. First, the proposed development will be visually dominant and overbearing for occupiers. Second, the occupiers of the property are likely to experience loss of privacy as a result of the number and orientation of windows. Third, in the absence of a submitted daylight and sunlight assessment, it is considered that the occupiers will experience loss of light and finally, it is considered that the occupiers will experience an unacceptable loss of amenity by reason of the level of activity and disturbance that is likely to be generated along this narrow passageway. This includes movement of occupiers to and from the four flats, visitors and general callers. Whilst a level of screening is proposed in the form of fencing and some planting to the front of ground floor bedroom windows, which would reduce the impact somewhat, it is unlikely that this would be to a level which would reduce the loss of amenity to a material degree.

As such, it is considered that the proposed building would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity in terms of overshadowing, visual intrusion, loss of light, loss of outlook and loss of privacy. Therefore the proposal would be contrary to Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and 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 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standard.

Table 3.3 of the Amendment specifies that the minimum internal floor space area/standard for a 2 bedroom (3 person) flat is 61 square metres. The nationally described space standards defines the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. At a floor space of minimum 61 square metres the proposed flats would adhere to this minimum standard.

The development has been orientated so that on the side facing No. 21 Glenalla Road, the main habitable rooms on the first floor face over the front and rear or are at a height where they would obtain natural light from over the roof of the adjoining development. At ground floor two of the bedroom windows and all the kitchen windows face directly over the narrow common passageway on the side adjoining No. 17 Glenalla Road or the boundary facing No.21. The proposed front door to the flats is also within that area. It is considered that this would result in an oppressive outlook for occupiers and would provide little or no natural light to these rooms. A small landscaped area has been shown to the front of these windows, presumably to reduce disturbance from occupiers of the other flats or visitors passing close to the windows. However, in order for this to be effective, the screening is likely to be so high that it will introduce its own adverse impact on the interior environment of those bedrooms. If this was low enough not to result in an oppressive interior environment, occupiers are likely to not have sufficient privacy as a result of people being able to see into the windows. Obscure glazing, if fitted, would also result in an inadequate standard of accommodation. Occupiers of the upper floor units are liable to experience overlooking from the side facing dormer window of No. 17 Glenalla Road and if these windows are to be obscure glazed, would result in habitable rooms having no outlook.

Paragraph 4.17 of the SPD requires developments to incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. The Council's minimum requirement is for 25 sqm per flat of amenity space. The proposal provides a dedicated space of 50 sqm for one of the ground floor flats and a communal space of 130 sqm for the other three flats. The dedicated space is accessed direct from the rear of the flat and the communal space is reached by a short walk from the main entrance and is shown to be gated. This totals 180 sqm which exceeds the minimum requirement for 4 flats of 100 sqm. Therefore the proposal provides amenity space of sufficient size commensurate to the size of the units.

In view of the design it is considered that occupiers of the ground and first floor flats would not enjoy a reasonable level of amenity and as such the proposal would 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, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Pedestrian access would be provided through a side alley, however there is no clear separation between the pedestrian route and vehicular movements to the front of the site. There is a small path but vehicles would need to cross over this in order to manoeuvre in and out of the car park spaces. This raises safety concerns regarding potential collisions between vehicles manoeuvring to park and pedestrians accessing the site.

Vehicular access would be through an existing crossover that would need to be extended over the whole width of the plot. The proposed layout shown on drawing no. ASEA/2016/294/PP/04 has three parking spaces marked but the internal parking space parallel to the front elevation could not be accessed if the other two were occupied. It is therefore concluded that only two parking spaces could be realistically provided under the current layout.

The area has a PTAL of 2, which is deemed poor. Even if the Council were to make an exception and require one parking space per flat, as opposed to the current standard of 1.5 parking spaces per flat, the parking space provision would still be 50% less than what would be deemed the absolute minimum provisions. Additionally it is noted that Glenalla Road is a narrow highway and has a high demand for on street parking. As a result, it is considered that the increase in demand for kerbside parking arising from the lack of sufficient parking spaces would result in indiscriminate parking to the detriment of highway safety. In this respect, the proposals do not comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In addition, the proposed car parking effectively takes up all the frontage of the site. Paragraph 4.36 of the HDAS states that the loss of significant vegetation to accommodate car parking is likely to make a proposal unacceptable. It is accepted that the majority of the front of the existing site is already hard-surfaced. However, there is a partial front wall and some limited planting which softens the existing development. The proposal, on the other hand, has no front wall and only limited landscaping which would be up against the front elevation of the proposed flats and while cars are present, would offer no softening impact.

The provision of 4 cycle parking spaces in the entrance lobby is in line with current borough policy.

7.11 Urban design, access and security

These issues are covered in Section 7.07 of the report.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer recommends standard conditions in the event of a

decision to approve.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The Design and Access Statement confirms the following as a proposed schedule of measures, which could be incorporated into the method of construction.

- The achievement of a higher SAP rating by insulating floors, roof, walls and improved glazing.
- The provision of low-energy lighting and user controls.
- The provision of high efficiency condensing boiler and thermostatic radiator valves.
- The installation of water meter, devices for water leak detection, water efficient taps, water efficient toilets and low output showers.
- All timber used in the construction will be from sustainable sources.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are covered in the main body of the report.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The development would result in an additional 134 square metres of development which would generate a Hillingdon CIL charge of £14,502.53 and a Mayoral charge of £5,678.48.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

It is noted that the average distance between the proposed refuse bins and the public highway is approximately 30m. This is contrary to BS5906: 2005, which recommends that the distance over which containers are transported by collectors should not normally exceed 15m for two-wheeled containers, and 10m for four-wheeled containers. This reflects the general matter dealt with throughout the report, of over-development of the site, since the containers are set so far back on the site in order to accommodate the development.

The applicant refers in the Design and Access Statement to the need for additional small units within the Borough. Whilst this is acknowledged, any provision must be balanced with other environmental, character and amenity issues. This position is made clear in paragraph 14 the NPPF which confirms that any adverse impacts must outweigh the benefits when assessed against the policies in the Framework as a whole. The applicant has not made a claim that this is innovative or exceptional development.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The site is within the developed area and the principle of residential redevelopment is acceptable. However, the locality is characterised by single-storey detached and single family occupied dwellings. The construction of a substantial two-storey block of flats with a significant rearwards extension of two-storey development significantly increases the intensity of development on this small site. Its close proximity to the boundaries, in particular, No. 21 Glenalla Road, would make it appear particularly cramped and the insignificant gap would make the site and No. 21 Glenalla Road appear to be a single building when seen from the street. There is limited opportunity for landscaping to the front of the site to soften and reduce the impact of development.

It is therefore considered that the proposal would be materially harmful to the character of the local area, resulting in an incongruous form of development.

It would also harm the amenities of occupiers of adjoining dwellings by reason of loss of daylight and sunlight, loss of privacy and an overbearing impact. In addition, it would not deliver a suitable standard of living accommodation for future occupiers.

Finally, it is also considered that the proposal would not provide sufficient or functional car parking which would result in pressure for on-street parking and a risk to highway safety.

It is therefore 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)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Residential Extensions

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230

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Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

LBH Ref Nos: 38605/APP/2016/3272

Drawing Nos: 4676/04 Rev. B
4676-01 Rev. B
4676-03 Rev. B
4676-05
4676-02 Rev. B
4676-06
Location Plan (1:1250)
Block Plan (1:500)

Date Plans Received: 31/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 16/09/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period property located on the Western side of Hedgeside Road. The principal elevation faces East. The property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage, with separate single width doors. In the centre of the front elevation there is a two storey gabled projection and a dormer window either side. There are two further dormers on the rear elevation. The property is elevated above the road with the double width driveway to one side and a set of steps, centrally positioned leading to the front door. The driveway also has a curved section with an in and out arrangement closest to the Road. There is also an extensive rear garden set at a higher level than the house.

The street scene is residential in character and appearance comprising primarily large detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 12.

1.2 Proposed Scheme

It is noted that the application form advises that the proposal includes an 'increased width of front drive'. However no details have been provided and this has been excluded from the description of works. It also fails to include the single storey front extension, which as they are shown on the submitted plans are assessed in consideration of this proposal.

The application seeks planning permission for the erection of a part two storey, part single storey rear extension involving the conversion of the roofspace to habitable use. This

includes raising the side wall above the garage and extending the ridge line of the roof and the provision of two additional dormer windows at first floor level and two smaller dormers in the roof above forming a second floor area. This also incorporates 3 rooflights on the front elevation and 1 to the rear. The proposed two storey extension in fills the existing recess on the rear elevation behind the garage and the kitchen and is incorporated within the extended roof. The rear single storey element is situated behind this and extends across the full width of the property, providing a balcony above part of it.

The proposal also includes a single storey front extension to the garage, which would provide a double width door and enlargement of the front hallway lastly proposed is a single storey outbuilding at the rear of the back garden to provide a study/archive.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood
CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 **Approved** **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood
REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577 DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 **Approved** **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood
ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 **Approved** **Appeal:**

Comment on Planning History

38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved.)
38605/APP/2000/1577 - Conversion of part of the garage (approved.)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

3 neighbours were consulted for a period of 21 days expiring on the 11 October. A site notice was also erected on the lamp post opposite expiring on 20 October 2016.

There were 10 responses and a petition received from the consultation process, raising the following issues:

- The study building at the bottom of the garden is unacceptable. A separate building is out

of keeping with the area.

- Loss of light.
- Loss of direct sunlight.
- Loss of privacy.
- Size of the extension is excessive.
- No dimensions on the plans make them inadequate to make a decision.
- Out of keeping with the area.
- Road very narrow and would not be able to accommodate parked cars. This will cause chaos and workers would have to park in Kewferry Drive.
- Suggest all landscaping be removed from the front garden to create an off road parking area.
- Overdevelopment.
- Would set precedent.
- New front extends beyond the existing building line.
- Due to the proximity of the adjacent properties a mobile crane would be required to move materials to the rear of the property.
- The plans lack disclosure and detail. The site plans does not identify the proposed extensions in relation to the boundaries with the adjacent properties. There is also no street scene.
- Lack of set in from the boundaries.
- Over dominant and overbearing.
- The applicant and their agent have failed to identify the front extension.
- Compromise the 45 degree rule.
- The extension increases the dwelling from a 4 to 8 bed property, which will increase parking demand and pressure on the existing sewage and drainage.
- There are restrictive covenants relating to extensions and building at no. 7 Hedgeside Road.

Officer response: The comments made are duly noted. The plans submitted are to scale, so although they are not annotated with dimensions, it is possible to accurately assess the proposal. Building works, whether using cranes or not, or the possible disruption caused are not material planning considerations as they are transitory in nature. Each application is assessed on its own merits with due consideration to the specifics of the site against adopted policy. Adherence to restrictive covenants is a civil issue, unrelated to planning.

Northwood Hill Residents Association - No response.

INTERNAL:

Trees/Landscaping Officer:

The house is situated within the area covered by TPO 12. However, no trees, protected or otherwise, will be affected by the proposed extension. The extension will occupy much of the lower terrace in the back garden. Re-profiling of the levels, involving retaining walls/steps/ramps will be required to ensure that the back garden is attractive and accessible. No objection subject to a landscaping condition.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1m from the boundary. Rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the

maximum depth of 4 metres with a flat roof not exceeding 3m high would be acceptable.

The proposed two storey extension in fills and squares off the original dwelling set beneath the extended roof. It is set back just 0.75m from the side boundary and incorporates one additional front dormer window and two additional rear dormer windows which match the existing in scale, form and positioning. To the rear the proposed single storey extension measures 4m in depth from the original rear elevation and has a flat roof of 2.6m in height, with the Southern half enclosed with 1.1m high glazed panels forming a balcony. The windows of the two dormers facing this area have been lengthened to form patio doors, giving access. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of two additional rear dormer windows. They measure 1.5m in depth and 1.3m in width with a flat roof detail of 1.4m high. They are set down from the ridge by 1m and sit on either side of the roof between the hipped roofs of the lower dormers. Whilst the depth and height of the extensions would comply with the principles of the SPD, overall this forms a substantial extension to the property, which could not be considered as subordinate to the original dwelling.

The SPD advises that front extensions are eye catching and change the face of the building, not only impacting on its character but also the character and appearance of the wider area. The proposed front extension measures 10.95m in width and 1.2m in depth. It removes the existing sloping roof over the garage and front hall replacing this with a crown roof of 3.65m in height above the garage and a flat roof of 2.6m high over the hall and a front canopy. This also opens up the front of the two storey element, where it is proposed to replace the existing 4 panelled window with two full height two panelled windows. This is a large addition across 75% of the front elevation and significantly alters the character and appearance of the front elevation.

Taken together the proposed extensions significantly alter the character and appearance of the original dwelling. The proposed extension of the roofline with the provision of additional dormer windows and the raising and extending the side wall of the garage is a large bulky addition to the original property. Therefore in terms of appearance the proposed extensions are not considered to be subordinate to the original dwelling and are out of keeping with the character and appearance of the wider area. As such, the development fails to comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The SPD also advises that in order to maintain the open character of the area, and prevent the risk of terracing, extensions of two storeys to the side of a property should be set back a minimum of 1m from the boundary. The existing single storey element is set back just 0.75m from the boundary with no. 9. Raising the side wall and extending to the rear of the garage creates a two storey extension, which is contrary to this guidance. It is further noted that no. 9, a property of the same design and proportions sits on this joint boundary, which would leave a visual gap of just 0.75m between the two buildings. This would result in a very cramped form of development which would be detrimental to the wider street scene.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed two storey extension would sit to the side of the main dwelling adjacent to the boundary with no.9. However given that no. 9 is set slightly forward in the plot compared to the application site, the new two storey element will project beyond their rear wall by approximately 2.45m with an additional 3m at ground floor level giving a total projection of 5.45m beyond the rear of the adjacent property. It is further noted that no. 9 sits to the North of the application site. Given the close proximity

of the proposed extension to the boundary and the depth of the projection beyond the rear of the neighbouring property it is considered that the proposed extension would result in a loss of light and have an overbearing impact on the occupiers of that dwelling. Although not shown on the plans submitted, using the dimensions of the proposed extension on the block plan it also appears the extension would contravene the 45 degree line of sight taken from the first floor bedroom window, which like the application site is slightly recessed within the roof. To the other side no. 5 is set deeper in the plot and although it is set at a lower land level, it is not considered the proposal would significantly impact on that property. As such, the proposal fails to comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. However, it is clear that the proposal includes the provision of a balcony above the single storey element adjoining No.5. Such a provision will result in the overlooking of and loss of privacy to the rear of No.5 to its detriment. As such, the proposal would be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The floor plans indicate no alteration to the existing floor layout at ground floor level with regard to the lounge and dining room. These rooms would be enclosed by the rear extension and it would result in two habitable rooms with no outlook, natural light or ventilation, which would fail to comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 9.0 of the SPD states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 0.5m. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a flat roof should be no more than 3.0 m in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house.

The existing house and the proposed layout of the enlarged house already show an area for a study (albeit in different locations).

The proposed outbuilding measures 6m in width and 2.5m in depth, with a flat roof of 2.3m high. It is set towards the rear of the garden, and is set in approximately 2m from the side and rear boundary. It is noted there is an existing wooden shed/summer house in this position at the moment. The building is to have a painted and rendered finish, which would reflect the detailing on the front two storey projection, with a door and two windows facing the garden. As such it is not considered that this building is contrary to the character and appearance of the area or has any adverse impact on the residential amenity of the neighbouring dwellings.

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.

The proposal will not adversely impact on the parking provision of the existing dwelling, as most of the existing extensive parking provision and garaging is retained.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension and alterations to the existing roof, by virtue of its size, scale, bulk and design, would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed front extension, by virtue of its position, size, scale, bulk and design would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the 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, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Hedgeside Road, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 9 Hedgeside Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies 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.

5 NON2 Non Standard reason for refusal

The provision of a balcony area to the rear, by virtue of its proximity, would be detrimental to the amenities of the adjoining occupiers at 5 Hedgeside Road, by reason of overlooking

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

6 NON2 Non Standard reason for refusal

The proposal would result in the provision of two habitable rooms with no outlook, natural light/sunlight or ventilation resulting in an oppressive environment, to the detriment of the residential amenity of current and future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 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.

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

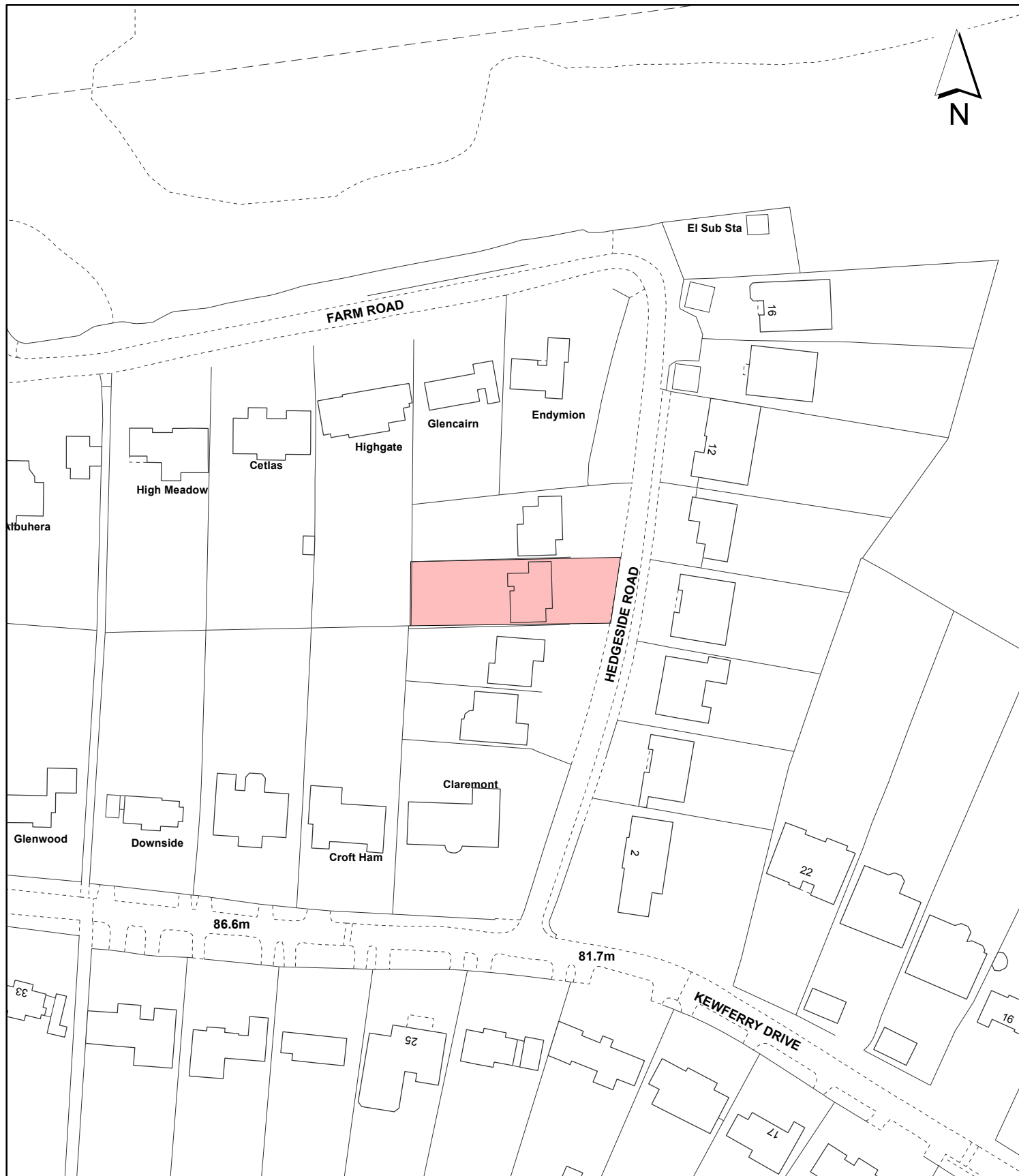
Part 2 Policies:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**7 Hedgeside Road
 Northwood**

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

Planning Application Ref:

38605/APP/2016/3272

Scale:

1:1,250

Planning Committee:

North Page 38

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 46 BURLINGTON CLOSE PINNER

Development: Conversion of roofspace to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from half-hip to gable end to both sides and single storey rear extension

LBH Ref Nos: 70066/APP/2016/3364

Drawing Nos: 1507-202
1507-03
1507-02
1507-01.b
1507-201
1507-203

Date Plans Received: 06/09/2016 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on Burlington Close. The external walls of the property are covered by a traditional hipped roof. The area to the front of the property is partly covered in grass and part covered in hardstanding. The area to the front of the property, within the curtilage of the dwelling, provides space to park one vehicle, and the garage at the front provides an additional parking space.

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

1.2 Proposed Scheme

This application proposes the conversion of roofspace to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from half-hip to gable end to both sides.

It is important to note that permission was granted on 09/06/2015 for a single storey rear extension (application 70066/APP/2015/1332). That permission has not yet been implemented but is shown in the proposed plans and has thus been included in the description of development.

1.3 Relevant Planning History

70066/APP/2014/2086 46 Burlington Close Pinner

A conservatory added to the back of the detached house

Decision Date: 15-07-2014 NFA **Appeal:**

70066/APP/2015/1332 46 Burlington Close Pinner

Single storey rear extension

Decision Date: 09-06-2015 **Approved** **Appeal:**

Comment on Planning History

70066/APP/2015/1332 - single storey rear extension.
Decision: Approved on 09/06/2015.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

11 neighbouring properties, along with Northwood Hills Residents Association were consulted by letter dated 15/09/2016 and a site notice was displayed on 30/09/2016.

There were six responses from neighbouring properties and a petition with 20 signatures, objecting on the following grounds:

- 1) Visually overbearing.
- 2) Overlooking and loss of privacy.
- 3) Lack of parking space.
- 4) Poor design of rear dormer.
- 5) Negative impact on the character and appearance of the host dwelling and wider area.
- 6) Negative impact on neighbouring properties.
- 7) Inaccessibility to elderly people.
- 8) Concerns relating to multiple occupation.
- 9) Construction concerns/issues.

OFFICER COMMENT:

Issues 1-6 are addressed within the main body of the report. With regard to issue 7, this is an application for an extension and thus this is not normally a consideration. With regard to issue 8 the application is for an extension to a single family dwelling and has thus been considered as such. Issue 9 is not a planning matter.

INTERNAL CONSULTEE

Trees Officer:

The site lies within the area covered by TPO 532A. However, the development involves a roof space conversion within the existing footprint of the building. No trees or other landscape features will be affected.

RECOMMENDATIONS: 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

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

5. **MAIN PLANNING ISSUES**

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 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 (2012) 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 Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions states at Paragraph 7.4:

"Rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of a residential area. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing

house and its neighbours as elsewhere."

It goes on to state in Paragraph 7.5:

"It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission."

Paragraph 7.7 requires rear dormer windows to be set a minimum of 0.3m down from the ridge, 0.3m above the eaves and at least 0.5m from the sides of the roof but in Paragraph suggests that on larger detached and semi-detached houses these set-ins should be increased to at least 1m.

It is also quite clear within Paragraph 7.11 that converting a sloped hip-end roof into a flat gable-end roof on the side of the house, will normally be refused. This is because it would unbalance the overall appearance of the house, pair of semi-detached houses or terrace.

The development, within which the site is set, is in relative terms, a fairly recent development, constructed in the early to mid-1990's. It exhibits a considerable level of uniformity of design and appearance. The proposed alterations in the design of the roof, altering the half-hips to a full gable ends, significantly alters the character and appearance of the original dwelling, would impact considerably on the design, character and uniformity of the properties within the estate and would impact on the visual amenities of the street scene and the wider estate within which it is set.

With regards to the proposed alterations of the existing hipped roof of the dwelling to gable ends on both sides at rear elevation. The resultant gable end roof would be no higher than the existing roof ridge height. However, the application site forms a detached house that had been constructed very close to adjoining neighbours. Therefore the hip to gable conversion would be considered unacceptable as this would imbalance the character and appearance of the wider detached dwellings and have a detrimental impact on the visual amenities of the street scene.

The proposed dormer would be set below the ridge and above the eaves by just 0.08m and 0.25m respectively and set in from the sides by 0.27m. The rear dormer would be 8m wide, 2.38m high and 2.95m deep. Given the minimal set ins from the edges of the roof, the proposed dormer would extend virtually the full width and height of the original and extended dwelling. Paragraph 7.5 is clear in its requirement that the extension should appear secondary to the size of the roof face within which it is set and that those that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. In this case it is considered that the dormer is not subordinate to the roof face but in effect results in a development which is neither secondary or proportionate to the main roof slope and would give the appearance of an effective flat roofed third storey.

As such it is considered that the proposal overall significantly increases the scale and bulk of the original house and is not subordinate to the original dwelling and out of character with the design and appearance of the original and adjoining dwellings and is detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal fails to accord with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the adopted Supplementary

Planning Document (SPD) HDAS: Residential Extensions.

With regard to the rear extension this was assessed under application Ref: 70066/APP/2015/1332 to be acceptable in terms of its design and appearance and its impact on the character of the property and the visual amenity of the area.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is not considered the change from half hip to gable and proposed dormer window would result in any significant loss of amenity to nearby properties. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The SPD advises that adequate distance should be maintained to any area from which overlooking may occur and as a guide the distance should not be less than 21m.

The application site benefits from four adjoining neighbours, Nos. 41, 42, 45 and 47 Burlington Close.

It is not considered the change from half hip to gable and proposed dormer window would result in any significant loss of amenity to nearby properties in terms of loss of light or overdominance. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The SPD advises that adequate distance should be maintained to any area from which overlooking may occur and as a guide the distance should not be less than 21m. Concern has been raised over the potential loss of privacy to the properties to the rear. Nos. 41 and 42 Burlington Close are set at an angle to the application site. Given the obtuse angle of the orientation it is not considered there would be an issue of direct overlooking between these properties. Furthermore, these properties are situated approximately 20.9m and 23.5m away.

With regard to the rear extension this was assessed under application Ref: 70066/APP/2015/1332 to be acceptable in terms of its impact on adjoining properties.

Given the position of the proposed development and degree of separation to the neighbouring properties it is not considered that there will be a significant increase in overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of the SPD requires sufficient garden space to be retained as a consequence of an extension. The proposal would result in the creation of a five-bedroom dwelling, which would require the provision of a minimum garden area of 100 sq.m. The upper level siting of the enlarged roof, rear dormer and rooflights is such that it would not displace the existing usable area in the rear garden. The rear extension would reduce the available space to some 98.5sq.m, which would fall slightly short of the requirement. However, the shortfall is not considered sufficient to warrant a refusal on this ground.

The proposed extension would not have a negative impact upon the parking provision to the front of the property, as there will be an adequate amount of space to the front of the property, within the curtilage of the dwelling, to park a vehicle and the existing garage will still be in use, providing another parking space.

Given the above considerations, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the half-hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development by reason of the rear facing dormer windows and their proximity to the neighbouring properties, 41 and 42 Burlington Close, would result in a form of development which would not provide satisfactory residential amenities for those adjoining properties, due to the loss of privacy that would arise. The proposal is therefore contrary to Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

INFORMATIVES

- 1** 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 however we have been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.
- 2** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1** The decision to 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

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Hoda Sadri

Telephone No: 01895 250230

Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

Development: Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 70377/APP/2016/3210

Drawing Nos: Design and Access Statement
1251/P/3
1251/P/2
1251/P/4
1251/P/5
1251/P/1A

Date Plans Received: 23/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 05/09/2016

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 Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character (ASLC).

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 its size, scale, bulk, design and siting, would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
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.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(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 7.4	(2016) Local character
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

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. 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. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site presently comprises an area of open land situated on the Eastern side of Woodside Road and was formerly an area of garden attached to no. 2. The land was landscaped and well maintained, enclosed on three sides by mature well established hedgerows. It has now been partitioned from no. 2 by a panel fence, and is now rather utilitarian in appearance with a pair of solid wooden gates at the back of pavement and is surfaced in rubble.

The street scene is predominantly residential in character and is largely characterised by detached properties located within substantial plots.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character. It is also covered by TPO 99.

3.2 Proposed Scheme

The proposal is for the erection of a two storey, 3-bed, detached dwelling with habitable roofspace, associated parking and amenity space with the installation of a vehicular crossover to the front.

It is noted that the proposal also includes a study room (9 sqm) at first floor level and a large cinema room (21.6 sqm) within the loft space, both of which would be capable of use as additional bedrooms. Therefore for the purposes of the evaluation of this application, this is assessed as a 5 bed property.

3.3 Relevant Planning History

70377/APP/2015/3826 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

Decision: 18-02-2016 Refused

Appeal: 20-07-2016 Dismissed

70377/PRC/2014/107 Land Between 2 & 6 Woodside Road Northwood
Proposed detached part single, part two storey dwelling house

Decision: 20-02-2015 NO

Comment on Relevant Planning History

70377/PRC/2014/107 - Proposed detached part single, part two storey dwelling house.

70377/APP/2015/3826 - Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front refused for the following reason:

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

An appeal against this decision was dismissed.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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

BE13 New development must harmonise with the existing street scene.

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.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(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 7.4	(2016) Local character
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbours were consulted for a period of 21 days expiring on the 28 September 2016. A site notice was also erected expiring on 7 October 2016.

There were 15 responses to the consultation raising the following issues:

- Inappropriate in an ASLC.
- This is broadly the same as previously refused.
- Sets a precedent for other development.
- This is larger than previously refused on the size and scale.
- Extends beyond the building line.
- Site is garden and so Greenfield and not brownfield.
- Garden grabbing.
- Does not respect the 1.5.m flank boundary rule.
- Over dominate the street scene.
- Loss of light.
- Loss of privacy.
- The size of the plot is tiny and does not comply with the rules on new development in the ASLC.
- Design out of keeping with the estate.
- The developer has already concreted the land as if he has planning permission and has shown complete disregard for the neighbourhood.

- Surprised this application was not thrown out when first submitted.
- Loss of view.
- The applicant suggests that there is no number 4, so he should have the right to build one. There are also no numbers 5 and 13 Gatehill Road or 31 Elgood Avenue, or space to build them either.
- We note that the applicant requests permission for site accommodation, heavy duty material storage and a high pressure hose for wheel washing. It is not appropriate for this garden to be used for temporary accommodation for his workers or for a storage area for his business nor a car wash.
- Loss of direct sunlight to house and garden.
- Overbearing.
- Does not comply with the 45 degree angle so will look into Habitable rooms of 7 Gatehill Road.
- Plot width smaller than the average width on the estate.
- Although described as a 3 bed house, the study and cinema room are both capable of being used as bedrooms and should be considered as such.
- Policy BE6 upholds a restrictive covenant on the estate which prevents close board fencing. The fence erected between the site and no. 2 cannot be said to be unobtrusive or appropriate.

A petition against the proposal was also submitted.

Officer response: The issues raised are duly noted. The site accommodation, storage of materials and high pressure hose are standard facilities on site during construction works, particularly if such works are being well managed. The site accommodation usually provides a site office and rest area for workers during the day. The pressure hose is used for washing down wheels on vehicles leaving the site to prevent mud build up on the surrounding roads. The fence erected between the site and no. 2 has been undertaken using permitted development rights and is therefore not subject to planning control. Any control under a restrictive covenant is a civil issue. All other issues are addressed in the report.

Gatehill Residents Association: We endorse the issues raised by Christine Turnbull. This proposal is contrary to policy. In addition the siting of the fence between no. 2 and the site has been done to maximise the site but does not retain 1.5m between no. 2 and the boundary. In addition the North facing windows in no. 2 have not been observed or mentioned. May I point out that planning requirements have no regard for legal ownership or occupier preferences as they need to safeguard future as well as present occupiers of properties. The site boundary on the North is incorrectly shown. Lastly I would draw attention to the wilful desecration of the garden and his subsequent claims meeting lifetime homes criteria which it doesn't.

Northwood Residents Association: Endorse the comments made by Christine Turnbull (included above re: principle, scale, precedent, building line, 1.5m flank boundary rule, over dominating, loss of light, 45 degree rule and design)

Northwood Hills Residents Association: Garden development not compliant with the NPPF. The size, bulk and design is out of keeping with the ALSC. Does not follow the established building line making it even more over dominant. Concerns over the amount of work already carried out. Would ask the Enforcement Officer to watch these proceedings.

Internal Consultees

Conservation and Urban Design Officer:

The Gate Hill Farm Estate is an attractive residential area, designed loosely on the Garden Suburb principles and designated an Area of Special Local Character. It is characterised by attractive, good quality, plain neo-vernacular style houses, set in large, mature and well treed gardens with deep grass verges and, often good quality front hedges.

This plot is actually the 'back' garden of No. 2 Woodside Road: recently it had good hedges to the

front and side of the plot and trees, subject to a TPO, at the rear. However, since the previous application six months ago, a vehicular access has been made through the front hedge, the plot appears to have been levelled and cleared and the front of the plot has been concreted over.

The previous application was refused and dismissed on appeal on grounds of its incongruous smaller scale and the uncharacteristic design of the proposed house, both of which were considered to have an adverse effect on the character and appearance of the Area of Special Local Character. It was noted however that the layout would respect the building line of Woodside Road.

This proposal has a new layout, well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to BE6 (ii) of the UDP Saved Policies. Regarding the design, this is per-se an improvement on the design in the previously refused scheme. However it is a design which has been used many times by these architects, for large houses in the Copse Wood Estate. It is considered that this context is rather different, it is a very narrow plot, and the house must sit amongst houses that have good, solid but rather plainer features.

In summary, it is considered that the location of the new house, well forward of the building line, together with its striking cottage ornee style design, would cause it to be very dominant in the streetscene and quite incongruous in this location, to the detriment of the Area of Special Local Character.

RECOMMENDATION: Unacceptable

Trees/Landscaping Officer:

The site is a former garden plot situated between 2 and 6 Woodside Road. Most of the plot has been cleared, with the exception of a fruit tree towards the rear boundary and boundary hedges. Recently part of the garden has been covered in concrete hard-standing and a gated hoarding blocks a (recently constructed) vehicular entrance from the road. The most significant landscape feature is the old and dense evergreen hedge of mixed species (including Euonymus, Lonicera and Viburnum) which forms the front boundary. Some metres of this mature hedge has been removed to accommodate the new vehicular access.

COMMENT: A previous application ref 2015/3826 was refused and the refusal supported at Appeal. The site is covered by TPO 99 and there used to be a protected crab apple (T10 on the schedule) which is no longer present.

The site lies within the Gatehill ASLC, a designation which partly reflects the landscape character of the area, with its spacious plots, established gardens and attractive tree cover.

No tree/vegetation survey has been submitted. However, the apple tree in the rear garden has been identified on plan and will be retained (subject to adequate protection during construction). The Design & Access Statement confirms (see 'Landscaping') that part of the front hedge will be removed to accommodate the new access. This has already taken place. The D&AS also confirms that the hedge adjacent to No 6 and along the rear boundary will be retained. The above statement information is inconsistent with the site layout plan which clearly indicates that the front hedge will be removed to accommodate the construction site accommodation and access, with storage to the rear. Tree/hedge protection along the rear boundary is indicated on the Site Layout Plan (ref.1251/P/5). This will also be required to protect the hedge along the north boundary, which is very close to the building and scaffolding layout. Drawing No. 1251/P/1A confirms that the front hedge will be removed and replaced with a new hedge. The proposed front 'garden' is dominated by hardstanding for car parking and at least 25% should be retained as soft landscape.

RECOMMENDATION: No objection subject to the above observations and conditions RES6, RES7, RES8, RES9 (parts 1,2,5 and 6) and RES10.

Highways Officer:

The width of the cross over should be reduced by 500mm and splays should be accommodated within the grass verge and not the footpath. Two parking spaces meet Council standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Concern has been raised with regard to garden grabbing contrary to the NPPF, which identifies that Local Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. In line with this, Policy H12 of the Hillingdon Local Plan (November 2012) advises that proposals for backland development will only be considered if no undue disturbance or loss of privacy is likely to be caused. However the NPPF also has a requirement to encourage the effective use of land by re-using land. This is an area of garden formally forming part of the residential unit no. 2 Woodside Road. The fact that the numbering goes from 2 to 6 might suggest this plot of land was originally intended for an additional residential unit, before being incorporated within no. 2 as part of the garden, but the real test is whether this is an acceptable development of the site, rather than how street numbers were allocated many years ago.

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

7.02 Density of the proposed development

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

The 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, or not, and its impact on adjoining occupiers.

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

With specific reference to the location of the site within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2015) which requires developments to have regard to local character.

The Gatehill Farm Estate was originally built during the inter-war period, in the early 1920s. The sales brochure stated that spacious and gracious were obvious characteristics of the area. The estate evolved in an irregular way according to the when plots were bought and it

is noted that there are a number of instances of missing house numbers. The houses were individually designed to harmonise with their environment and to provide an interesting variation of style. Therefore the addition of a new property would need to respect the established character of the area.

The proposed dwelling measures 10m in width by 14m in depth and has a maximum height of 9.1m. This includes two storey projections to the front side and rear with additional single storey elements to the front and rear. The street scene is characterised by attractive, good quality, plain neo-vernacular style houses, set in large, mature and well treed gardens with deep grass verges and, often good quality front hedges.

The Conservation Officer has advised that this proposal has a new layout, well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to Policy BE6 (ii) of the UDP Saved Policies. Regarding the design, this is per se an improvement on the design in the previously refused scheme. However it is a design which has been used many times by these architects, for large houses in the Copse Wood Estate. It is considered that this context is rather different given that it is a very narrow plot, and the house must sit amongst houses that have good, solid but rather plainer features.

In summary, it is considered that the location of the new house, well forward of the building line, together with its striking cottage ornee style design, would cause it to be very dominant in the streetscene and quite incongruous in this location, to the detriment of the Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and that the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites. Furthermore Policy BE6 advises new dwellings within the Gatehill Estate ASLC should be constructed on plots of a similar average width to the surrounding development; be constructed within a similar building line and be of a similar proportion to the adjacent houses and reflect the architectural style. Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey and two and a half storey properties, many of which have been extended. Part two storey front projections are not uncommon, however single storey front projections are. The proposal includes a 2m deep in-fill extending across the rest of the front of the property from the two storey projection. This has a crown roof detail of 3.55m in height. There is a further single storey to the front of the two storey element of the same height, which are incongruous features within the street scene. It is also noted that the proposed dwelling has been orientated parallel with

no. 2 and set at an angle with no. 6. No 2 occupies the corner plot on the junction with Gatehill Road and reflects the building pattern facing that road. At the road junction Woodside Road is set at right angles (running Northerly) then curves to the right (running North Easterly). The plot is located further along Woodside Road where the road straightens after the curve. The properties along here are all orientated to face the road and maintain a similar front building line. The proposed plans indicate the front building line of the dwelling would be set approximately 5m forward of the adjacent property no.6. It is also well forward well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to BE6 (ii) of the UDP Saved Policies.

As such in terms of design the proposal is considered out of keeping with the character and appearance of the surrounding Area of Special Local Character and that its visual impact is unacceptable.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC and fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

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

It is noted that concern was raised over the position of the boundary as shown on the submitted plans, suggesting that the boundary of the site had been moved further North. However, there is nothing to substantiate this assertion and it is the applicant's responsibility to ensure the details and plans submitted are accurate, as approval would have to be carried out in accordance with the approved plans. Inability to do so due to errors in the plans would render any approval invalid. However particular regard is paid to the distances between the existing dwelling and the proposed dwelling as a gauge for adequate separation.

The proposed dwelling would extend approximately 0.5m beyond the rear of the adjacent property no.6 with the two storey elements set back from the boundary by 1.5m, giving a total distance of separation of 2.5m at the rear and 3.1m at the nearest point to the front. It is noted due to the orientation of the dwelling within the plot, the single storey side element and rear single storey element would both be closer to the boundary (1m and 1.2m respectively) but given the set back behind the two storey side projection are not considered to significantly impact on the openness. It is noted that there are windows on the side elevation of no. 6 facing the application site and these include 2 at ground floor, 2 at first floor and 1 serving the loft space. However these are all secondary windows, serving the lounge and dining room at ground floor level, two bedrooms at the first floor and a games room in the loft space. The only windows proposed in the new dwelling on the side elevation facing no.6 serve bathrooms, which could be conditioned to be obscure glazed and fixed shut below 1.8m. The proposal does not compromise the 45 degree line of sight from the first floor rear windows of adjoining properties.

To the South, the rear of the proposed dwelling is in line with the rear of the main dwelling of no. 2 and set back from the rear of the single storey side and rear extensions. It is set

back 1.5m from the boundary and 2.5m from the side wall of the single storey element. It is noted there are windows on the side elevation of no. 2 facing the application site. The first floor windows are set back 7.2m from the proposed flank wall of the new dwelling. However the ground floor windows, although not significantly impacted by the proposed dwelling, now face a 1.8m high boundary fence set 1m away. However there is no indication that these windows serve habitable rooms. There is a garage to the front and there are additional windows to the rear. The proposed side windows facing no.2 are all secondary windows or serve bathrooms and can be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy to 7 Gatehill Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 14m away from it at right angles to that dwelling. It is further noted that this dwelling has an existing single storey extension with the windows facing towards the boundary with no. 9 and the nearest first floor windows serve a dressing room and a bathroom. Given the degree of separation and the orientation of the dwelling, it is considered that the proposed dwelling would not increase overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

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

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed floor space of approximately 214sq m is in excess of the minimum requirements and therefore is considered acceptable.

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: Residential Layouts: Section 4.9.

The proposal provides approximately 125sq m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance

with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwelling is served by an integral garage with a further space to the front. The Highway Officer has raised no objection in principle to the proposed access alterations to and from the public highway. However he has advised that minor changes would be required to slightly reduce the width of the crossover to an acceptable standard. Therefore subject to a slight revision of these plans, the proposal would be acceptable from this perspective.

7.11 Urban design, access and security

These issues are considered in other sections of the report.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although the site is covered by TPO 99, no protected trees remain on the site and there are none which merit a protection order. The plans indicate the retention of the north boundary hedge and the retention or replacement of the front boundary hedge with a new site entrance at the southern end of the boundary. The site layout provides space and opportunity to provide appropriate amenity space and an attractively landscaped site, which could compliment the landscape character of the area. The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been addressed in the report.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The development would generate a total CIL charge of £32,530.58.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

circumstances.

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

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

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character.

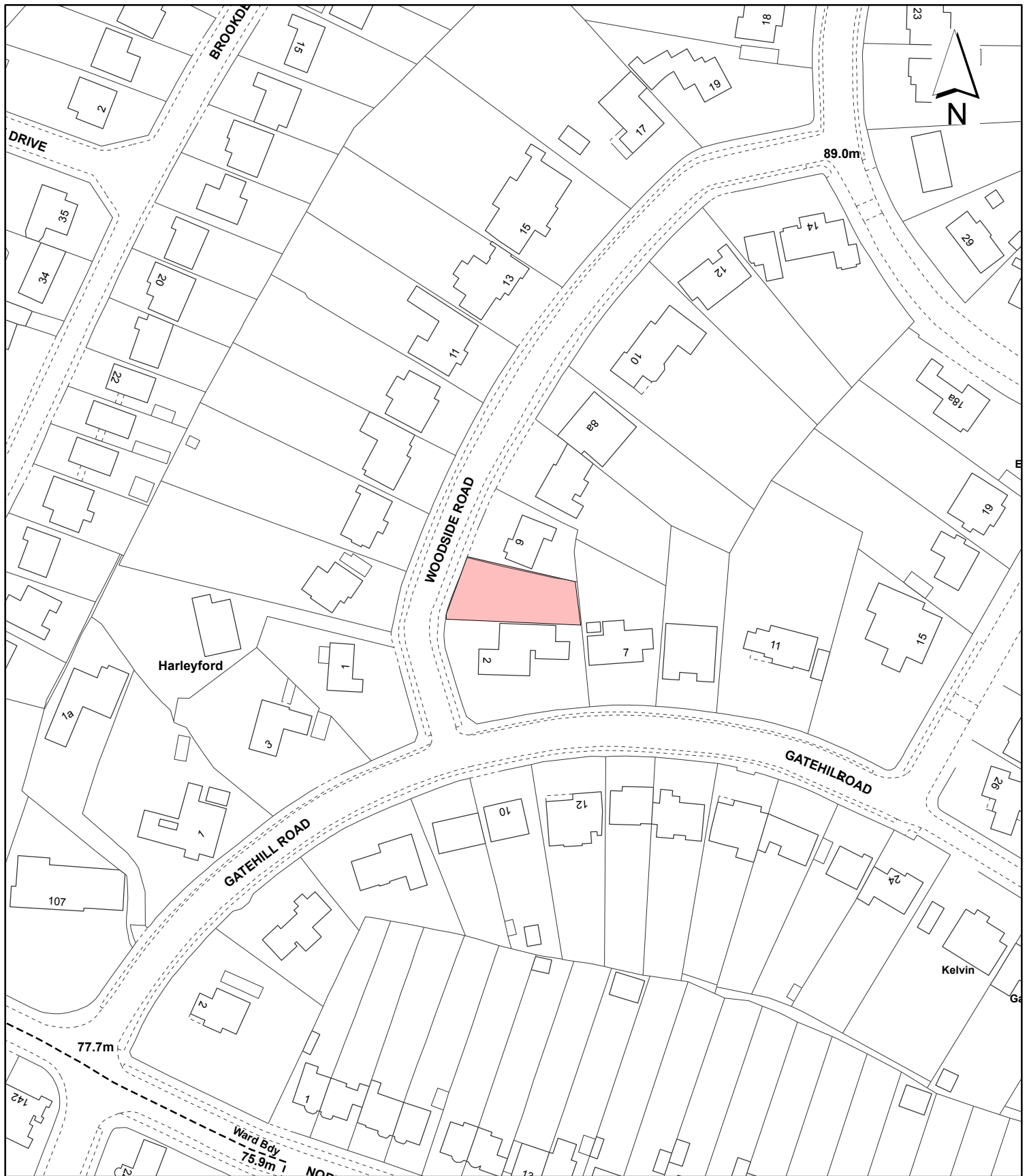
The proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:
**Land between 2 & 6
 Woodside Road
 Northwood**

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

Planning Application Ref:
70377/APP/2016/3210

Scale:
1:1,250

Planning Committee:
North Page 61

Date:
November 2016



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Report of the Head of Planning, Sport and Green Spaces

Address 235 TOLCARNE DRIVE PINNER

Development: Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from half-hip to gable end with a new gable end window

LBH Ref Nos: 64250/APP/2016/3211

Drawing Nos: MC/CL 09-04/LB
MC/CL 09-03/LB
MC/CL 09-02/LB
MC/CL 09-01/LB

Date Plans Received: 23/08/2016

Date(s) of Amendment(s):

Date Application Valid: 23/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two bedroom end of terrace new build property with a projecting front gable and a single storey side extension, which is formed in part by a former garage. The principal elevation faces South West.

The main street scene is residential in character and appearance comprising predominately semi-detached properties.

The site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is also covered by TPO 532A.

1.2 Proposed Scheme

The application seeks planning consent for the conversion of roofspace to habitable use to include a rear dormer window, 2 front rooflights and the conversion of the roof from a half-hip to a gable end with a new gable end window.

1.3 Relevant Planning History

64250/APP/2008/787 235 Tolcarne Drive Pinner

ERECTION OF A SINGLE STOREY REAR EXTENSION.

Decision Date: 29-04-2008 **Approved** **Appeal:**

64250/APP/2012/2876 235 Tolcarne Drive Pinner

Single storey side extension and conversion of attached garage to habitable use involving alterations to rear elevation

Decision Date: 14-01-2013 **Approved** **Appeal:**

Comment on Planning History

64250/APP/2012/2876 - Single storey side extension and conversion of attached garage (approved)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

6 neighbours were consulted for a period of 21 days expiring on the 22 September 2016. A site notice was also erected in front of no.237 expiring on 3 October 2016.

There were six responses from neighbouring properties and a petition with 20 signatures, objecting on the following grounds:

1. Loss of privacy
2. Visually overbearing
3. Inappropriate design
4. Out of keeping to the adjacent terraced houses
5. Set a precedent for other properties in the Burlington Close development of which this is a part, which already has parking issues.

OFFICER COMMENT:

Issues 1-4 are addressed within the main report. With regard to issue 5, all applications have to be considered on their own merits.

Northwood Residents Association: No response.

INTERNAL:

Trees/Landscape Officer:

There are no trees, protected or otherwise at this address. The application only refers to the conversion of the roof space, roof design and roof windows within the existing footprint of the building. There will be no landscape impact.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 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 (2012) 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 Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions states at Paragraph 7.4:

"Rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of a residential area. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere."

It goes on to state in Paragraph 7.5:

"It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission."

Paragraph 7.7 requires rear dormer windows to be set a minimum of 0.3m down from the ridge, 0.3m above the eaves and at least 0.5m from the sides of the roof.

It is also quite clear within Paragraph 7.11 that converting a sloped hip-end roof into a flat gable-end roof on the side of the house, will normally be refused. This is because it would unbalance the overall appearance of the house, pair of semi-detached houses or terrace.

The development, within which the site is set, is in relative terms, a fairly recent development, constructed in the early to mid-1990's. It exhibits a considerable level of uniformity of design and appearance. The proposed alterations in the design of the roof, altering the half-hip to a full gable end, significantly alters the character and appearance of the original dwelling, would unbalance the small terrace of three properties of which it is a part and would impact on the character and appearance of the street scene and the wider estate within which it is set.

Although in its own right the proposed dormer window complies with the requirements of the SPD in terms of the set in from the edges of the roof, Paragraph 7.5 is clear in its requirement that the extension should appear secondary to the size of the roof face within which it is set and that those that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. In this case it is considered that the dormer is not subordinate to the roof face but is, rather, a dominant addition.

As such it is considered that the proposal overall significantly increases the scale and bulk of the original house and is not subordinate to the original dwelling and out of character with the design and appearance of the original dwelling, the terrace of which it forms a part and is detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal fails to accord with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is not considered the change from half hip to gable and proposed dormer window would result in any significant loss of amenity to nearby properties in terms of loss of light or overdominance. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The SPD advises that adequate distance should be maintained to any area from which overlooking may occur and as a guide the distance should not be less than 21m. The proposal includes two new side windows facing no. 237, however these will serve the staircase and can be conditioned to be obscure glazed and fixed shut. Concern has been raised over the potential loss of privacy to the properties to the rear. Nos. 3, 4 and 5 Burlington Close are set at an angle to the application site with the rear of their properties facing North West against the rear of no. 235 which faces North East. Given the obtuse angle of the orientation it is not considered there would be an issue of direct overlooking between these properties. The nearest property to the rear is no. 6 which is situated approximately 22.3m away. Given the position of the proposed development and degree of separation to the neighbouring properties it is not considered that there will be a significant increase in overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of the SPD HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The proposal would increase the size of the dwelling from a 2 bed to 3 bed property requiring 60 sq m of private amenity space. The dwelling benefits from a rear garden of approximately 95 sq m so sufficient garden space would be retained.

There is no impact on the existing parking provision as a result of these proposals.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the half-hip to gable end roof design and the size, scale, bulk and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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** 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. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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:

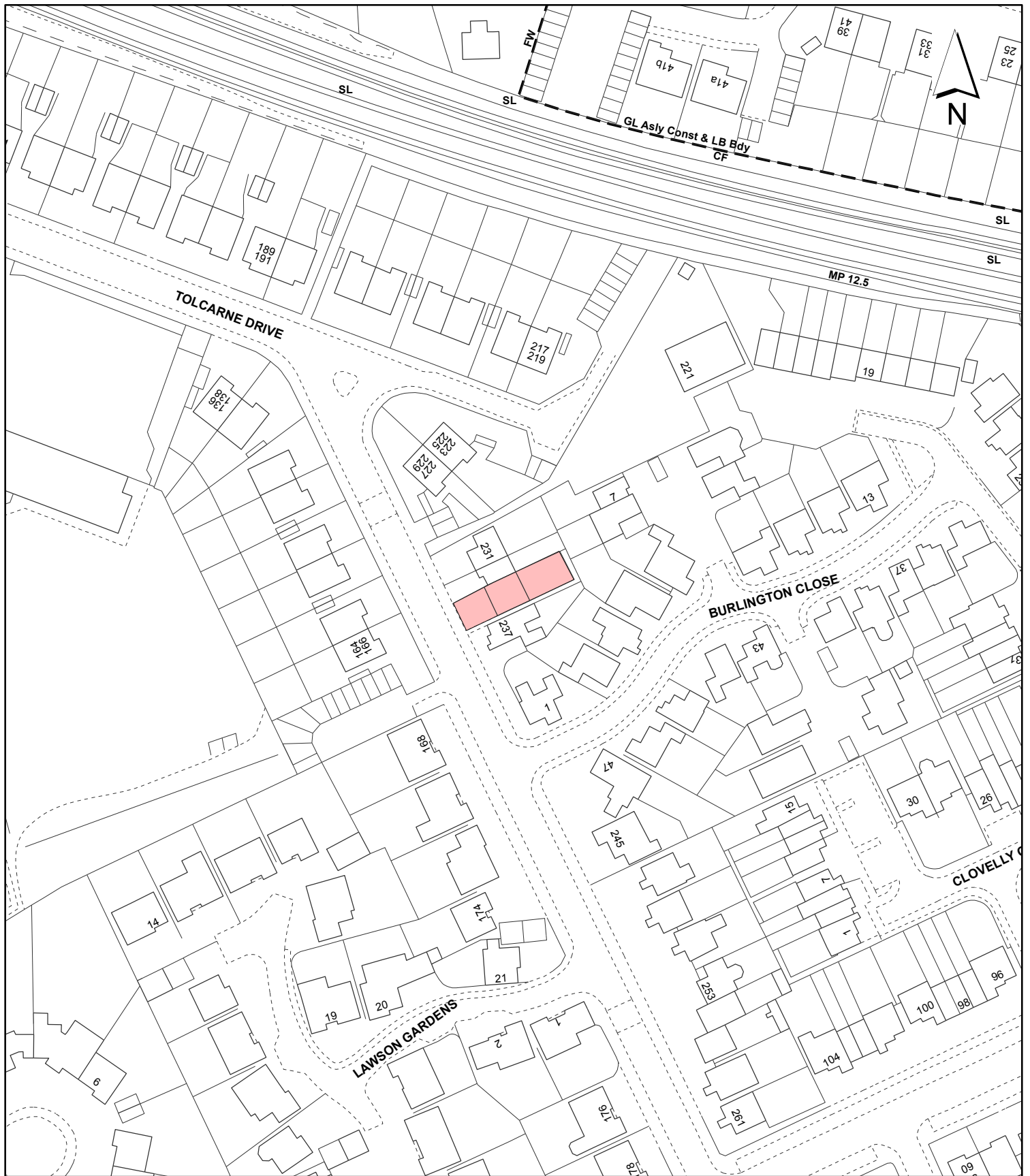
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



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Site Address:

**235 Tolcarne Drive
 Pinner**

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

Planning Application Ref:

64250/APP/2016/3211

Scale:

1:1,250

Planning Committee:

North Page 69

Date:

November 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address	3 PIKES END EASTCOTE PINNER		
Development:	First floor side extension, single storey front infill extension and porch to front involving alterations to elevations		
LBH Ref Nos:	18957/APP/2016/769		
Drawing Nos:	0033-04 Design and Access Statement 0033-PL-01 Rev. F 0033-PL-02 Rev. F 0033-07 Rev. A 0033-03 Received 11-10-2016		
Date Plans Received:	24/02/2016	Date(s) of Amendment(s):	23/02/2016
Date Application Valid:	08/03/2016		07/03/2016 11/10/2016

DEFERRED ON 26th October 2016 FOR FURTHER INFORMATION ON

This application was deferred at the meeting of the 26th October 2016 with members requesting that further photographs, showing the street scene, are provided. These photographs are now available.

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached property located on Pikes End. The external walls of the property are covered by a mono-pitched roof at first floor. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part in hardstanding which provides space to park approximately 1 vehicle. The property also consists of an attached garage, which provides an additional car parking space.

The property is situated in the Eastcote Village Conservation Area and the Eastcote Village Archaeological Priority Area (APA). The site is located in a developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor side extension, single storey front infill extension and a porch to the front involving alterations to elevations.

1.3 Relevant Planning History

18957/APP/2010/266 3 Pikes End Eastcote Pinner

Front porch infill, first floor side extension and alterations to existing side elevation.

Decision Date: 25-05-2010 **Approved** **Appeal:**
18957/APP/2013/481 3 Pikes End Eastcote Pinner

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation)

Decision Date: 22-04-2013 **Approved** **Appeal:**
18957/B/91/0221 3 Pikes End Eastcote Pinner

Conversion of part of garage into habitable room

Decision Date: 10-04-1991 **Approved** **Appeal:**

Comment on Planning History

The property has previously had a similar planning application, reference number: 18957/APP/2013/481 for an application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation).

The current application differs slightly from the previously approved application, as the proposed single storey front infill extension has a greater depth on the current plans and results in an overhang. The proposed first floor side extension has a similar depth to the previously approved side extension, although it has been reduced in width and height.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th April 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 7 neighbouring occupiers, along with the Northwood Hills Residents Association, the Eastcote Residents Association and the Eastcote Village Conservation Panel, were consulted on the application on 10th March 2016. By the close of the consultation period on 31st March 2016, 6 objections were received from neighbouring occupiers, as well as comments from the Eastcote Village Conservation Panel.

The objections from the neighbouring occupiers and the Eastcote Village Conservation Panel, have been summarised below:

- The side extension is not in keeping with the award winning style of the properties as it will not match the estate
- First floor side extension to be set back a few feet
- Concerned about the increase in noise levels which is already an issue
- The property consists of 2 large conifers 6 feet high, which cause structural damage to my living wall as result of the huge roots
- Not happy with the glass front bedroom looking directly at my house, especially as our main usable garden is to the front of the house as all the houses have south facing gardens
- Loss of privacy

- The extra floor could potentially set the house up for the conversion of flats in the future
- The extension would have a detrimental impact upon the parking on the road
- Concerns that the owner of no.3 will turn the property into a care home
- The application is misleading as the property is a 5 bed dwelling not a 2 bed

OFFICER NOTES: The comments raised from the neighbouring occupiers will be addressed in the main body of the report.

As well as the objections from the neighbouring occupiers, a petition against the proposed development was submitted. The reasons against the proposal are stated below:

- Object to the addition of the extra floor that spoils the harmony of the roofspace of this modernistic designed courtyard development.

Conservation and Urban Design Officer (in summary):

- There are in principle no objections to the proposed porch infill, however the proposed single storey infill at ground floor and first floor side extension would be considered unacceptable.
- The proposed ground floor infill extension and side extension at first would be considered incongruous additions which would substantially alter the character and built form of the existing property.
- The single storey ground floor front infill extension would detrimentally alter the principal elevation of the original building and would be in contrary to paragraph 8.1 of the Council's HDAS Residential Extensions SPD, 'Front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself, but also the streetscene.'Therefore this element would need to be omitted from the proposal.
- As proposed the side extension would be highly visible and would detract from the overall established street scene. Whilst there is scope for a side extension at first floor, it is recommended that it is set back in line with the existing set back of the ground floor element to avoid any overhangs. There may be scope to widen the extension sideways, in order to bring it in line with the partition between the two garages at ground floor, as well as maintaining a suitable gap between the neighbouring property.
- The proposed fenestration would need to be of the same style, pattern and colour, as well as be proportionate in size as the existing in order to remain in keeping with the character of the group of properties. They would also need to be appropriately positioned on the relevant elevations,
- All materials, colours and external finishes would need to match the existing building.
- CONCLUSION: Revisions required

OFFICER NOTES: Following the comments from Conservation Officer, the applicant has not submitted revised plans. Although the Conservation Officer has requested that the first floor side extension be set back from the front, it is noted that the property had a similar planning application, reference number 18957/APP/2016/481 approved, where the proposed first floor side extension was in line with the front wall of the existing dwelling.

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:

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.

BE4 New development within or on the fringes of conservation areas

AM14 New development and car parking standards.

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

LPP 3.5 (2015) Quality and design of housing developments

NPPF12 NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, the availability of parking and whether the proposed development will preserve or enhance the character and appearance of the Eastcote Village Conservation Area.

- Design and visual impact on the Eastcote Village Conservation Area

Policy BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to

harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed development will include a porch to the front, a single storey front infill extension and a first floor side extension.

Section 8 of the Council's HDAS Residential Extensions SPD states that "porches should be subordinate in scale and form and should not be detrimental to the visual amenities of the street scene." The depth of any porch or canopy must not extend past the line of any bay window. Any porch should not diminish the scale, design, character or appearance of any bay window. Porches should be confined to the front entrance area. The roof design and roof material must match the main roof".

The property consists of an existing porch which is approximately 1.24m in depth and 1.97m wide. The existing porch also consists of a canopy which increases the depth of the porch to approximately 2.4m. The proposed porch will extend beyond the existing porch by approximately 1.93m and will consist of a matching flat roof which will be approximately 2.8m high. The proposed porch will be set back from the front of the existing utility room by approximately 0.81m. The Council's Conservation Officer has no objection to the proposed porch, which is considered to be acceptable in regards to its size and set back from the front of the existing utility room.

Paragraph 8.1 of the Council's: HDAS Residential Extensions SPD states, "the Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only effect the character and appearance of the building itself, but also the street scene".

The existing property has a recessed entrance between the utility room and the study, which forms part of the character of the building. The proposal seeks to provide a single storey infill extension in-between the entrance and the study. The infill extension would extend approximately 2.08m from the existing recessed wall and will be approximately 3.06m wide and will be set back from the front of the existing study by approximately 0.34m. The roof will consist of a flat roof which will be approximately 2.87m in height as it will be in line with the rest of the ground floor level of the main dwelling.

Whilst it is noted that permission was previously granted for a front infill extension (ref: 18957/APP/2013/481) the proposed single storey front infill extension has a greater depth than that previously approved, along with a smaller set back (0.34m) from the front building line. It is considered that the overall size of the infill extension and minimum set back from the front building line would result in the loss of the recess between the utility room and the study which substantially changes the face of the dwelling.

The proposed ground floor infill extension is therefore considered to substantially alter the character and built form of the existing property, resulting in a detrimental impact upon the character and appearance of the original dwelling and neighbouring properties, and on the character and appearance of the Eastcote Village Conservation Area. It is therefore considered that the proposed front infill extension fails to comply with Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's: HDAS Residential Extensions SPD and Policy 12 of the National Planning Policy Framework 2012.

Paragraph 5.1 of the Council's HDAS Residential Extensions SPD states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m".

The property currently consists of an attached garage which is built to the side boundary shared with no. 4 Pikes End. The plans show that the proposed first floor side extension will be set in from the side boundary shared with no.4 by approximately 4.20m, in compliance with Paragraph 5.1 of the Council's HDAS Residential Extensions SPD.

Paragraph 5.7 of the Council's HDAS: Residential Extensions SDP states that for detached and end-of-terrace properties "two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house".

The proposed first floor side extension will be set in line with the front wall of the first floor of the original dwelling, and as a result will be set back from the proposed single storey front infill extension by approximately 2.1m. The Council's Conservation Officer had no objections in principle to a first floor side extension provided that it is set back from the front. However, a similar planning application was submitted and approved in 2013, where the proposed first floor side extension was set in line with the front wall of the original dwelling at first floor level. Therefore, given that this was approved, there is no reason why the proposed side extension element of the current application should be refused in terms of its positioning along the existing front building line.

The Council's HDAS: Residential Extensions SPD states that "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width". The proposed first floor side extension will be approximately 4.5m wide, which is less than half and two thirds the width of the original dwelling, which is approximately 15.99m wide, thereby complying with Paragraph 5.10 of the Council's HDAS Residential Extensions SPD. It is noted that the proposed first floor side extension is narrower in width than the side extension previously approved. The proposed side extension is approximately 7m in depth, bringing the rear of the extension in line with the rear wall of the original dwelling.

Whilst the Conservation Officer raised concerns over the visual impact of the proposed first floor side extension, given the reduction in width, and the previous planning permission for a similar first floor side extension, it is considered that the proposed first floor side extension would be acceptable in regards to its size and would not result in a significant visual impact than the first floor side extension previously approved.

The proposed first floor side extension will consist of a mono-pitch roof, to reflect the roof form of the existing first floor which measures 5.25m at the lowest point and 6.10m at the highest point from ground floor level. The proposed first floor side extension would range in height from 5.15m at the lowest point and 5.7m at the highest point from ground floor level, projecting 2.74m above the existing flat roof. The highest point of the roof would be approximately 0.36m below the ridge of the main roof. It is therefore considered that the proposed first floor side extension would be acceptable in regards to the overall height and the roof design would be in keeping with the existing roof form, in compliance with Policies BE13 and BE15 of the Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed plans show that the proposed development will include a glass balustrade on the front elevation on the left hand side. The plans show that the glass balustrade will be approximately 1.67m wide and approximately 1.5m high. The Conservation Officer did not have any objections towards this addition, but requested that the height be reduced to no more than 1m and be constructed of stained timber, in order to keep in character with the original dwelling.

- Impacts on neighbouring residents

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

The proposed development will consist of windows and doors on the front and rear elevations, the windows on the rear elevation will face the rear garden of the application site and not directly into any neighbouring properties. The windows and doors on the front elevation will have a general outlook onto the street scene. With regards to the windows on the front elevation of the proposed side extension, plans show that this will span the entire front elevation of the extension.

Although concerns are raised about the possibility of overlooking, especially overlooking into the front garden of no.8 Pikes End, it is not considered to have detrimental impact, as the distance between the front elevation of the proposed first floor side extension and the front elevation of no.8 Pikes End is approximately 27.16m, thereby complying with the recommended 21m separation distance.

The size, scale and design of the proposed development is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwellings, in terms of loss of light, loss of outlook or overshadowing.

As a result there will be no issues regarding overlooking or the breach of privacy upon 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) and the Council's HDAS: Residential Extensions SPD.

- Other issues

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments to "provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting."

The proposed development will have no impact upon the amount of rear garden space that will be retained for the occupiers of the dwelling, as it will remain the same which is approximately 71sq.m. Although this does not comply with Paragraph 4.9 of the HDAS guidance which states that a four or more bedroom house should retain at least 100sq.m of private rear garden space, and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), an exception can be made for this case given that when the property was originally built it was built as a five bedroom dwelling.

Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) requires

developments to comply with the Council's Car Parking Standards; two parking spaces are required for the property.

The property consists of an attached garage which provides car parking space for 1 vehicle, while the area to the front of the property, within the curtilage of the dwelling, is part covered in soft landscaping and part in hardstanding and provides space to park approximately 1 vehicle. Therefore the site will have enough space to provide 2 off-street car parking spaces which meets the Council's Car Parking Standards. The proposed 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.

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).

Concerns regarding the existing conifers are not considered to be related to the consideration of this application. These concerns represent a civil matter that should be dealt with between the two neighbouring occupiers.

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey front infill extension, by reason of its scale, bulk, and design, would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the established character and appearance of the surrounding area thus failing to preserve or enhance the character of the Eastcote Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 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 Article 35 Statement:

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 order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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

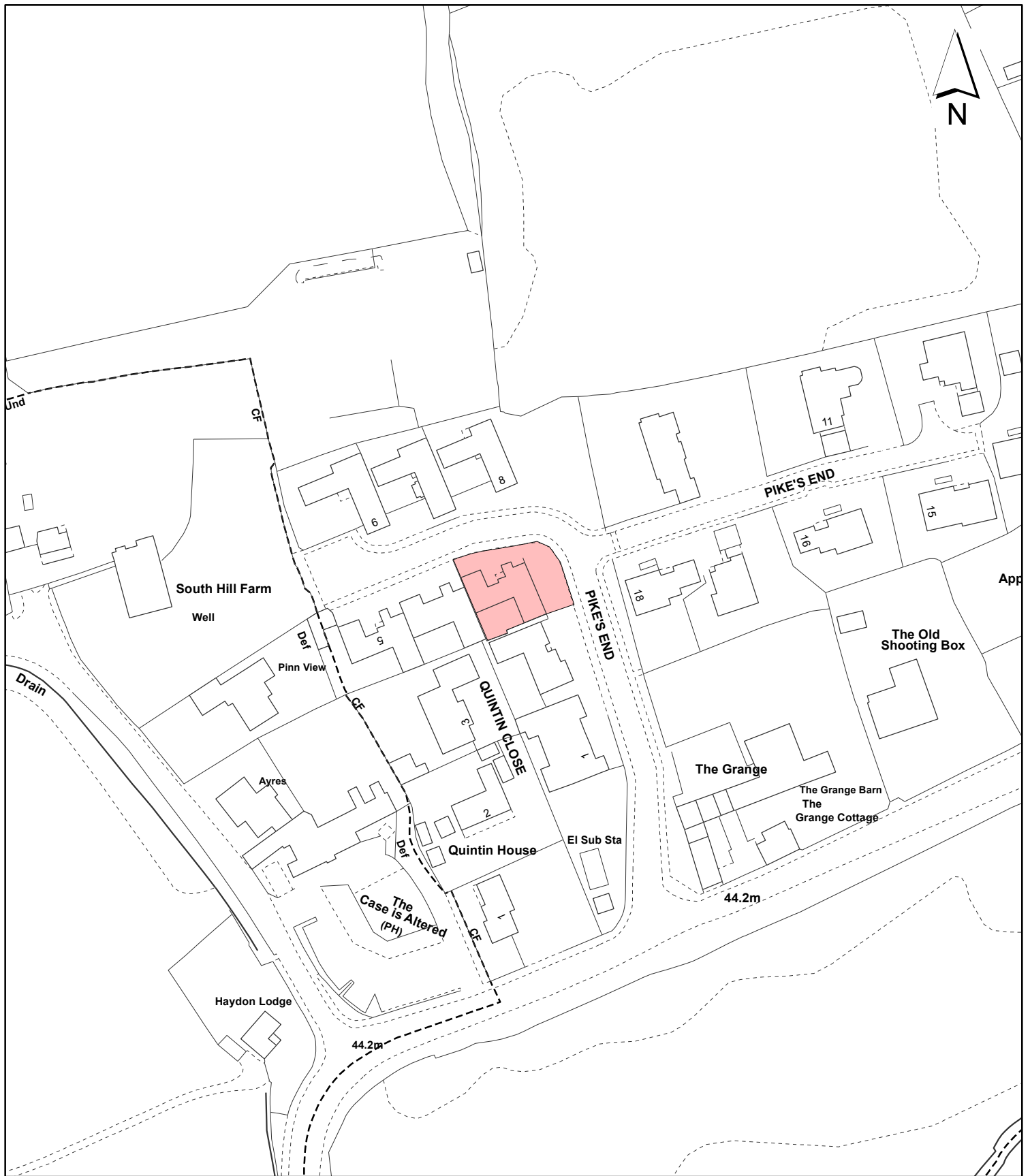
Part 2 Policies:

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.
BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

NPPF12 NPPF - Conserving & enhancing the historic environment

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**3 Pikes End
 Eastcote
 Pinner**

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

Planning Application Ref:

18957/APP/2016/769

Scale:

1:1,250

Planning Committee:

North Page 81

Date:

November 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 1 BARRINGTON DRIVE HAREFIELD

Development: Installation of ground mounted solar panels.

LBH Ref Nos: 62825/APP/2016/2328

Drawing Nos: Location Plan (1:1250)
Supporting Photographs
Photograph of Solar Panel

Date Plans Received: 15/06/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site adjoins a large modern detached property situated on the Western side of Barrington Drive. The property is on a corner plot and benefits from good sized gardens all around and an existing driveway providing parking for at least 2 cars. There is an embankment along the side boundary to the South West, which is the subject of this planning application. The land in the embankment slopes down from East to West with the entrances of the properties on the Eastern side of Barrington Drive at a raised level and accessed by steps. Opposite the site on the other side of Barrington Drive is a brick built retaining wall measuring just over 1m high and the entrance to the Drive is flanked with two brick pillars.

The street scene is residential in character and appearance comprising a mixture of detached and semi detached properties. There are no fences or walls enclosing the front gardens, although some have hedges, which are all maintained at a height of about 50-75cm.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and located immediately adjacent to the Coppermill Lock Conservation Area.

1.2 Proposed Scheme

Planning permission is sought for installation of ground mounted solar panels to the existing embankment to the side of No.1 Barrington Drive and not to protrude more than 610mm above the ground.

1.3 Relevant Planning History

62825/APP/2014/2576 1 Barrington Drive Harefield
Installation of boundary wall with railings and gate to front

Decision Date: 21-10-2014 **Refused** **Appeal:**

62825/APP/2015/2834 Land Adjacent To 1 Barrington Drive Harefield

Engineering works to existing embankment to include removal of existing vegetation and the depositing of soil on the embankment to widen the gap between the existing fence and house, and new associated landscaping (Part Retrospective)

Decision Date: 03-11-2015 **Approved** **Appeal:**

Comment on Planning History

62825/APP/2014/2576 - Installation of boundary wall with railings and gate to front. Refused.

62825/APP/2015/2834 - Engineering works to existing embankment to include removal of existing vegetation and the depositing of soil on the embankment to widen the gap between the existing fence and house, and new associated landscaping (Part Retrospective). Approved.

The embankment was previously enclosed by a brick wall set in from the footpath at the side of Park Lane and then it contained maturing landscaping particularly including birch trees. Towards the top of the embankment was a panel fence at the side/rear garden to No. 1 Barrington Drive. All previous vegetation on the embankment was removed prior to the consideration and determination of 62825/APP/2015/2834 on 3 November 2015. Replacement planting has been partially provided.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 26th October 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

33 neighbouring properties were notified of the proposed development on 12th August 2016 and a site notice was displayed adjacent to the site on 18th August 2016. The application was advertised in the 5th October 2016 edition of the Uxbridge Gazette and a Conservation Area site notice also displayed.

26 letters were received objecting to the application, summarised below:

1. There is a covenant for trees and shrubs.
2. The land is unstable previously resulting in the collapse of the wall on to the pavement. This could happen again with the weight of the solar panels.
3. The solar panels look unsightly and visually intrusive.
4. The bank should be landscaped.
5. Set a precedent for installation of solar panels in inappropriate locations.
6. The panel may cause dangerous reflections to drivers.
7. Solar panels can be easily damaged or vandalised in this location.
8. Applicant already in breach of planning application.
9. Impact on conservation area.
10. Highly visible from the highway and surrounding streets.

Officer comment: The above issues are addressed in the main body of the report.

INTERNAL:

SUSTAINABILITY COMMENTS:

I am slightly concerned that the current gradient may not be able to support the intended installation of the the PV panels. This may require further regrading works and additional support.

I would like to see a plan as to how they intend to fix the panels to the ground.

TREES AND LANDSCAPE COMMENTS:

This site is occupied by a steep earth slope situated above a retaining wall (back edge of footway) and the garden of 1 Barrington Drive.

The retaining wall and slope has been the subject of recent emergency work and planning enforcement following the removal of woodland from the area and the subsequent collapse of the retaining wall.

To date the landscape restoration has resulted in regrading the soil slope and hedge planting at the bottom and top of the slope.

Further planting/restoration is required to stabilise the slope and re-instate the visual amenity of the area.

COMMENT: The site lies immediately outside a Conservation Area and lies within the area covered by TPO 455.

The installation of ground mounted solar panels on these slopes will be detrimental to the character and appearance of the area.

Furthermore, the hedge planting and (awaited) woodland planting, necessary to stabilise the slope, will create overshadowing which will be incompatible with a solar array. The type of installation illustrated is designed to be set out on level ground, with the panels angled to catch the sun.

This system will not work on the existing 1:2/1:3 slope.

RECOMMENDATION: This application should be refused. It will be detrimental to the character and visual amenity of the area. Furthermore, the landscape restoration required to heal this visual scar is incomplete and incompatible with the current proposal.

CONSERVATION AND URBAN DESIGN OFFICER:

The proposal would be considered unacceptable and should be refused. The exposed nature, steep gradient and previous clearance of the site would lead to the proposed solar panels being highly visible from the streetscene along Park Lane and from within the Conservation Area. This part of Park Lane forms one of the principal gateways into the Conservation Area. The installation of Solar panels would be considered visually intrusive and would in turn detract from the character and appearance of the Conservation Area as well as the surrounding setting and views towards the Listed Building.

CONCLUSION: Unacceptable.

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.

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

LPP 5.3 (2016) Sustainable design and construction

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 area (including the adjacent heritage assets of a Conservation Area and a Listed Building) and the impact on the trees and landscape.

VISUAL IMPACT

Policy BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. That policy reflects the relevant legal duties.

The site lies adjacent to the Black Jack's and Coppermill Lock Conservation Area and in close proximity to the Grade II Listed former Premises of Harefield Rubber Company Central Building. The property is a modest size detached house facing onto Barrington Drive, forming part of a modern planned estate. The front boundary treatments existing along the street comprise of low lying hedges. The land to the side of the property is now in the same ownership, as the host property and it is highly visible from Park Lane. The site levels vary dramatically with the property positioned a considerable distance higher than Park Lane. Planning application 62825/APP/2015/2834 conditioned a landscaping plan/maintenance plan for this land to the side.

When residents comments refer to a covenant, and that the bank should be landscaped, that reflects not only a desire to return to a previous appearance of the embankment, but also that the intention behind the aforementioned landscape condition was to return the embankment to a landscaped feature which includes tree planting. The provision of solar

panels might take the benefit that the embankment is orientated to the South West, but would appear to be a mutually exclusive proposition in that substantial tree planting in such a space would not be compatible with the solar arrays receiving adequate sunlight, or that the landscaping would be managed with that in mind, such that the previous appearance of this area would be lost.

Accordingly, the exposed nature, steep gradient and previous clearance of the site would lead to the proposed solar panels being highly visible from the street scene along Park Lane and from within the Conservation Area. This part of Park Lane forms one of the principal gateways into the Conservation Area. The installation of Solar panels would be considered visually intrusive and would in turn detract from the character and appearance of the Conservation Area as well as the surrounding setting and views towards the Listed Building. The suggestion that the panels would not protrude more than a certain amount from ground level, is not considered to reduce their impact on this embankment; they would be seen in the "gap" between the top of the brick wall adjoining Park Lane and below the panel fence at the boundary of the side/rear garden to No 1 Barrington Drive which is particularly evident from the public realm.

LANDSCAPING

The overall street scene is very open in character, softened by greenery provided by small hedges and a number of semi-mature trees planted in gardens along the road. Two of these trees are in the garden of number 1 and are protected by a condition of the original permission. The retaining wall and slope has been the subject of recent emergency work and planning enforcement following the removal of woodland from the area and the subsequent collapse of the retaining wall. To date the landscape restoration has resulted in regrading the soil slope and hedge planting at the bottom and top of the slope. Further planting/restoration is required to stabilise the slope and re-instate the visual amenity of the area. This is being pursued separately.

The Tree and Landscape officer has advised that the hedge planting and woodland planting, necessary to stabilise the slope, will create overshadowing which will be incompatible with a solar array. The type of installation illustrated is designed to be set out on level ground, with the panels angled to catch the sun. It is not understood that this system will work on the existing 1:2/1:3 slope.

It is considered that, given the open character of the street, the principle of the ground mounted solar panels to the existing embankment is unacceptable and the proposal fails to harmonise with the open aspect of the street scene and is detrimental to the character and visual amenity of the area including the adjacent Conservation Area and Listed building. Furthermore, the landscape restoration required to heal what is presently seen as a visual scar is incomplete and incompatible with the current proposal. As such, the proposals fail to respect the requirements of Policies BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

AMENITY

The proposal is for works to an embankment adjacent to No.1 Barrington Drive and would be a sufficient distance from any nearby residential properties and thus would not result in any significant harm to the amenities of any adjoining occupier, in compliance with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012).

Parking would remain unaltered by the proposed works. As such, the proposal would not result in an increase in traffic or compromise pedestrian safety. The proposal would therefore be in compliance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

CONCLUSION

Taking into consideration the above, the proposal is considered to have a detrimental impact on the character and appearance of the surrounding area, failing to preserve or enhance the setting of the conservation area and a listed building. It is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed installation of ground mounted solar panels, by reason of their position in a highly visible location adjacent to the highway and site coverage would be detrimental to the character, appearance and visual amenities of the application site, the street scene, the setting of the wider area including the adjacent Coppermill Lock Conservation Area, and the adjoining Listed Harefield Rubber Company Central Building. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved 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 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.

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:

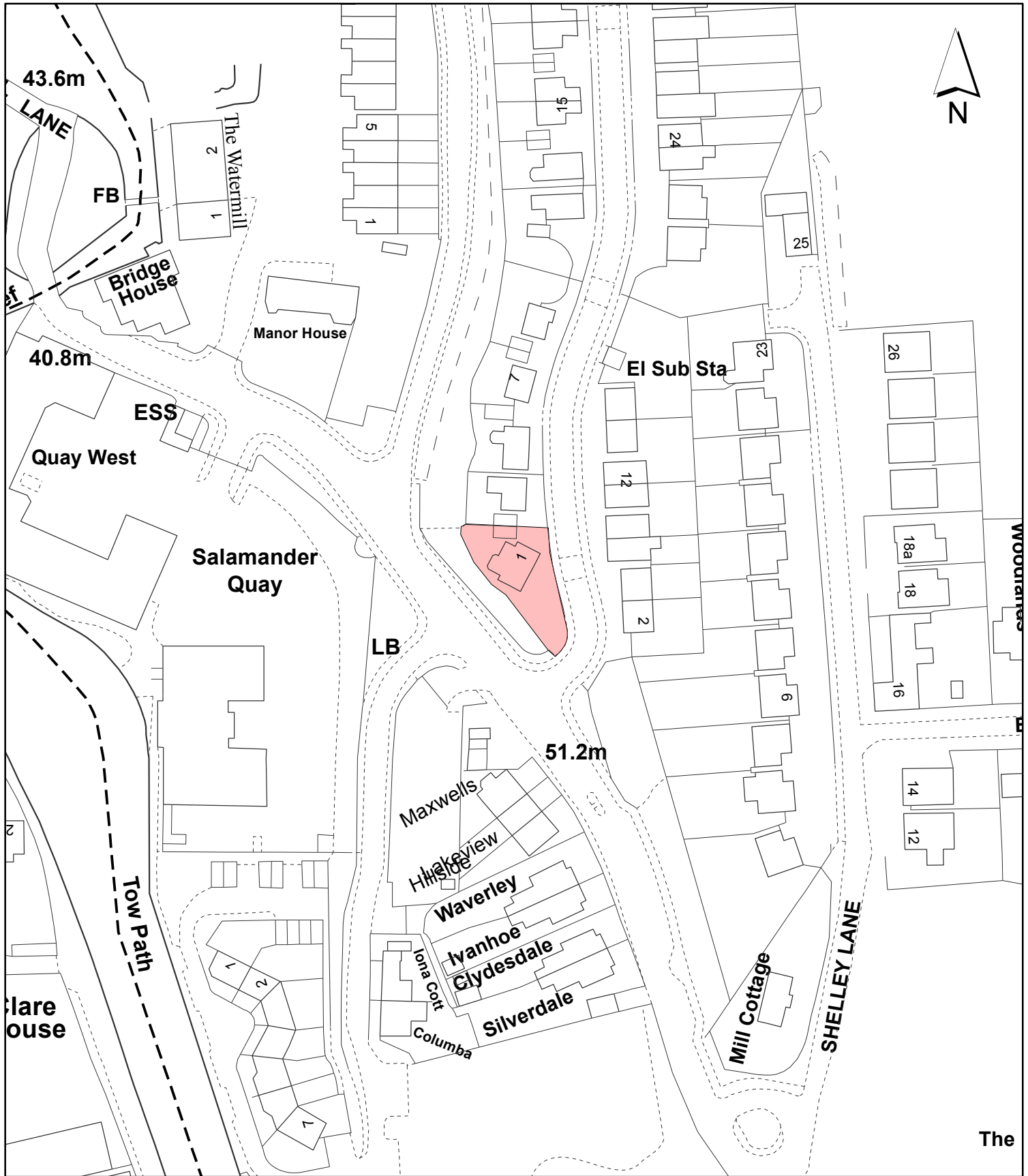
PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 5.3	(2016) Sustainable design and construction

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**1 Barrington Drive
 Harefield**

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

Planning Application Ref:
62825/APP/2016/2328

Scale:
1:1,250

Planning Committee:
North Page 90

Date:
November 2016



Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter

LBH Ref Nos: 9011/APP/2016/754

Drawing Nos: JPL/150581/PP
JPL/150581/TCP
10-001
11-001 Rev. A
JPL/150581/TPP
TFL/SSP/HH/APR/001
TFL/SSP/HH/APR/002
Development Site Impact Assessment & Method Statement
Un-Numbered Bus Shelter Specification Sheet

Date Plans Received: 23/02/2016 **Date(s) of Amendment(s):** 04/03/2016
Date Application Valid: 04/03/2016 23/02/2016

1. SUMMARY

This application is for the installation of a mini-roundabout and bus lay-by facility with a new bus shelter at an internal road junction on the main access road serving Harefield Hospital which runs in front of the main hospital building from Hill End Road. At this junction, the right hand road provides access to the rest of the hospital grounds, including the main areas for staff and visitor parking, with the left hand road providing the main access to the hospital entrance and reception area.

The hospital forms part of the Green Belt and is located within the Harefield Village Conservation Area. The proposal would involve an additional area of road surface, but it is considered that this would not have any significant impact of the openness of the Green Belt, or the character and appearance of the conservation area, given the siting of the access road, close to existing buildings. Furthermore, the proposal would involve the loss of 8 trees and an area of mown grass, but the Council's Tree and Landscape Officer advises that the trees do not have any significant amenity value and their loss is acceptable, subject to the provision of the landscaping scheme, which proposes 10 new/replacement trees.

The proposed road works and bus shelter would be sited away from the site boundaries so that surrounding residential properties would not be affected.

The Highway Engineer and TfL are supportive of the proposals, which will assist in improving the hospital's internal access arrangements, particularly for buses and emergency vehicles.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers TFL/SSP/HH/APR/001, TFL/SSP/HH/APR/002, Un-numbered Bus Shelter Specification Sheet and JPL/150581/PP and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 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:

Development Site Impact Assessment and Method Statement

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 Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM8 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).

5 COM9 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 Hard Surfacing Materials
- 2.b Street/External Lighting
- 2.c Other structures (such as road furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Other

- 4.a Existing and proposed functional services above and below ground
- 4.b Proposed finishing levels or contours

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

REASON

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

6 COM10 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.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 6.12	(2016) Road Network Capacity
LPP 7.2	(2016) An inclusive environment
LPP 7.16	(2016) Green Belt
LPP 7.21	(2016) Trees and woodlands
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE4	New development within or on the fringes of conservation areas
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM3	Proposals for new roads or widening of existing roads

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within the built envelope of Harefield Hospital and forms an irregular shaped area centred upon a road junction on the main access road into the hospital grounds from Hill End Road, immediately to the north of the eastern wing of the 'Gullwing' main hospital building.

The main hospital building is locally listed whereas other buildings within the hospital grounds are Grade II statutorily listed, but these are sited to the west of the main hospital buildings.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP policies as a major developed site within the Green Belt. The southern part of the hospital grounds, including the main hospital buildings and the application site also form part of the Harefield Village Conservation Area. In addition, the site also forms part of the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone and it is included within the Colne Valley Regional Park.

3.2 Proposed Scheme

The proposal is to install a 20.5m diameter mini-roundabout to replace a 'T'-junction on the main internal access road serving the hospital. A bus lay-by would be sited immediately to the east of the new roundabout, on the northern side of the access road and the existing footpath would be diverted to the back of the lay-by and around the roundabout to re-connect with the retained footpath on the access road leading to the rest of the hospital grounds. A bus shelter with a seat would be installed at the bus lay-by, at the back of the footpath.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history relating to this application.

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

Part 2 Policies:

NPPF9 NPPF - Protecting Green Belt land
NPPF11 NPPF - Conserving & enhancing the natural environment
NPPF12 NPPF - Conserving & enhancing the historic environment
LPP 6.12 (2016) Road Network Capacity
LPP 7.2 (2016) An inclusive environment
LPP 7.16 (2016) Green Belt
LPP 7.21 (2016) Trees and woodlands
OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
BE4 New development within or on the fringes of conservation areas
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1 Protection of the character and amenities of surrounding properties and the local area
AM3 Proposals for new roads or widening of existing roads

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th April 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed on site. No responses have been received.

HAREFIELD VILLAGE CONSERVATION AREA PANEL:

The Panel has no objections to the proposal.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

The Hospital Buildings directly adjacent to the site date from the 1930s and are Locally Listed. The hospital site also falls within the Harefield Village Conservation Area. Whilst there are no objections to the redesign of the access road and the addition of a new bus stop in principle, it will be important that the lost trees are replaced with appropriate new ones and ideally more soft landscaping

introduced to enhance the setting of the heritage assets. Is there any potential here to do more with the roundabout in terms of planting or a feature?

HIGHWAY ENGINEER:

I have reviewed the amended scheme for a new internal bus stop within Harefield Hospital. The proposed scheme provides an opportunity for buses to turn round and for passengers to board services in a central location within the hospital. The proposals are on private land and TfL have amended the scheme, provided swept paths and a taper has been added to the bus stop exit, I have no significant concerns over the latest proposals.

TREES/LANDSCAPE OFFICER:

Landscape Character/ Context:

Site Description: The site is occupied by an estate road accessing the hospital grounds from Hill End Road. The hospital buildings are situated to the south of the road and there is a green open space to the north. This has a parkland style of close mown grass with specimen tree planting.

Landscape Planning designations: There are no Tree Preservation Orders affecting the site. The site lies within Harefield Village Conservation Area, a designation which protects trees.

Landscape constraints/opportunities: 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.

Landscape Considerations:

- The submission is supported by a Tree Survey which assesses the condition and value of the existing trees, a tree strategy based on an arboricultural impact assessment, an arboricultural method statement and tree protection measures.
- The report confirms that the trees directly affected by the proposal are of fair or poor quality. Trees ref. T03, T04, T05, T06 and T07 are all C and U grade trees which will be removed to facilitate the development.
- The report also recommends the removal of T01, T09 and T12, due to their poor structural condition and low amenity value.
- The three larger trees, poplars (T14, 15 and 16) will be retained and protected.
- The Tree Planting Plan, by Bartlett, shows 10No. new/replacement trees to the north of the access road and to the west of the side road.
- Replacement planting will be composed of 10No. 'heavy standard' Cherry trees (12-14cm girth). The planting specification does not detail the proposed species or variety.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations: This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions.

No objection, subject to the above observations and COM8, COM9 (parts 1, 2, 4 and 6) and COM10

ENVIRONMENTAL PROTECTION UNIT (NOISE): No adverse comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, the proposed road works are considered to represent appropriate development in the Green Belt that would not be harmful to its openness.

7.02 Density of the proposed development

Not applicable to this proposal.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone, the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, including the locally listed 'gullwing' building and the Grade II statutory listed Harefield Park and the stable blocks to the north east and south east of this building.

However, given the nature of the works, the proposal would not be likely to have any adverse impact on these heritage assets. The Council's Conservation/Urban Design Officer advises that there are no objections in principle to the scheme. In terms of the scope for enhanced planting and/or making the roundabout more of a feature, it is considered that the scheme for 10 replacement 'heavy standard' Cherry trees is sufficient mitigation for the trees that will be removed, which are of fair to poor quality.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this proposal.

7.05 Impact on the green belt

The scheme will involve additional hardstanding and the installation of a bus shelter but it is considered that as the works would be within the built-up envelope of hospital buildings and replacement and new tree planting is being provided that will help screen the works from the open Green Belt land to the north, the impact of the works on the openness of the Green Belt would be negligible.

7.07 Impact on the character & appearance of the area

The proposal would have minimal impact on the street scene.

7.08 Impact on neighbours

Given the nature of the works, there would be no impact on surrounding residential properties through loss of sunlight, dominance or loss of privacy. The proposed bus shelter would be sited some 68m from the nearest residential boundary which would be on the opposite side of Hill End Road.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Buses currently enter the hospital grounds using the main access road and turn around by using the island in front of the main hospital entrance and reception area. This route is also used by emergency vehicles to deliver patients to the hospital entrance. These movements can result in conflict, causing congestion and delay.

The proposal would allow buses to turn around earlier, using the mini-roundabout and thereby avoiding the need to access the hospital entrance and forecourt area. With the lay-by, emergency vehicles would not be held up by buses waiting on the road for passengers to alight/board and similarly, buses would not be delayed by emergency vehicles. The proposed bus shelter represents an improvement on existing bus waiting facilities, which

would be DDA compliant.

7.11 Urban design, access and security

Relevant planning issues have been considered in other sections of this report.

7.12 Disabled access

The proposed works would be DDA compliant.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscape Officer advises that the proposal would directly involve the removal of 5 trees, but these are all C and U grade trees which are fair or poor quality. A further 3 trees would be removed due to their poor structural condition and low amenity value. The 3 larger Poplar trees further back from the access road would be protected and retained and the proposed landscaping scheme involves 10 new/replacement trees to the north of the access road and to the west of the side road, comprising 'heavy standard' Cherry trees (12-14cm girth). On this basis, the Landscape/Tree Officer advises that the scheme would be acceptable in terms of Policy BE38

Ecology

The trees to be removed are not large specimens and not particularly significant for wildlife so that any ecological value would be mitigated by the replacement/new trees.

7.15 Sustainable waste management

Not applicable to this scheme.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

This is not a flood risk area and the additional hardstanding would not give rise to any discernible increase in the flood risk, given the rural surroundings so that sustainable drainage conditions are not required.

7.18 Noise or Air Quality Issues

Air Quality Issues:

The scheme is aimed at reducing vehicular conflict and congestion on site so that any impact, even if minimal, is likely to be beneficial.

Noise Issues:

There would be no material noise impact of the proposed works and the Environmental Health Officer raises no concerns.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

The application raises no S106 or CIL requirements.

7.21 Expediency of enforcement action

The application and site raises no enforcement issues.

7.22 Other Issues

No other issues are raised by this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

circumstances.

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

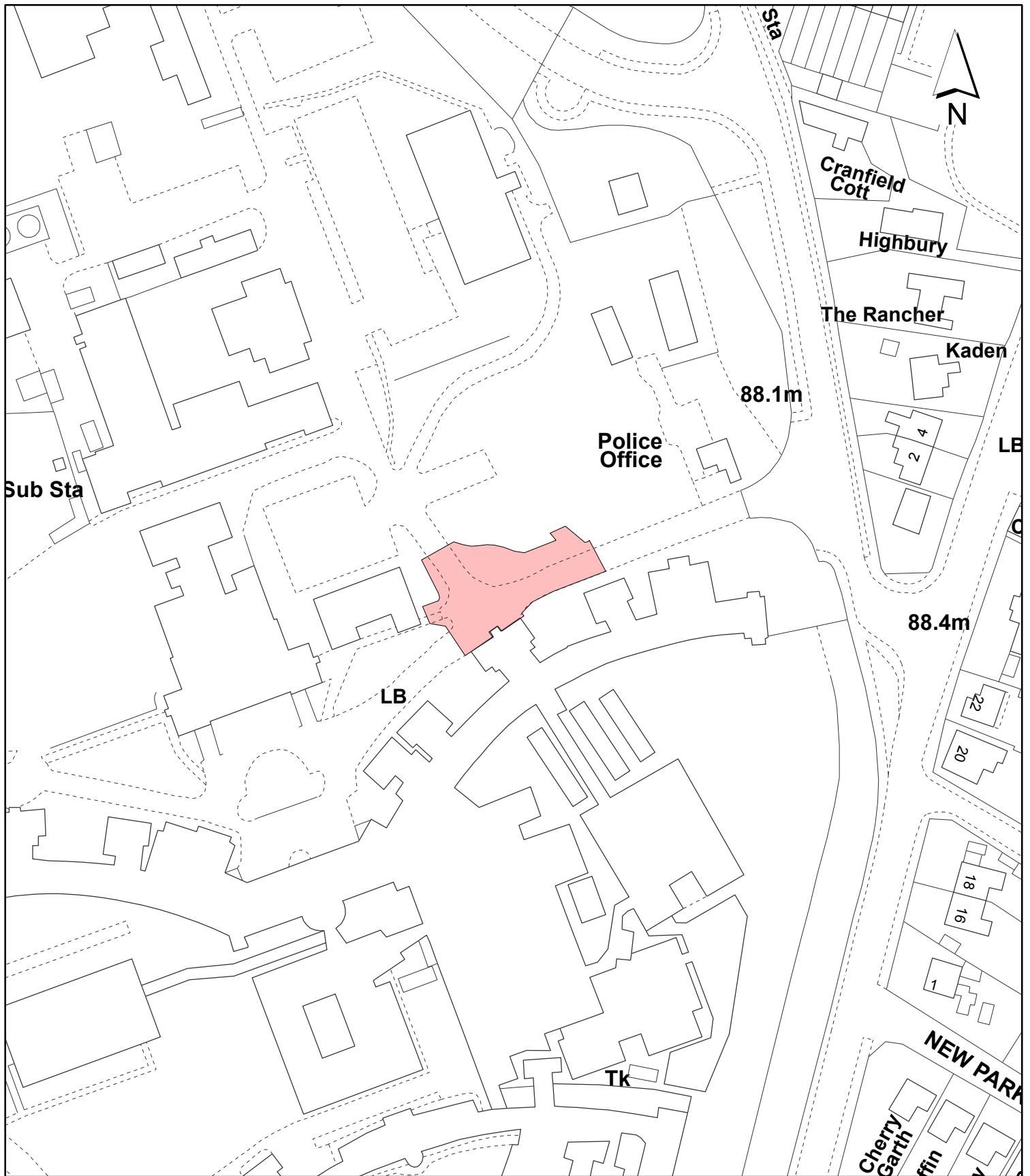
The proposed road works would have a minimal impact in terms of the openness of the Green Belt and the character and appearance of the Harefield Village Conservation Area and the proposed works would improve access arrangements at the hospital. The scheme is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (March 2015)
Hillingdon Local Plan (November 2012)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Harefield Hospital
 Hill End Road
 Harefield**

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

Planning Application Ref:
9011/APP/2016/754

Scale:
1:1,250

Planning Committee:
North Page 102

Date:
November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Single storey building to form an outpatients lobby.

LBH Ref Nos: 9011/APP/2016/3179

Drawing Nos: Heritage Statement
New extension: Waiting room, Fabric and Ventilation Including Part Compliance
Design and Access Statement
21-001 Rev. A
15-001 Rev. A
15-002 Rev. A
PL-003
PL-006
PL-002
PL-001

Date Plans Received: 22/08/2016

Date(s) of Amendment(s): 22/08/2016

Date Application Valid: 26/08/2016

1. SUMMARY

The application is for the erection of a single storey building to form an outpatients lobby.

It is considered that the scheme, being an infill extension, would not adversely impact upon the openness of the Green Belt and fully complies with the site specific Green Belt policy which applies to Harefield Hospital. Furthermore, the scheme has evolved with the input of the Council's Conservation/Urban Design Officer who is supportive of the design, subject to a condition requiring submission and approval of all external materials.

There would be no adverse impact upon the amenities of surrounding residential occupiers through loss of sunlight, dominance or overlooking and there would be no landscaping issues with this extension.

It is therefore recommended that permission is 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 15-001 Rev. A, 15-002 Rev. A and 21-001 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

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

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) 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
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PR20	Harefield Hospital

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.16	(2016) Green Belt
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

4 115 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.

3. CONSIDERATIONS

3.1 Site and Locality

Harefield Hospital grounds extend to some 19.14 hectares to the North of Harefield Village centre, on the Western side of Rickmansworth and Hill End Roads. The application site is

located on the Northern side of the Eastern wing of the main hospital block between the wings central administrative annex and service annex.

The application site lies within the Harefield Village Conservation Area and the Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The applicant seeks planning permission for the erection of a single story building to form an outpatients lobby. The building will adjoin the projecting pod to the South East and measures a maximum of 10.4m wide and 9.75m deep, with a flat roof of a maximum 3.5m in height.

3.3 Relevant Planning History

9011/APP/2010/1120 Harefield Hospital Hill End Road Harefield

Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.

Decision: 05-08-2010 Approved

9011/APP/2010/1121 Harefield Hospital Hill End Road Harefield

Demolition of existing temporary office and clinical waste bin store (Application for Conservation Area Consent.)

Decision: 05-08-2010 Approved

9011/APP/2012/3074 Harefield Hospital Hill End Road Harefield

Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping.

Decision: 26-03-2013 Approved

9011/APP/2014/3602 Harefield Hospital Hill End Road Harefield Middlesex

Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

Decision: 27-08-2015 Approved

9011/APP/2015/3025 Harefield Hospital Hill End Road Harefield Middlesex

Installation of 3 additional antenna to be installed adjacent to 3 existing antenna fixed to existing 3.5m high stub tower (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

Decision: 29-09-2015 Approved

9011/APP/2016/1862 Harefield Hospital Hill End Road Harefield Middlesex

Infill extension on the second floor balcony in order to create a 16 bed ward and 4 bed High Dependency Unit including installation of roof mounted plant (works involve demolition of part of the existing concrete canopy).

Decision:

9011/APP/2016/754 Harefield Hospital Hill End Road Harefield Middlesex

Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter

Decision:

9011/PRC/2015/164 Harefield Hospital Hill End Road Harefield

Proposals for a single bedded inpatient ward & HDU facility on G Floor

Decision:

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. None has specific relevance to the proposal under consideration.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

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

BE20 Daylight and sunlight considerations.

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

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

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

OL4 Green Belt - replacement or extension of buildings

PR20 Harefield Hospital

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.16	(2016) Green Belt
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th October 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Advertisement Expiry Date: 5/10/16

Site Notice Expiry Date: 5/10/16

No comments received.

Harefield Village Conservation Area Panel: No comments.

Internal Consultees

Conservation and Urban Design Officer:

Originally advised that whilst there was no objection in principle to a small infill structure in this location, to maintain something of the symmetry of the gull wing, it should ideally be more similar in appearance to the recently constructed infill addition on the other side of the secondary entrance block.

This would mean that the addition is reduced in depth, and the fenestration and canopy detail amended. It was also suggested that the windows are white aluminium rather than grey.

Revised plans were submitted to address these comments and the Conservation Officer has confirmed that no objection is raised subject to a condition for the agreement of all external materials

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal is for a relatively small infill extension which would not materially alter the existing bulk and mass of this wing of the main hospital building so as to impact upon the openness of the Green Belt. Furthermore, the impact of the proposals on the Harefield Village Conservation Area and upon the need for possible phasing, access, car parking and landscaping have been assessed in the relevant sections below. The extension is to meet the hospitals requirements for additional facilities and capacity enhancement, so that the scheme is considered to fully comply with Policy PR20 of the Hillingdon Local Plan: Part

Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone. The South Eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area, and the hospital grounds contain a number of statutory and locally listed buildings, including the locally listed main hospital building.

The submitted Heritage Statement assesses the potential impact of the small extension and identifies the proposals will not affect any archaeological interest that there may be on site. The Great London Archaeological Advisory Service (GLAAS) were consulted by the applicant on the proposal and responded to the consultation confirming that 'no further assessment or conditions are necessary.'

The Council's Conservation Officer originally advised that whilst the Heritage Statement assessed the impact on the archaeology of the site, it made no mention of the impact on the character and appearance of the Conservation Area. Following discussions revised plans were submitted which rotated the new building so that the outermost part of the front elevation pulls back from the road, which in consequence makes it less prominent against the adjoining pods. The Conservation Officer has advised there is no objection to the revised proposal subject to conditioning of all external materials.

As a result of this assessment, it is considered that the proposed extension would not have any adverse impact on the overall significance of the Locally Listed Building and would preserve the character and appearance of the wider setting of the Conservation Area. As such, the scheme complies with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) which mirror the relevant legal duties.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, Green Belt considerations.

The small infill extension on the East wing of the main hospital building would be set back between the existing pods on the Northern elevation and is not considered to significantly increase the built-up appearance of the site. As such, it is considered as the proposals would not materially increase the bulk and mass of the building so that the openness of the Green Belt would not be prejudiced, in accordance with Policies OL4 and PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to protect conservation areas from inappropriate developments whilst Policy BE13 requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

As previously discussed this proposal is for a relatively small single storey flat roofed extension set back between two existing pods of the main building. The Conservation Officer has advised the proposal would not adversely impact on the character of the existing building or the wider Conservation Area. Therefore the proposal complies with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies November 2012)

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The site of the proposed extension is situated approximately 114m from the nearest residential properties on the opposite side of Rickmansworth Road. Due to the existing intervening hospital buildings and well established trees and hedges surrounding the site, the development is not readily visible from the wider area and would have no increased visual or other impact on residential amenity. As such, the proposals would not result in any loss of sunlight or privacy, nor appear unduly dominant to surrounding residential occupiers in accordance with policy.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety.

There are no specific car parking standards for hospitals, with development proposals being assessed on an individual basis. The site has a number of car parking areas that are spread round the hospital complex. The proposal is part of remodelling work to the ground floor of the existing pod adjacent to the heart transplant ward in the eastern gull wing, which would provide a new lobby area. No details have been provided of potential parking or traffic movements, however given the relatively small scale of the proposal in conjunction with its existing use, it is considered that the proposal would not significantly prejudice highway or pedestrian safety and complies with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The submitted Design and Access Statement advises that as a hospital trust, the applicant is duty bound to ensure that all public and patient areas meet with strict mobility guidelines which takes into account, for instance, that buildings have been designed and specified to ensure ease of access, provision of WC facilities for all, appropriate signage and interior colour schemes that respect light reflectance values.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

This issue is now covered by Building Regulations and a report has been submitted to show

compliance with Part L.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected

characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The scheme would provide a new single storey extension to the existing East wing of the main hospital building to form an outpatients lobby. The proposed scale of the building is comparatively small and set back between existing pods on the Northern elevation.

There would be no green belt objections to such a scheme and the proposal is considered to be in keeping with the character and appearance of the existing building and the wider Conservation Area.

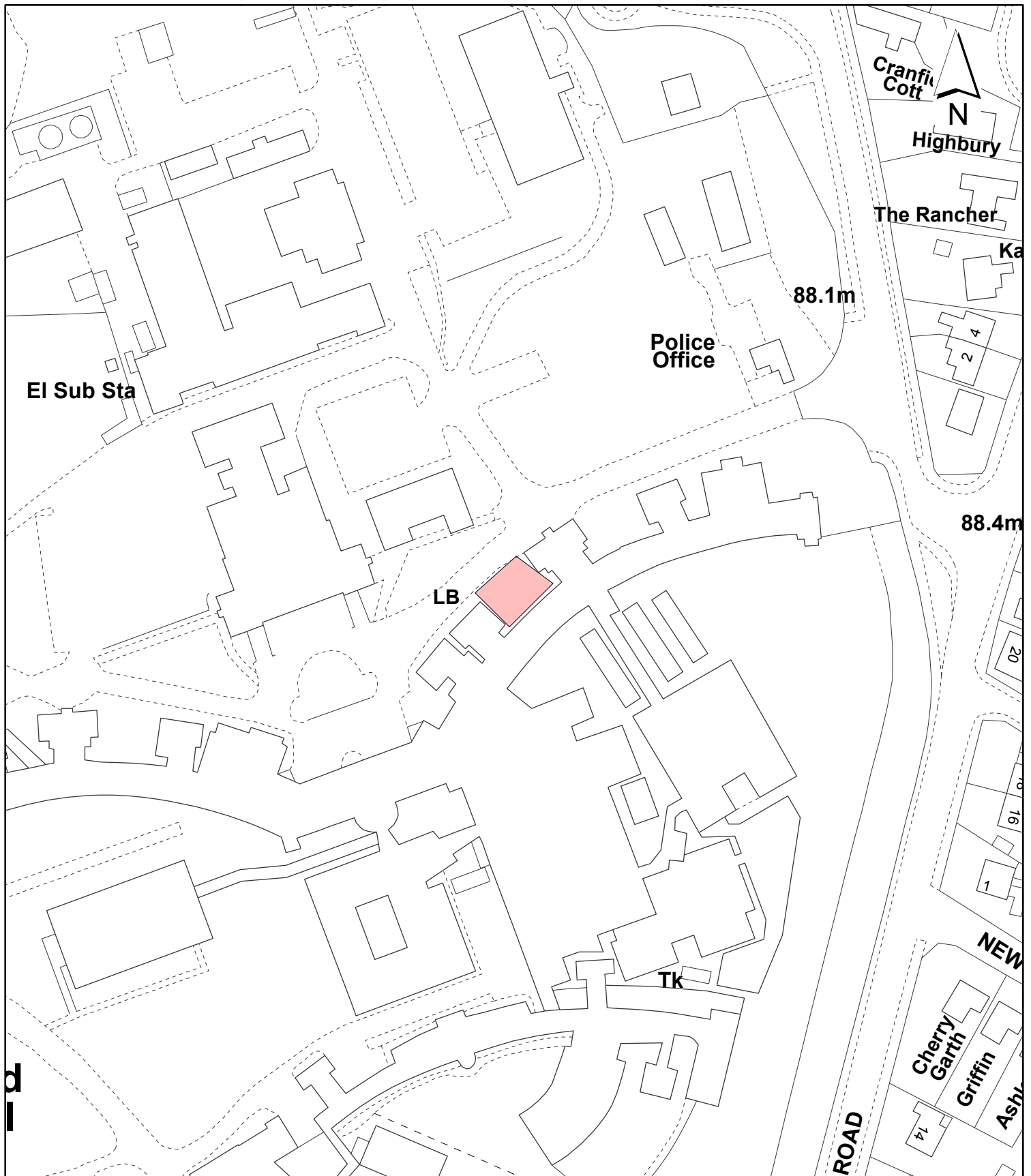
The application is recommended for approval.

11. Reference Documents

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

**Harefield Hospital
 Hill End Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
9011/APP/2016/3179

Scale:
1:1,250

Planning Committee:
North Page 113

Date:
November 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 2 PARK COTTAGES THE OAKS RUISLIP

Development: Two storey, 1-bed, end of terrace dwelling

LBH Ref Nos: 27553/APP/2016/2829

Drawing Nos: mma.401
mp.2004
mp.204
Location Plan (1:1250)
mp.254
Design and Access Statement

Date Plans Received: 21/07/2016 **Date(s) of Amendment(s):** 21/07/2016

Date Application Valid: 08/08/2016

1. **SUMMARY**

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

It is considered that the proposal amounts to significant and harmful over-development of the site.

The development would result in the complete loss of private amenity space for occupiers of No. 2 Park Cottages and makes no provision for amenity space for the proposed dwelling. It would not meet minimum space standards for this form of development.

It would not provide any off-street car parking and would also result in the loss of off-street car parking for the retained dwelling. Cycle parking is provided for the new dwelling but potential cycle parking for the existing dwelling would be lost.

The site lies within the character area defined as 'Area 1' in the Conservation Area Appraisal. This is the village centre containing the oldest and most historically significant buildings. The development would unbalance the existing pair of cottages and would not result in a subordinate form of development. It would materially in-fill the gap between the long established cottages and modern Jubilee House. The loss of the long established setting and form of development on this site would be at odds with the prevailing character of the Conservation Area. There are no forms of mitigation or amendment or appropriate conditions that might be imposed which would overcome these fundamental concerns. It would neither preserve or enhance the appearance of the Conservation Area.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its its siting in this open prominent position, its size, scale, bulk, and design would fail to harmonise with the architectural composition of the original pair of semi-detached dwellings, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses and to the visual amenities of the street scene and would thus fail to preserve or enhance the wider Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient off-street parking provision for the existing and proposed dwellings, which meets the Council's approved parking standards. The development will therefore lead to additional on-street parking to the detriment of pedestrian and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit and loss of amenity space for occupiers of No. 2 Park Cottages, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size and quality for the future occupiers of the dwelling, and 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 Policy 3.5 and Table 3.3 of the London Plan (2015), 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 Technical Housing Standards - Nationally Described Space Standard (March 2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below,

including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) 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
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
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 7.4	(2016) Local character
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
NPPF12	NPPF - Conserving & enhancing the historic environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

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, no pre-application discussions were sought by the applicant. It is considered that the planning issues are straightforward in relation to local planning policy and guidance and that amendment would not overcome the harm associated with the development.

3. CONSIDERATIONS

3.1 Site and Locality

No. 2 Park Cottages is a semi-detached property, attached to No. 1 Park Cottages. It is situated within the Ruislip Village Conservation Area. This pair of circa 18th century properties have small amenity spaces to the side and no curtilage to the rear. They are surrounded by commercial premises, including a restaurant fronting the High Street, which has its car park to the rear of the cottages. The entrance to the car park is at the side of No. 1 Park Cottages. The entrance is controlled by gated access. The character and appearance of the street is of mixed commercial and institutional uses and residential. The site lies within a Developed Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

The principal elevation of no 2 faces South East. There are windows at first floor and ground floor level, and a door at ground floor level in its South West wall, which would all be blocked off by this proposal.

3.2 Proposed Scheme

The proposal involves the erection of a two storey, 1-bed, end of terrace dwelling house. This will be attached to the side of the existing semi-detached pair known as Park Cottages.

3.3 Relevant Planning History

27553/PRC/2016/108 Land Adjacent 2 Park Cottages 2 The Oaks Ruislip
Detached cottage

Decision: 13-10-2016 Withdrawn

Comment on Relevant Planning History

The planning history relates to extensions to the existing dwelling and is not directly relevant to the current proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

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
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
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 7.4	(2016) Local character
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
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th September 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 neighbouring properties, including the Ruislip Residents Association and Ruislip Village Conservation Area Panel were notified on 10/08/2016 and a site notice was displayed on 24/08/2016.

At the end of the notification period there were three letters of objection. The following issues were raised:

- (1) These two cottages are in the heart of the historic part of Ruislip and have stood long before most of the town's buildings, originally near Park House (now the Royal British Legion), and are older than any other building in the street, apart from The Swan (Cafe Rouge) which is 15th Century.
- (2) The land in question is also adjacent to the listed building, The Swan, and lies within Ruislip Village Conservation Area.
- (3) The proposal is over-development of the plot, is totally unsuitable for the area, and would set a precedent, suggesting that amenity space is all up for building on.
- (4) The new dwelling would require modification of the existing No.2, with the addition of two new windows on the street facade, disrupting the symmetry of the two cottages, as would the additional house.
- (5) If built the road would lose one off-street car parking space for No.2, which would need to be replaced by on-street parking and require an additional on-street space for the new dwelling. Unfortunately, despite the statement in the application there is no on-street parking adjacent to the properties. The space immediately outside No.1 and No.2 is a loading bay, to the west of that is a drop kerb, followed by a bus stop. On the other side of the road is the drop kerb for the Police Station's front car park, and to the east of that the drop kerb for the service road for the parade of shops between The Oaks and Park House.
- (6) If this proposal goes ahead, No.2 and the application site will only have one means of egress, as No.2 will lose its back door. There are no escapable windows at the rear, and as far as I can see only the front room window on the facade. This raises fire safety concerns. It also raises ventilation concerns for both buildings.
- (7) The application states that the new property would be built to Part M standards (although not which level). Even if we assume level 1 (visibility) the plans supplied do not seem to comply. Also, it would appear from measuring off the plans that the downstairs cloakroom is too narrow, with no indication of which way the door is meant to open (which could further reduce the width). The hand basin is also too close to the toilet, encroaching on the access space at the front of the toilet.

Ruislip Residents Association: Objects to this proposed development on the grounds that it would (a) represent over-development in the Conservation Area and not enhance the character of the area, (b) would have a serious impact on the adjacent property (removing light and doorway) and (c) itself comprise very low standard accommodation.

The planning issues raised are considered throughout the report. Matters associated with fire safety are not planning issues.

GLASS: Although within the Ruislip Archaeological Priority Area, the proposed development is too small-scale to be likely to cause significant harm in this location.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Ward Councillor: Requests that the application is referred to Committee.

Internal Consultees

Conservation Officer:

BACKGROUND: This pair of cottages occupies a narrow, road site site, carved out of the land holding of The Swan, PH, which occupies a key position in the centre of Ruislip Village Conservation Area. Early maps suggest that this strange arrangement appears to date from at least the early

Victorian period, but its origins may go back earlier than that. The Swan, is in part timber-framed and of 15th century date, and the Ruislip Village Conservation Area Appraisal makes mention of Park Cottages as being 18th century.

The cottages each comprise a one-up-one down cottage with central chimney, under a hipped roof, with a small steeply pitched roof two storey wing at right-angles. The pair are smooth rendered and symmetrical. Adjacent to No. 2 is a small yard and a parking space, which occupies the site of a former outside WC.

The proposal to double the size of No. 2 by building on a two storey 'extension', would not be acceptable in conservation and design terms. It would not respect either the floor plan or design of the existing property, detracting greatly from its symmetry and failing to observe the need to be subordinate to it.

RECOMMENDATION: Unacceptable in principle

Trees and landscape Officer:

No objections subject to conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The most up to date definition of 'previously developed land' is contained within the National Planning Policy Framework (NPPF). Annex 2 defines this as land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated surface structure. However, material to determination of this application, Annex 2 specifically excludes land in built-up areas such as private residential gardens. In such circumstances it is considered that there is no presumption in favour of this development.

As the site is within a Conservation Area there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in accordance with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure developments in a Conservation Area preserves and/or enhances the character/appearance the area. Policies BE13 and BE15 of the Hillingdon Local Plan (Part Two) seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

This pair of cottages occupies a narrow, road side site, carved out of the land holding of The Swan Public House, which occupies a key position in the centre of Ruislip Village Conservation Area. Early maps suggest that this arrangement appears to date from at least the early Victorian period, but its origins may go back earlier than that. The Swan, is in part timber-framed and of 15th Century date, and the Ruislip Village Conservation Area Appraisal makes mention of Park Cottages as being 18th Century.

The cottages each comprise a one-up-one down cottage with central chimney, under a hipped roof, with a small steeply pitched roof two storey wing at right-angles. The pair are smooth rendered and symmetrical. Adjacent to No. 2 is a small yard and a parking space, which occupies the site of a former outside WC.

The proposal to double the size of No. 2 by building on, what in effect would be a two storey extension would not respect either the floor plan or design of the existing property. Furthermore, the site is located in an open and visually prominent position and then space to the side provides a break between the older properties and the modern Jubilee House. The virtual total infilling of this space together with the fact that the development would be attached to this symmetrical pair of properties would detract greatly from the symmetry and fails to observe the need to be subordinate to it. The proposal would thus not be acceptable in conservation and design terms and would be detrimental to the visual amenities of the street scene and would fail to preserve or enhance the wider Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The NPPF Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality of initiative through unsubstantiated requirements to conform to certain development forms of styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design that goes beyond aesthetic considerations. Therefore planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The site is located within Character Area 1 in the Conservation Area Appraisal. Paragraph 5.1 of the Appraisal notes that this is the earliest part of Ruislip and contains the core of the

original village. Centred at the meeting of ancient routes this area is noted for containing some of the most historically important buildings and spaces within the Borough. Paragraph 5.2 states that the area still appears very much a village with a distinct rural character. This is derived from the type and scale of the buildings and the quality of the open spaces associated with them. Paragraph 5.3 notes that the character of the area is derived from key structures and groups of buildings.

The proposal adds an additional attached dwelling to this block, changing the current semi-detached dwellings into a terrace of three. There has been no attempt to make the building appear as a subordinate extension. The development will be to the same height and depth as the attached dwellings. It utilises a different roof form with a full pitched roof. The development necessitates ground and first floor windows being introduced in the front elevation of No. 2 Park Cottages. Overall the symmetry of the long established pair of dwellings would be lost. In addition, the development would visually and materially reduce the gap with Jubilee House to the west. Jubilee House is within Character Area 3. Bringing built form to the edge of the character area would reduce the distinction between the areas to the detriment of the historic character of the area. The result is that the context of the modest existing cottages would be lost and the spacious character and appearance of this part of the Conservation Area would be harmed.

Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.08 Impact on neighbours

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

Paragraph 4.9 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination.' Generally, 15 metres will be the minimum acceptable distance between buildings. Furthermore a minimum of 21 metres overlooking distance should be maintained. Any development must also be considered against the detailed advice in the SPD HDAS Residential Extensions which assists in determining the impact of redevelopment on neighbours amenities.

Paragraph 4.11 of the HDAS SPD gives advice on sunlight and daylight considerations, and that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

With the exception of the existing dwelling, No. 2 Park Cottages, there are no residential properties within 21 metres of the proposed dwelling. The development will result in the

loss of a side door and windows but these will be compensated by the introduction of forward facing ground and first floor windows. The side door served the garden, with the main entrance being to the front. The main entrance will remain unchanged. No. 2 Park Cottages will retain an acceptable internal living environment as a result of the development and no adverse issues are raised in this regard.

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 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standard.

The Design and Access Statement states that the development would suit a single person. Table 3.3 of the London Plan specifies that the minimum internal floor area for a 2 person 2 storey dwelling is 58 square metres. A bedroom for a single person should measure at least 7.5 square metres and a double bedroom 11.5 square metres. Despite the comments in the Design and Access Statement, a bedroom of over 11.5 square metres is included and it is reasonable to view this as a two-person dwelling. At 50 square metres the proposed dwelling would fail to meet the minimum standard required.

Paragraph 4.15 of the SPD HDAS: Residential Layouts requires developments to incorporate usable, attractively laid out and conveniently located garden space in relation to the dwellings they serve. The Council's minimum requirement for a one bedroom house is 40 square metres of amenity space.

The proposal makes no provision for amenity space for the proposed dwelling. Additionally, the amenity space currently associated with No. 2 Park Cottages will be lost. The Design and Access Statement makes reference to there being a park within 5 minutes walk. However, whilst this would be convenient it does not compensate for the lack of even a minimal private amenity space for both the existing and proposed dwellings.

The development is in close proximity to Jubilee Court, which is an office development. There are no side facing windows in that building and no adverse issues arise in terms of the amenities of future residents by reason of proximity, insufficient daylight or sunlight or insufficient privacy.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development would result in the loss of off-street parking for the existing dwelling and no parking provision is made for the proposed dwelling. The site is within an area identified as PTAL 3 (moderate). The Minor Alterations to the London Plan state that for a site within PTAL 2 to 4 in a suburban location up to 1.5 off-street car parking spaces should be provided and in areas of good public transport accessibility developments should aim for significantly less than 1 space per unit. In this case, the proposal not only fails to provide any off-street parking but would also result in loss of off-street parking.

The application indicates two dedicated on-site cycle spaces for the new development but in constructing the development makes no provision for replacement cycle parking for the existing dwelling. Whilst there is no identified cycle space associated with No. 2, the side amenity space clearly offers this opportunity.

As such, it is concluded that the proposed development fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the London Plan (2016)

7.11 Urban design, access and security

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

It is considered that the development would have a detrimental impact on the character and appearance of the street scene and as such fails to comply with the requirements of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees will be lost as part of the development. The existing cottages are characterised by amenity areas to the sides. One of these will be lost as a result of the development and there would be no opportunity to provide any landscaping for the new dwelling. No ecological considerations are raised.

7.15 Sustainable waste management

Not applicable to this application. An on-site bin store is provided for the new development but no provision has been made for storage for the existing dwelling.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are covered in the main body of the report.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st

August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The development would result in an additional 50 square metres of development which would generate a total CIL charge of £7,530.22.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected

characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application is considered to represent an overdevelopment of the site which will be harmful to the Conservation Area and the street scene. It will not deliver a suitable standard of residential amenity for potential occupiers. It will not provide a suitable level of on-site car parking and will result in the loss of parking for occupiers of No. 2 park Cottages.

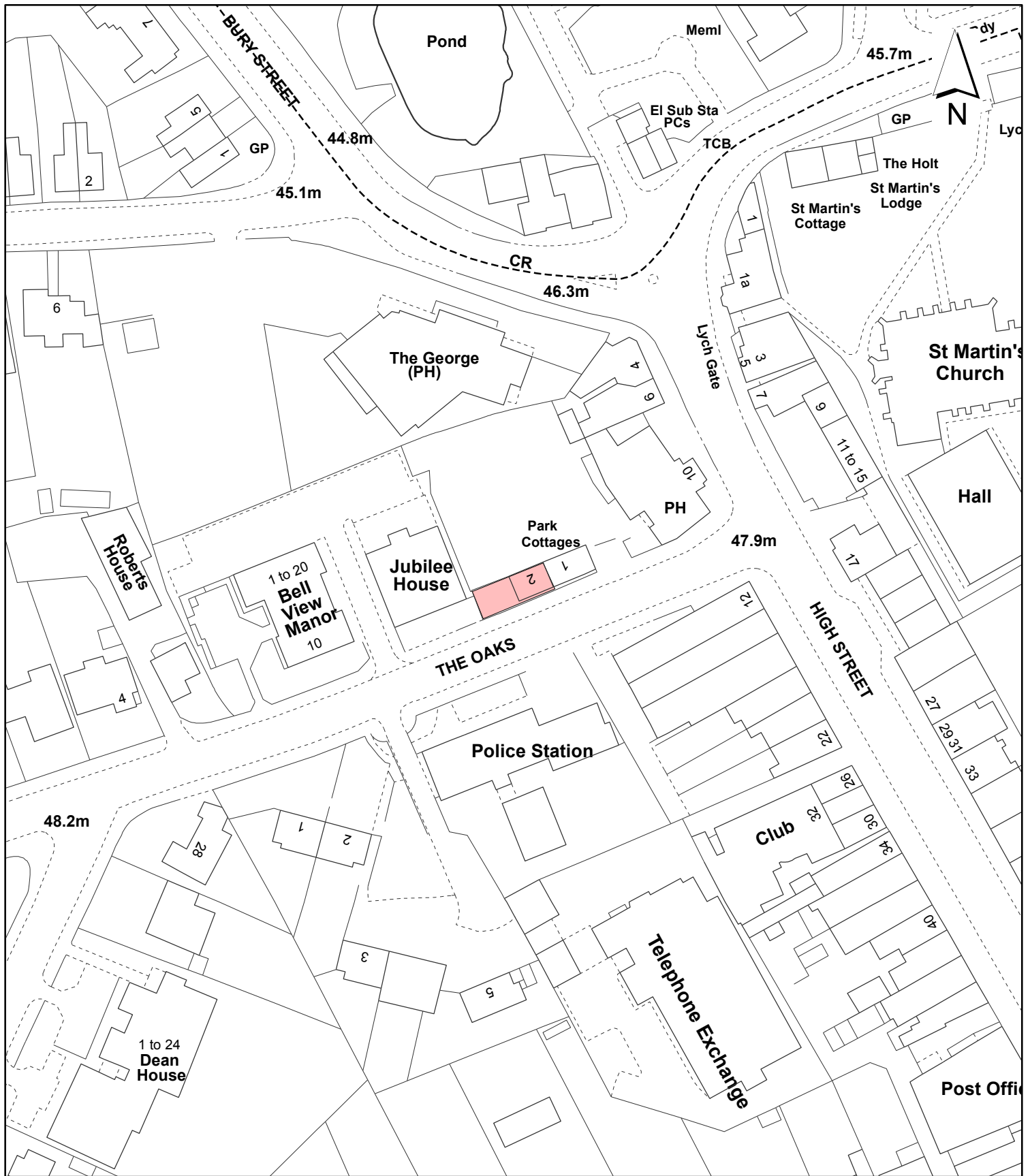
It is therefore recommended for refusal.

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land adjacent to 2 Park Cottages
 The Oaks
 Ruislip**

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

Planning Application Ref:
27553/APP/2016/2829

Scale:
1:1,000

Planning Committee:
North Page 128

Date:
November 2016



HILLINGDON
 LONDON

Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2016 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 22 September 2016 and updates the information received by Cabinet in June 2016. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2016, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/16' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/16" and "Total Income as at 30/06/16".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2016. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report September 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

North Planning Committee - 16th November 2016
PART 1 - MEMBERS, PUBLIC & PRESS

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT1278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT1278/73	South Ruislip	R.A.F Northolt.. South Ruislip>Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT1278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT1278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT1278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,963.56 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT1278/89/349 *115	Harefield	West London Composting, New Years Green Lane, Harefield.	106,884.18	106,884.18	0.00	0.00	0.00	106,884.18	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
PT1278/105/350C *122	South Ruislip	Fmr Atria Dairy Site, Victoria Rd, Ruislip. 68819/APP/2014/1600	951,810.00	951,810.00	73,310.00	73,310.00	0.00	878,500.00	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders.
SECTION 278 SUB - TOTAL			1,204,267.28	1,204,267.28	159,966.91	159,966.91	0.00	1,044,300.37	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov.08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond and ensuring compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Aria Dairy Site, Victoria Rd, Ruislip. 68819/APP/2014/1600	135,000.00	135,000.00	0.00	0.00	0.00	135,000.00	135,000.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including; bus priority measures, improvements to bus services and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	247,678.65	247,678.65	28,119.15	28,119.15	0.00	219,569.50	155,000.00	
		PLANNING TRANSPORTATION & RECYCLING T TOTAL	1,451,945.93	1,451,945.93	188,086.06	188,086.06	0.00	1,263,859.87	155,000.00	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019).
EYL/206/358	Northwood	Land forming part of Oakhurst, Northgate, Northwood. 6712/APP/2011/2712	13,391.12	13,391.12	0.00	0.00	0.00	13,391.12	13,391.12	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of external leisure spaces (see agreement for details). No time limits for spend.
EYL/211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	33,436.00	17,869.51	17,869.51	0.00	15,566.49	0.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend. Funds allocated towards expansion at Harefield Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £17,869.51 spent 2014/15.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
EYL/232/357	Ickenham	66 Long Lane, Ickenham 20545/APP/2012/2848	20,041.43	20,041.43	0.00	0.00	0.00	20,041.43	20,041.43	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL/234/375	South Ruislip	35 Edwards Ave, Ruislip. 35883/APP/2012/864	16,138.00	16,138.00	0.00	0.00	0.00	16,138.00	16,138.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary school child yield arising from the proposal. No time limit for spend.
EYL/235/376	West Ruislip	16-18 Kingsend, Ruislip 63221/APP/2012/878	2,224.00	2,224.00	0.00	0.00	0.00	2,224.00	2,224.00	Funds received towards the cost of providing educational places within the London Borough of Hillingdon. No time limit on spend.
EYL/236/377	Northwood	Littlehurst, Northgate, Northwood. 31866/APP/2013/3686	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
		EDUCATION, YOUTH AND LEISURE	110,822.55	110,822.55	17,869.51	17,869.51	0.00	92,953.04	77,386.55	
		SUB - TOTAL								
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,168.90	75,000.00	75,168.90	0.00	75,168.90	0.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C. Original scheme not viable and time limit has now expired. Officers in negotiation with developer for an alternative scheme. Request for DOV has been declined by the developer. Contribution plus accrued interest has been returned.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Gavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,026.42	8,026.42	0.00	0.00	0.00	8,026.42	8,026.42	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	10,959.04	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 198/APP/2013/2958	26,307.20	0.00	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
		COMMUNITY, COMMERCE & REGENERATION TOTAL	331,287.42	304,811.32	75,168.90	0.00	75,168.90	256,118.52	215,988.97	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2006/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	3,217.55	0.00	3,217.55	32.45	0.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016). Funds allocated and spent towards improved facilities at Manor Farm Library (Cabinet Member report 29/03/2016).
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	1,163.88	1,163.88	0.00	1,099.60	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). £1,163.88 allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment. (see agreement for details). No time limit for spend.
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/54/343C	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	1,846.79	1,846.79	0.00	0.00	0.00	1,846.79	1,846.79	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/53/346C	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	1,355.94	1,355.94	0.00	0.00	0.00	1,355.94	1,355.94	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/56/351C	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	659.51	659.51	0.00	0.00	0.00	659.51	659.51	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/65/385B	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	1,082.25	0.00	0.00	0.00	0.00	1,082.25	1,082.25	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limit for spend.
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	93,503.22	92,420.97	4,381.43	1,163.88	3,217.55	89,121.79	55,776.83	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,053 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2594 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	7,214.17	2,400.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	15,000.00	15,000.00	0.00	15,000.00	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acres Woods (Cabinet Member Decision 22/07/2016).
E/76/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/66/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote Pinner 25760/APP/2013/2632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt. (Sept 2022).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	0.00	0.00	0.00	0.00	31,369.64	31,369.64	Contribution received to improve the ecological facilities at Pinn meadows including: access for river dipping, creation of an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	414,617.68	383,248.04	110,798.62	108,398.62	2,400.00	303,819.06	148,869.64	
		PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING								
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6167/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	0.00	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	0.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3356 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS AS AT 30/06/16	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/16	COMMENTS (as at mid August 2016)
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	AS AT 30/06/16 8,698.77	AS AT 31/03/16 8,698.77	AS AT 30/06/16 0.00	AS AT 31/03/16 0.00	To 30/06/16 0.00	AS AT 30/06/16 8,698.77	AS AT 30/06/16 0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	0.00	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	822,866.52	812,671.23	0.00	0.00	0.00	822,866.52	646,883.88	
		SECTION 106 SUB - TOTAL	2,020,776.04	1,951,662.76	236,337.61	155,551.16	80,786.45	1,784,438.43	1,299,905.87	
		GRAND TOTAL ALL SCHEMES	3,225,043.32	3,155,920.04	396,304.52	315,518.07	80,786.45	2,828,738.80	1,299,905.87	

NOTES
 The balance of funds remaining must be spent on works as set out in each individual agreement.
 Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.
 Bold figures indicate changes in income and expenditure
 Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.
 * Denotes funds the Council is unable to spend currently (totals £1,256,791.91)
 †24: PT/25 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed
 †32: PT/28/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded)
 †49: PT/28/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 †57: H/11/998 £3,156.00 funds have been received to provide health care services in the borough.
 †62: P/12/817/197 £23,000.00 held as security for the due and proper execution of the works.
 †74: H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.
 †76: P/12/78/78/238G £7,363.00 funds have been received to provide Health Care services in the borough.
 †81: H/28/263D £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 †92: H/34/282F £3,353.86 funds have been received to provide Health Care services in the borough.
 †94: H/63/390D £15,031.25 funds received to provide health care facilities in the borough.
 †98: H/37/301E £9,001.75 funds received to provide health care facilities in the borough.
 †103: H/44/319D £12,958.84 funds received to provide health care facilities in the borough.
 †104: H/46/323G £24,312.54 funds received to provide health care facilities in the borough.
 †105: P/11/48/327 £14,126.88 funds received to provide health care facilities in the borough.
 †107: H/48/331E £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
 †110: H/51/231H £4,320.40 funds received to provide health care facilities in the borough.
 †112: H/54/343D £17,374.27 funds received to provide health care facilities in the borough.
 †113: H/63/346D £8,698.77 funds received to provide health care facilities in the borough.
 †115: P/12/78/89/049 £8,434.88 funds received to provide health care facilities in the borough.
 †116: H/67/351D £6,212.88 funds to be held as a returnable deposit for highways works (to be later refunded).
 †122: P/12/78/105/350C £878,500.00 funds received to provide health care facilities in the borough.
 †130: H/63/385D £10,195.29 funds received to provide health care facilities in the borough.
 £1,256,791.91

Plans for North Applications Planning Committee

Wednesday 16 November
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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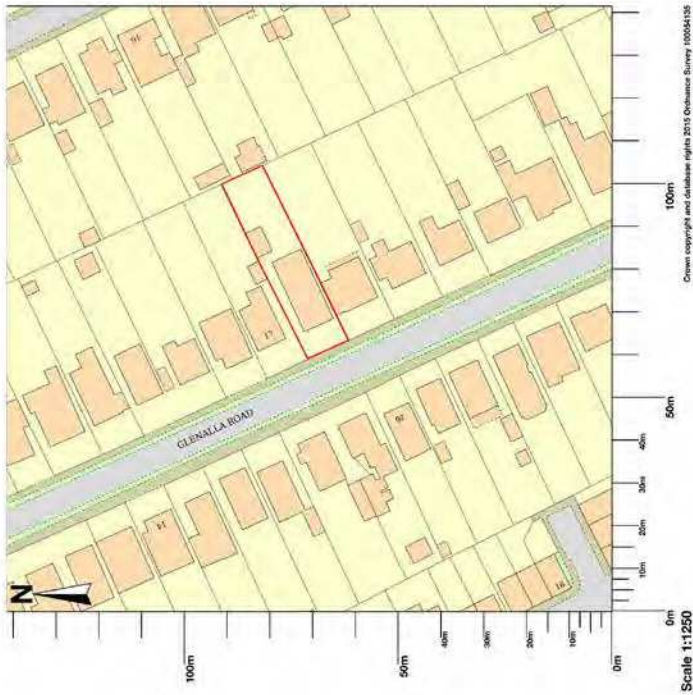
Report of the Head of Planning, Sport and Green Spaces

Address THURGA, 19 GLENALLA ROAD RUISLIP
Development: Erection of two storey building to create 4 x 2-bed self-contained flats with associated parking, involving demolition of existing dwelling.
LBH Ref Nos: 43884/APP/2016/2760
Drawing Nos:

Date Plans Received:	18/07/2016	Date(s) of Amendment(s):	16/07/0016
Date Application Valid:	29/07/2016		16/07/2016
			28/07/2016



19 Glenalla Road, Ruislip, HA4 8DW



01 LOCATION PLAN
A3 SCALE: 1:1250

Map shows area bounded by: 509627 28,187523.3,509768.72,187664.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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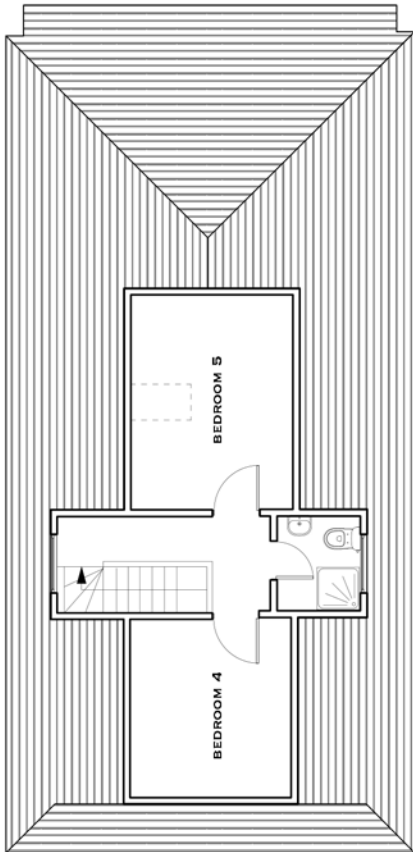


01 BLOCK PLAN
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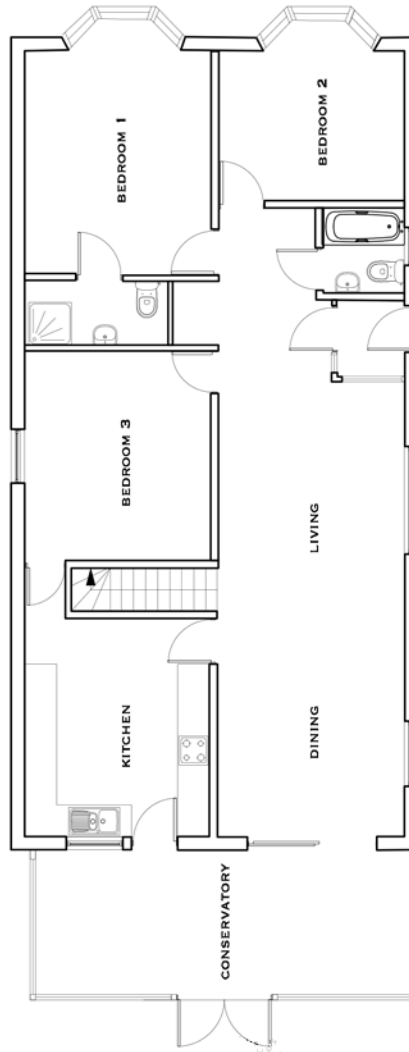


ASEA Ltd

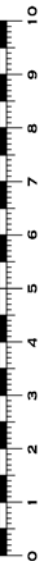
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Ruislip		HA4 8DW
Title: Location Plan & Block Plan		
Scale:	1:1250	Date: Nov, 2015
Drawing No:	1:500	Rev:
ASEA/2016/294/PP/01		
Architectural Services & Energy Assessment		
24 Latimer Road		
Perivale		
Middlesex: UB6 7EU		
t: 0208 723 1384		
m: 07712043116		
e: ilan@asealtd.com		



O2 EXISTING FIRST FLOOR
A3 SCALE: 1:100



O2 EXISTING GROUND FLOOR
A3 SCALE: 1:100



ASEA Ltd

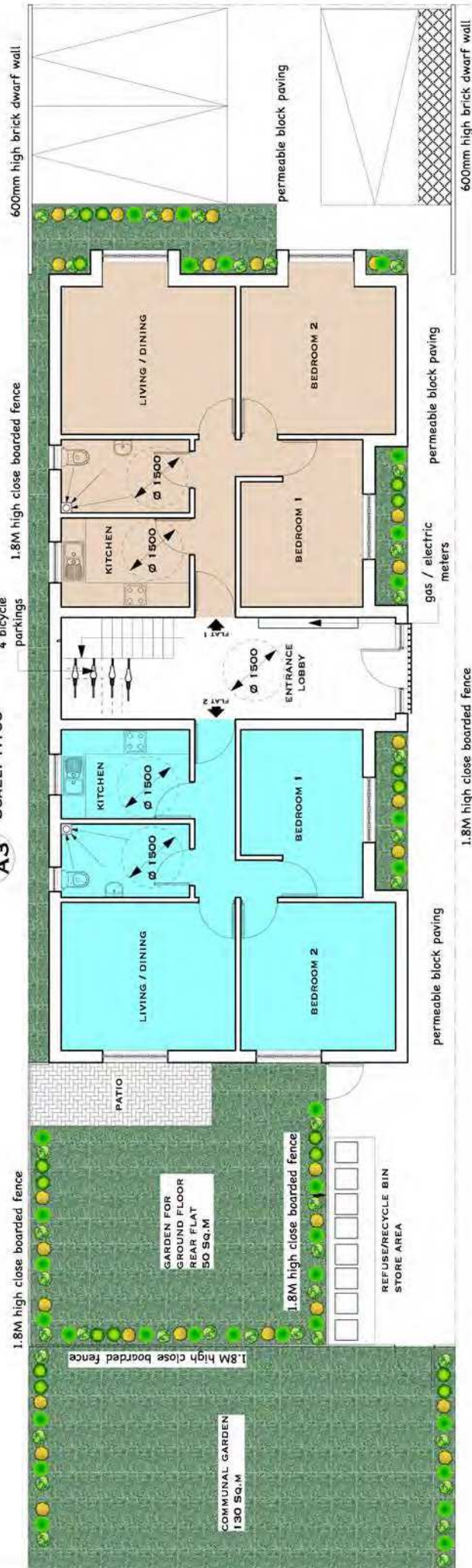
Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex. UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

Location:
 19 Glenalla Road
 Ruislip
 HA4 8DW
 Title: Existing Floor Plans
 Scale: 1:100 Date: July, 2016
 Drawing No.:
 ASEA/2016/294/PP/02 Rev:



FLAT NO:	TYPE OF FLAT	INTERNAL GROSS FLOOR AREA
FLAT 1	2 BED 3 PERSONS FLAT	63.0 SQ.M
FLAT 2	2 BED 3 PERSONS FLAT	61.0 SQ.M
FLAT 3	2 BED 3 PERSONS FLAT	67.0 SQ.M
FLAT 4	2 BED 3 PERSONS FLAT	65.0 SQ.M

O4 PROPOSED FIRST FLOOR
A3 SCALE: 1:100



O4 PROPOSED GROUND FLOOR
A3 SCALE: 1:100

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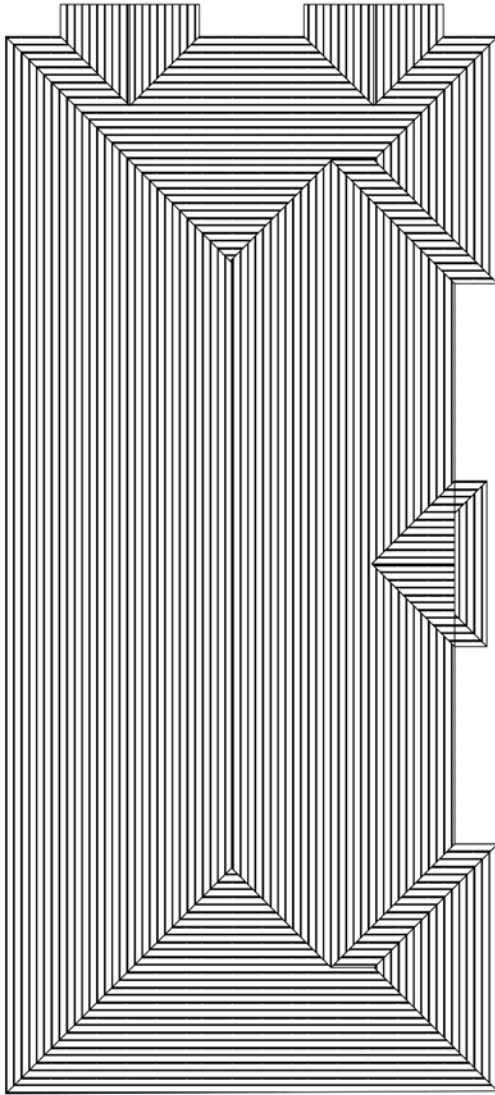
Location:
 19 Glenalla Road
 Ruuslip
 HA4 8DW

Architectural Services &
 Energy Assessment
 24 Latimaston Road
 Pervale
 Middlesex, UB6 7EU

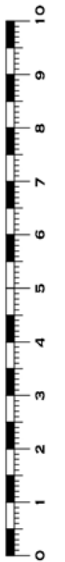
t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

Proposed Floor Plans
 Scale: 1:100 Date: July, 2016
 Drawing No: ASEA/2016/294/PP/04 Rev: A





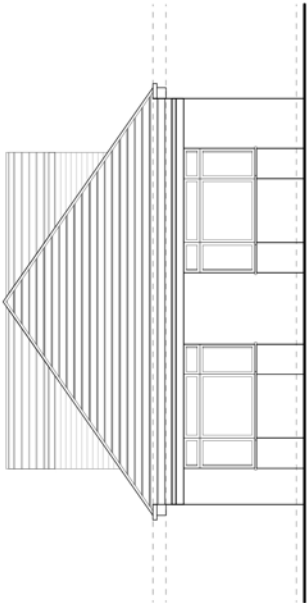
07 PROPOSED ROOF PLAN
A3 SCALE: 1:100



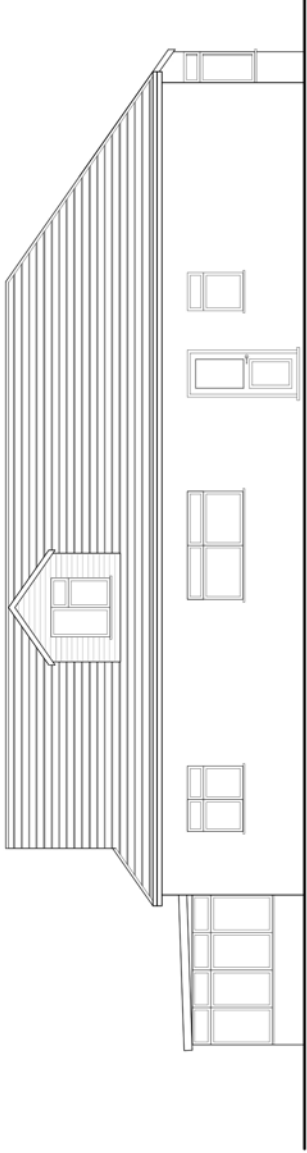
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 e: ilan@asealtd.com

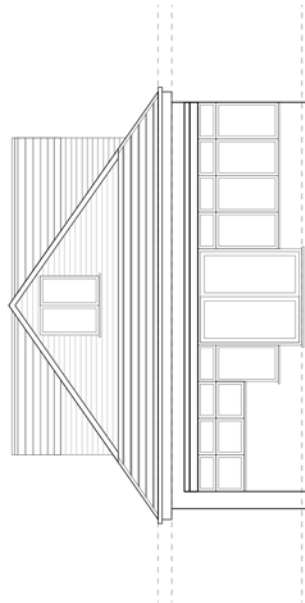
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 Ruislip
 HA4 8DW
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 Scale: 1:100 Date: July, 2016
 Drawing No.:
 ASEA/2016/294/PP/07 Rev:



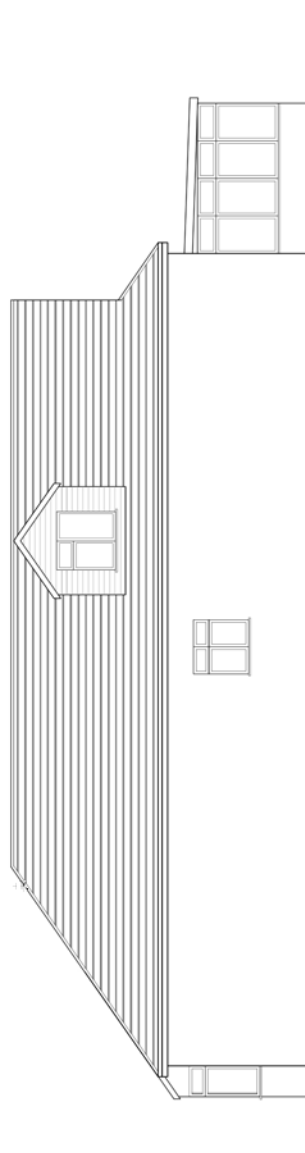
O3 EXISTING FRONT ELEVATION
A3 SCALE: 1:100



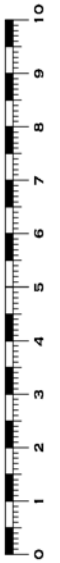
O3 EXISTING LEFT SIDE ELEVATION
A3 SCALE: 1:100



O3 EXISTING REAR ELEVATION
A3 SCALE: 1:100



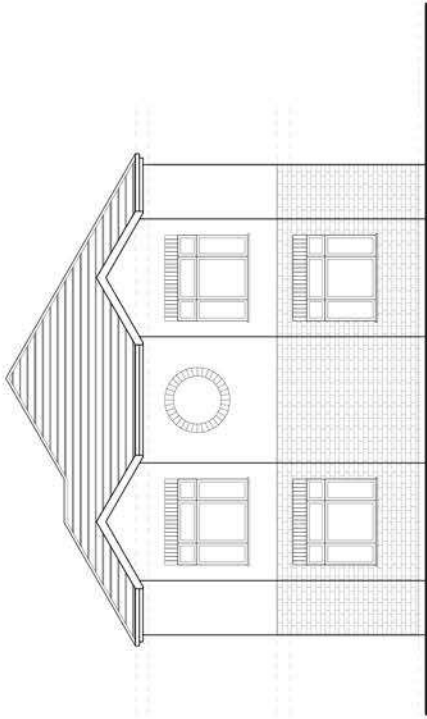
O3 EXISTING RIGHT SIDE ELEVATION
A3 SCALE: 1:100



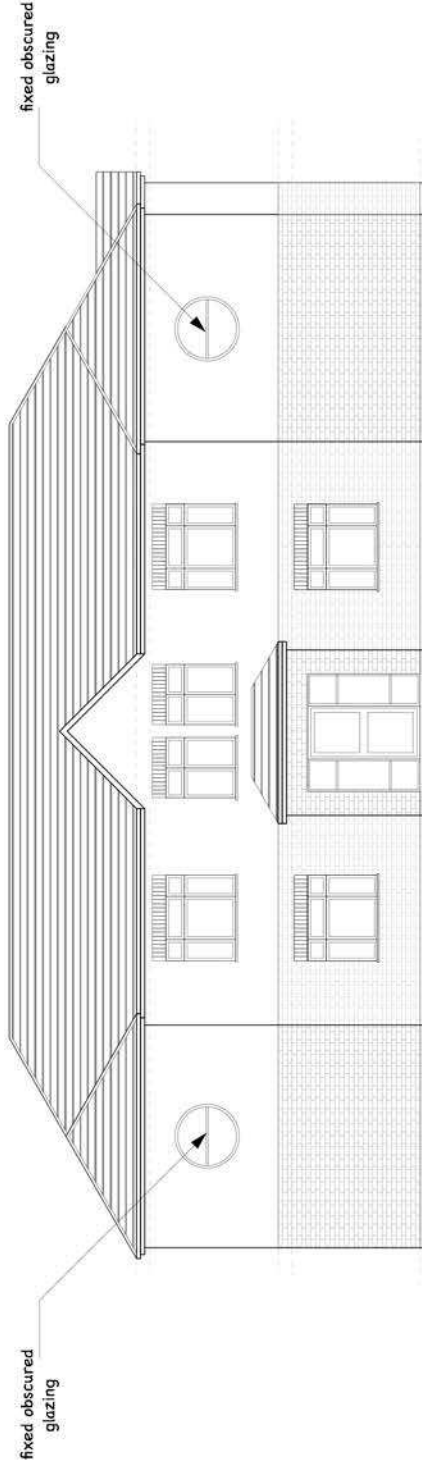
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Architectural Services &
 Energy Assessment
 24 Laurenceston Road
 Perivale
 Middlesex. UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

Location:
 19 Glenalla Road
 Ruislip
 HA4 8DW
 Title: Existing Elevations
 Scale: 1:100 Date: July, 2016
 Drawing No: ASEA/2016/294/PP/03
 Rev:



05 PROPOSED FRONT ELEVATION
A3 SCALE: 1:100



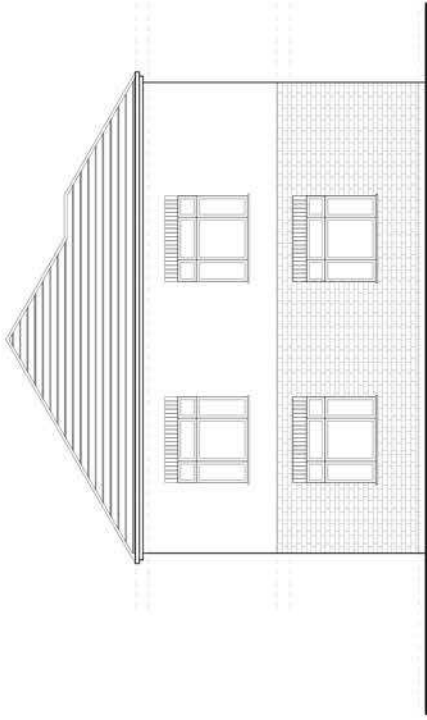
05 PROPOSED LEFT SIDE ELEVATION
A3 SCALE: 1:100



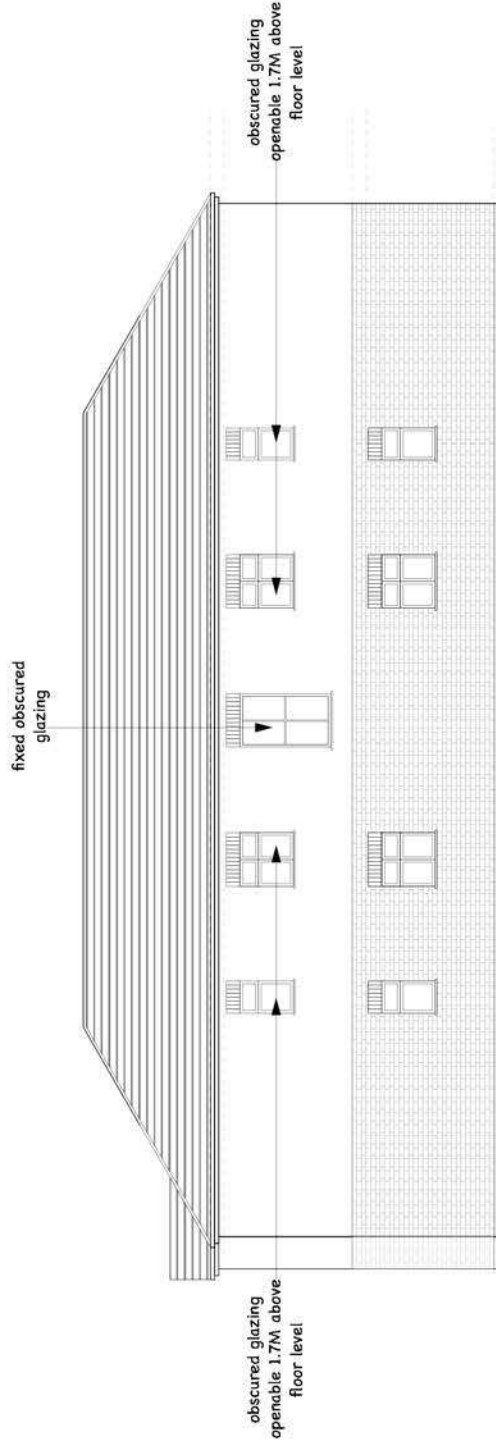
ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Latuncaston Road
 Perivale
 Middlesex: UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

Location:
 19 Glenalla Road
 Ruislip
 HA4 8DW
 Title: Prop. Front & Left Elevation
 Scale: 1:100 Date: July, 2016
 Drawing No.: ASEA/2016/294/PP/05
 Rev:



06 PROPOSED FRONT ELEVATION
A3 SCALE: 1:100



06 PROPOSED LEFT SIDE ELEVATION
A3 SCALE: 1:100



ASEA Ltd

Location: 19 Glenalla Road Ruislip HA4 8DW	
Title: Prop. Rear & Right Elevation	
Scale: 1:100	Date: July, 2016
Drawing No.: ASEA/2016/294/PP/06	Rev:
Architectural Services & Energy Assessment 24 Latimceston Road Perivale Middlesex: UB6 7EU t: 0208 723 1384 m: 07712043116 e: ilan@asealtd.com	



RIGHT SIDE OF THE PROPERTY



RIGHT SIDE OF THE PROPERTY



FRONT VIEW OF THE PROPERTY



REAR VIEW OF THE PROPERTY



LEFT SIDE OF THE PROPERTY



LEFT SIDE OF THE PROPERTY

PHOTOGRAPHS OF NO:19 GLENALLA ROAD
RUISLIP HA4 8DW
AND NEIGHBOURING PROPERTIES



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Thurga
 19 Glenalla Road
 Ruislip**

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

Planning Application Ref:

43884/APP/2016/2760

Scale:

1:1,250

Planning Committee:

North Page 149

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

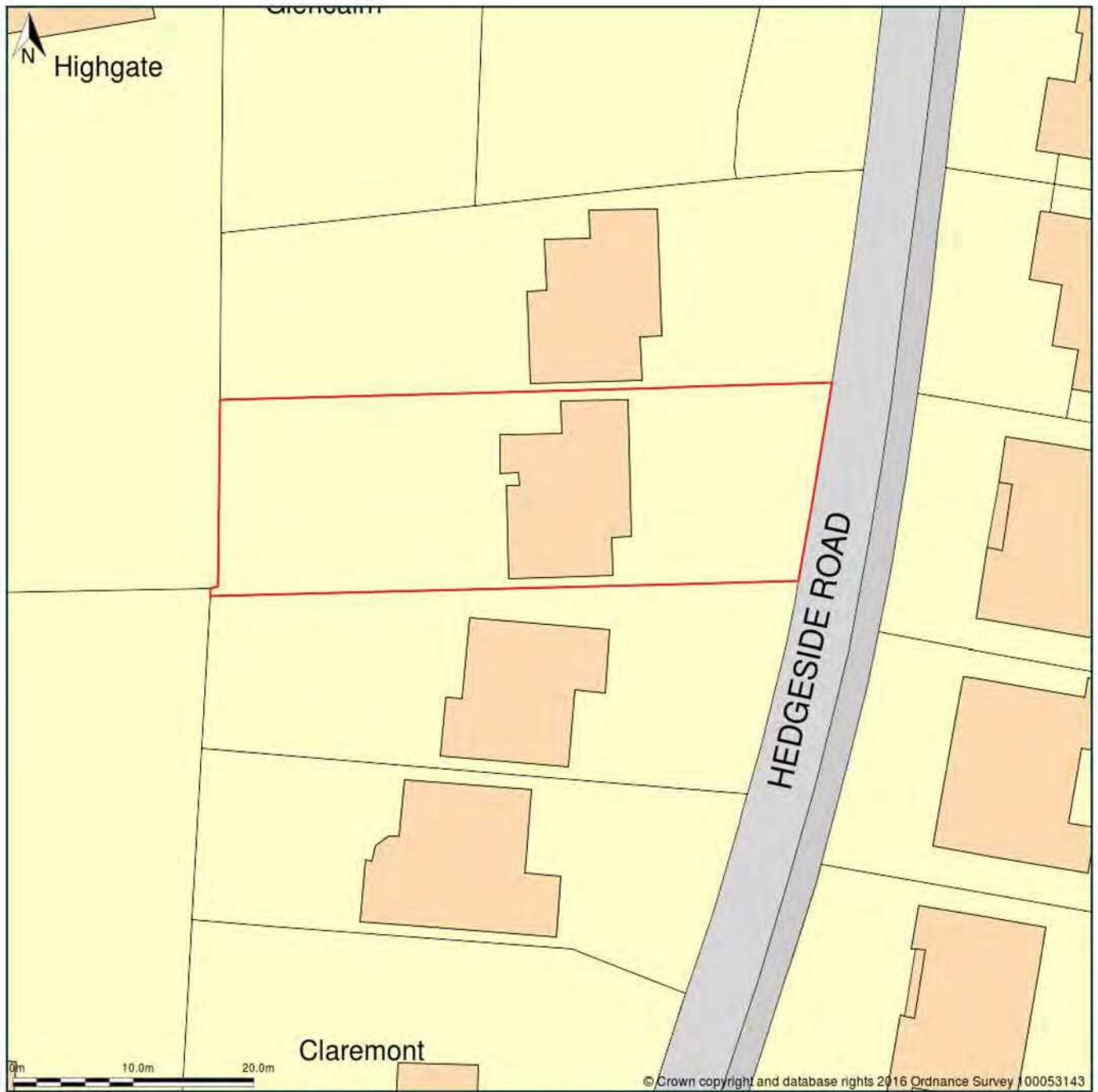
LBH Ref Nos: 38605/APP/2016/3272

Date Plans Received: 31/08/2016

Date(s) of Amendment(s):

Date Application Valid: 16/09/2016

7, Hedgeside Road, Northwood, Hillingdon, HA6 2NX



Block Plan shows area bounded by: 508096.9, 192144.1 508186.9, 192234.1 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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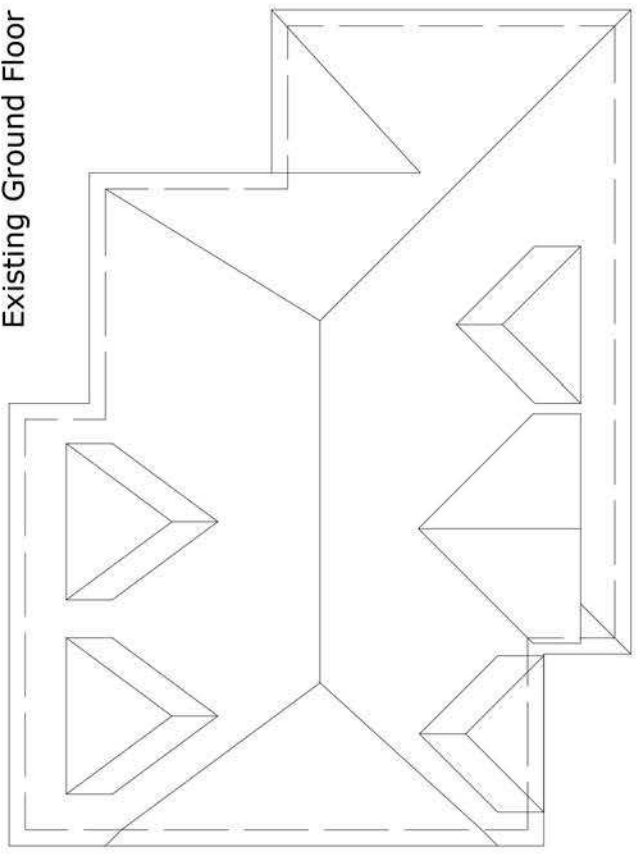
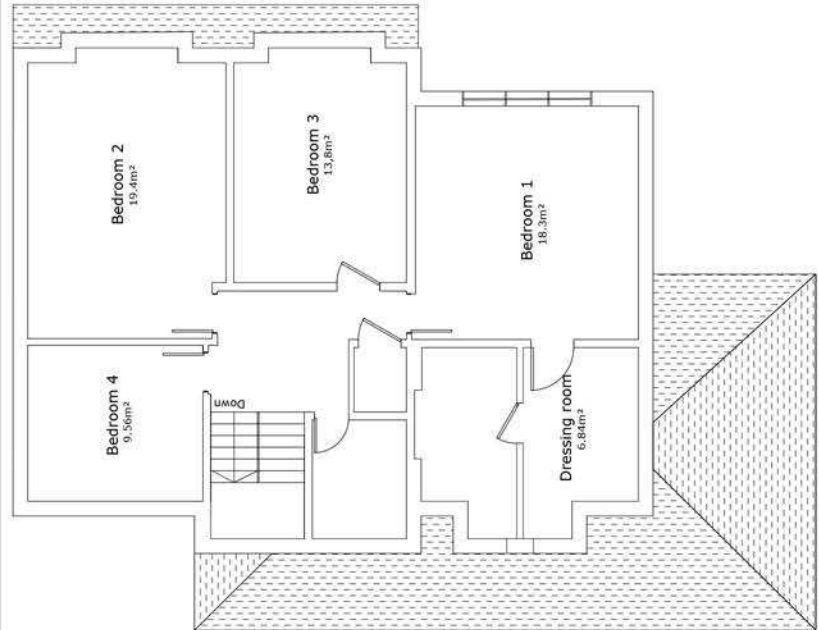
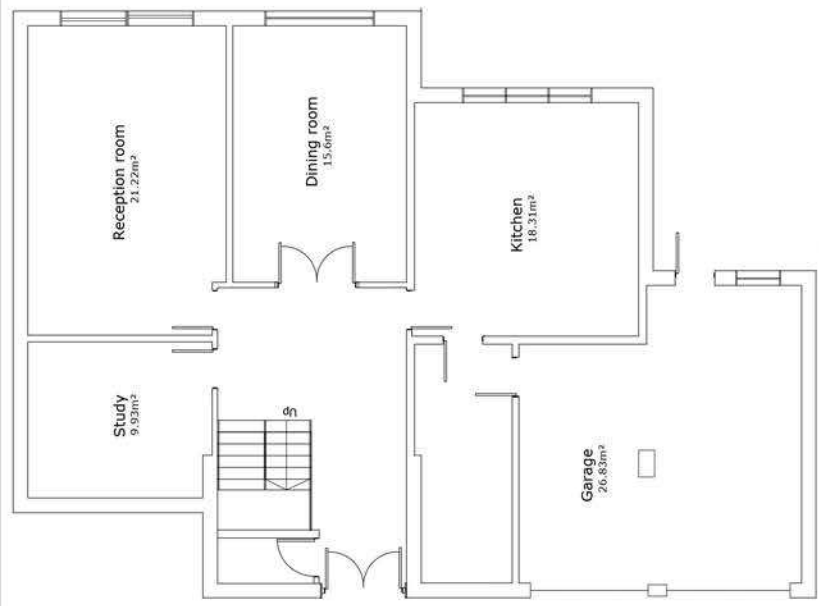
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- NOTES**
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 2. **DEPARTMENT:** Check and verify all dimensions on site prior to any construction works.
 3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

REV	DESCRIPTION	DATE
Client		
Job Title		
07 HEDGESIDE ROAD		
EXISTING PLANS		
Scale: 1:50 @ A1	Date: 30.08.2016	Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 The James Building, 579 - 589 Market Road
 Hemel Hempstead, Herts HP2 7DX
 ☎ 44 (0) 1442 236388 ☎ 44 (0) 1442 236364
 Web: aebutler-partners.co.uk
 Email: aebutlerpartners@aol.com

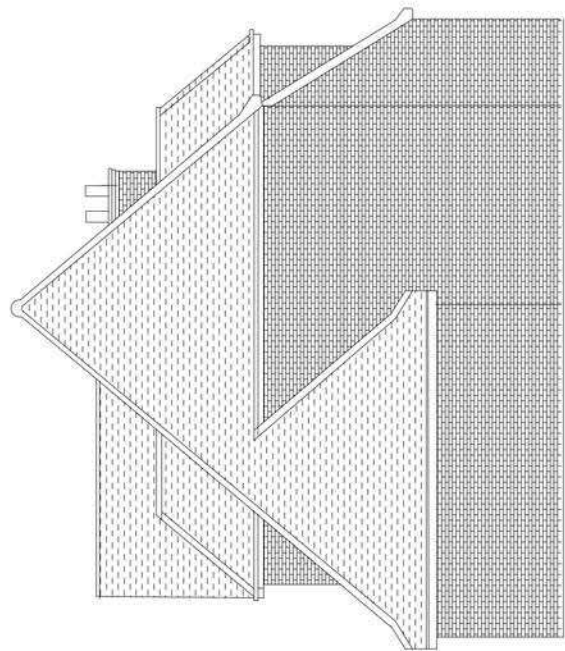
Drawing No: **4676/05**



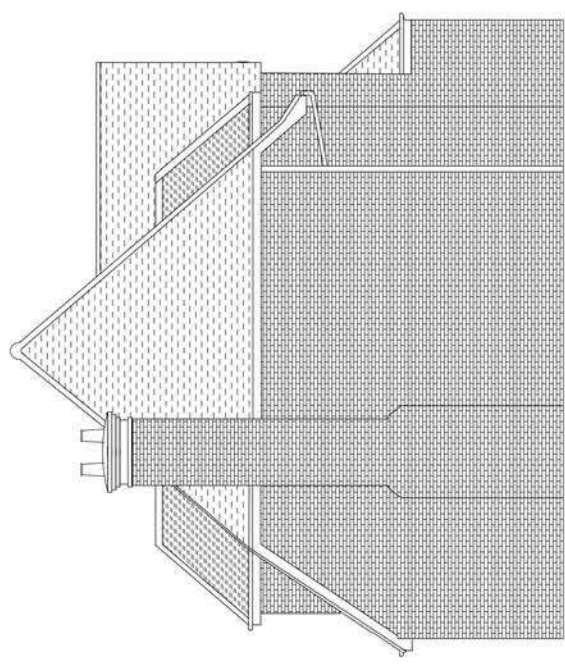
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NOTES

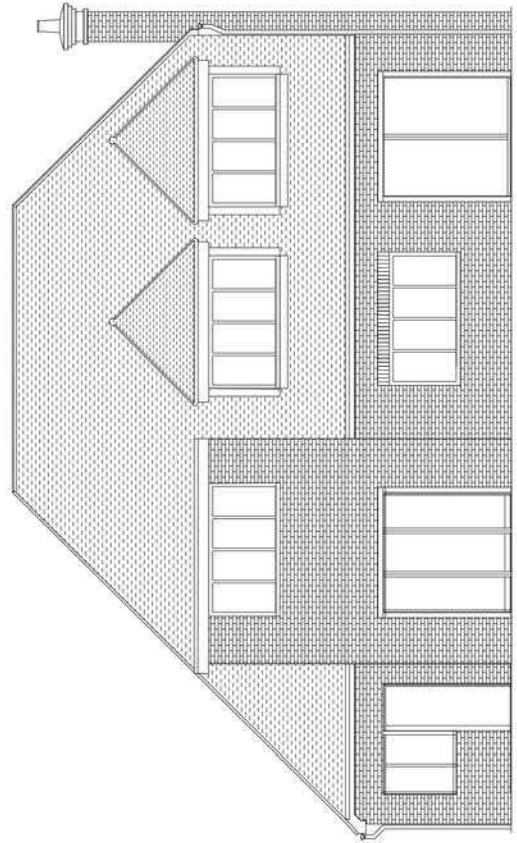
1. This drawing is to be read in conjunction with the specification (if applicable) and all relevant contracts, conditions, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.



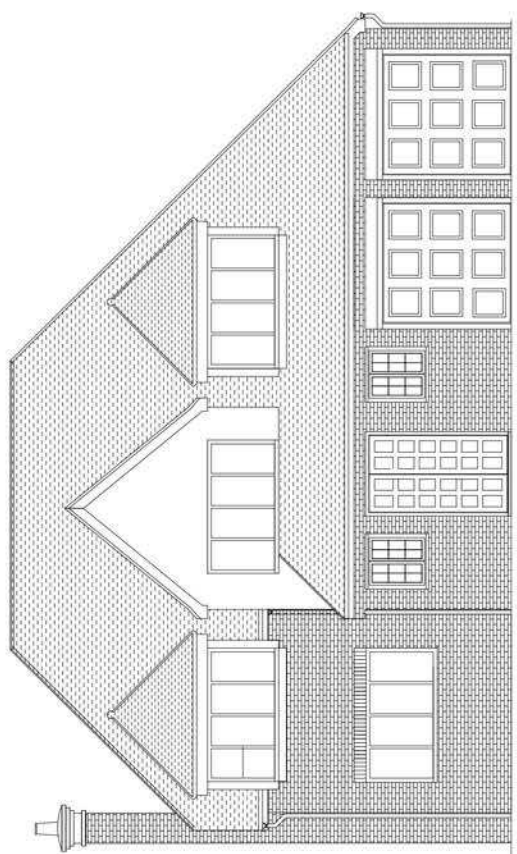
Existing Right Flank Elevation



Existing Left Flank Elevation



Existing Rear Elevation



Existing Front Elevation

REV	DESCRIPTION	DATE
001	Client	
002	Job Title	
	07 HEDGESIDE ROAD	
	EXISTING ELEVATIONS	
Scale: 1:50 @ A1	Date: 30.08.2018	Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 The James Building, 579-589 Mansel Road
 Hemel Hempstead Herts HP2 7DX
 Tel: 44 (0) 1442 236388 Fax: 44 (0) 1442 236364
 Web: aebutler-partners.co.uk
 Email: aebutlerpartners@aol.com

Drawing No: **4676/06**

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NOTES

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2. IMPORTANT: Check and verify all dimensions on site prior to any construction works.
3. FOUNDATION CONCRETE to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

REV	DESCRIPTION	DATE
B	UTILITY ROOM ADDED	20/08/2016
A	PLANNED	20/08/2016

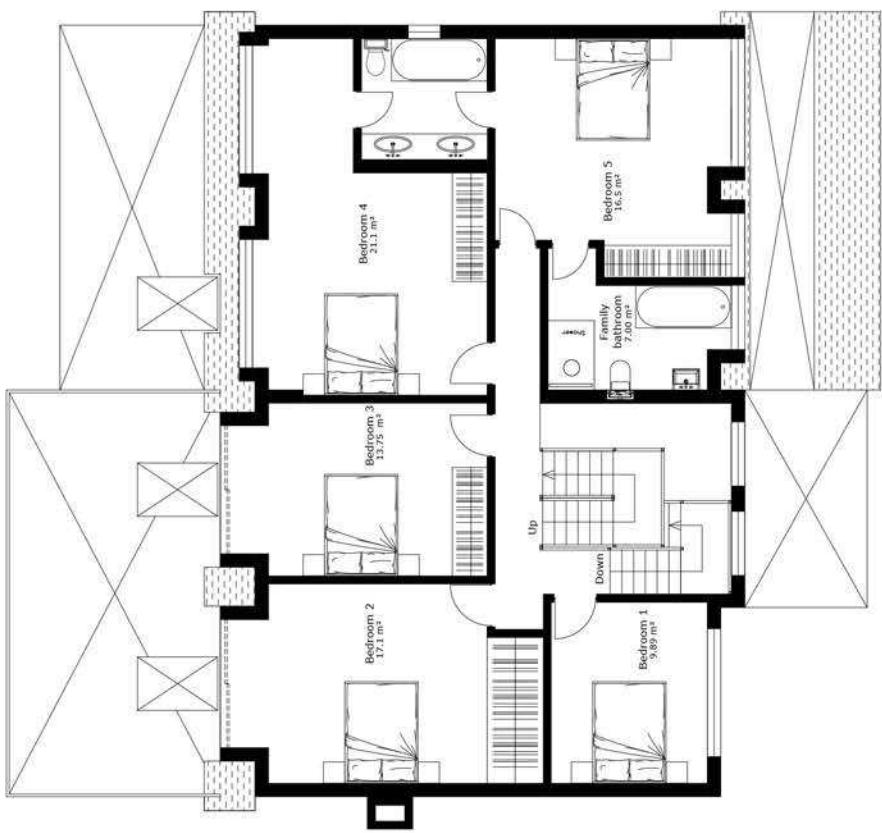
Client: _____

300 Title: **07 HEDGESIDE ROAD**

Drawing Title: **PROPOSED PLANS**

Scale: 1:50 @ A1
 Date: July 2016
 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 The Iron Building, 579-589 Market Road
 Hemel Hempstead, Herts HP2 7DX
 Tel: 44 (0) 1442 236338 Fax: 44 (0) 1442 236364
 Web: aebutler-partners.co.uk
 Email: aebutler@aeand.co.uk

Drawing No: **4676/01**
 Rev: **B**



Proposed first floor plan

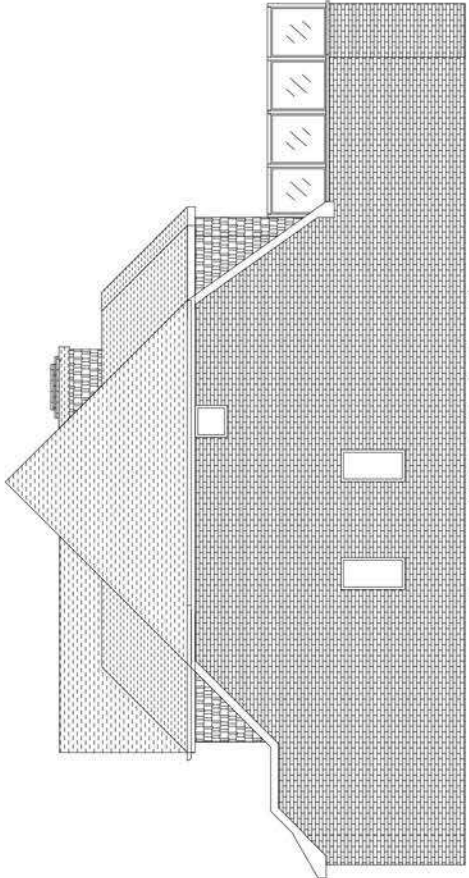


Proposed ground floor plan

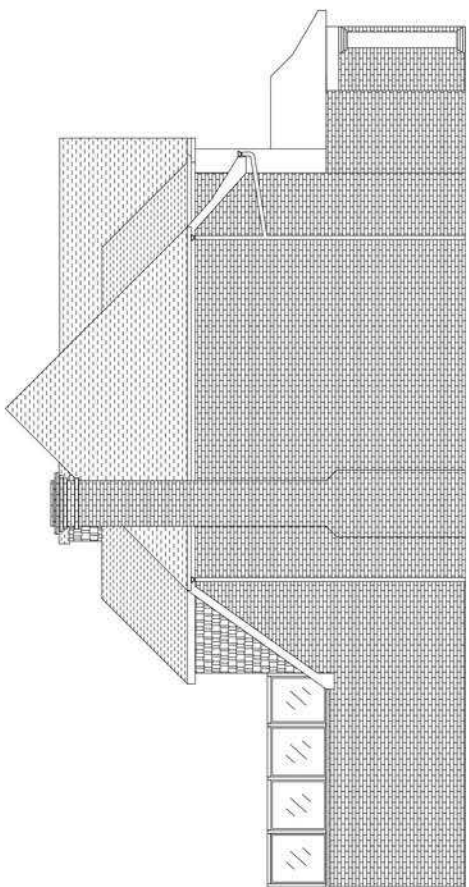
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NOTES

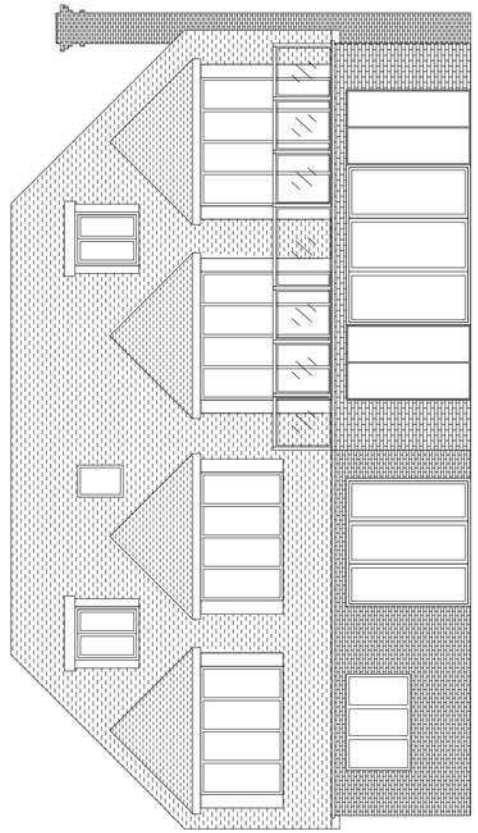
1. This drawing is to be read in conjunction with the specification (where applicable) and all relevant contracts, conditions, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.



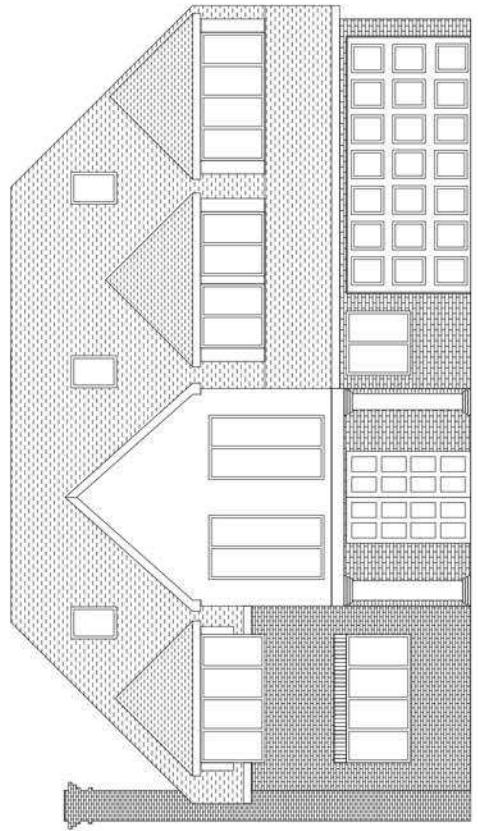
Proposed Right Flank Elevation



Proposed Left Flank Elevation



Proposed Rear Elevation



Proposed Front Elevation

REV	DESCRIPTION	DATE
B	REVISION ADDED	23/08/2016
A	ELEVATIONS UPDATED	23/08/2016

Client: _____

300 Title: _____

07 HEDGESIDE ROAD

PROPOSED ELEVATIONS

Scale: 1:50 @ A1
 Date: July 2016
 Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 The James Building, 579-589 Mansel Road
 Hemel Hempstead, Herts HP2 7DX
 Tel: 44 (0) 1442 233638 Fax: 44 (0) 1442 234364
 Web: aebutler-partners.co.uk
 Email: aebutlerpartners@aol.com

Drawing No: **4676/02**
 Rev: **B**

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NOTES.

1. Where applicable, this drawing must be read in conjunction with all relevant drawings issued by the Architect, Civil and Services Engineers.
2. Do not scale from this Drawing.

Rev	Description	Date
B	Study archive building plan for approval	13.09.2016
A	Details updated	23.08.2016

Client: _____

Job Title: _____

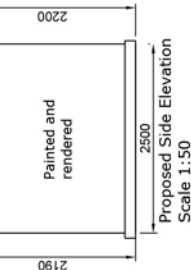
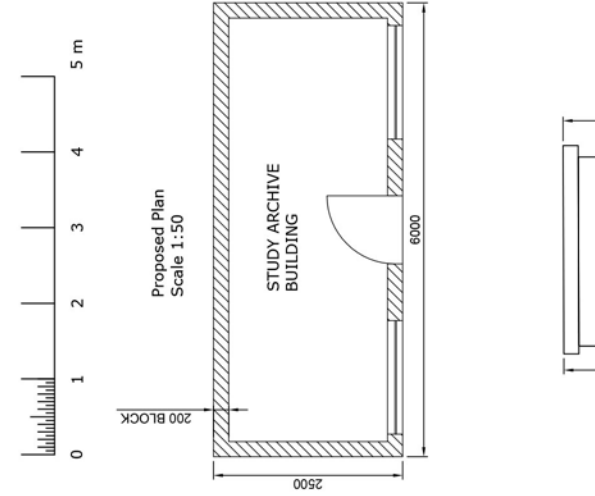
7 HEDGESIDE ROAD

REAR GARDEN DETAILS

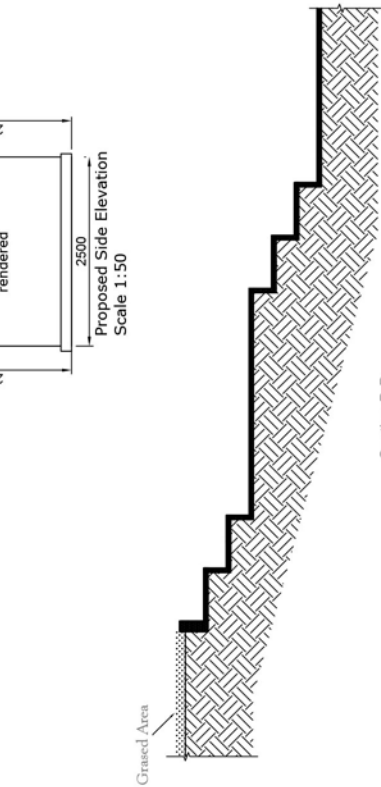
Scale: 1:100, 1:50, 1:25
 Date: July 2016
 Drawn: A.G.

A.E. Butler & Partners Limited
 Consulting Engineers
 151-153 Sturges Road
 The Innes Building 579-599 Maxwell Road
 Heriot Watt University Edinburgh EH8 8JH
 Tel: (01) 442 23608 Fax: (01) 442 23604
 Email: aeb@aebutler.co.uk

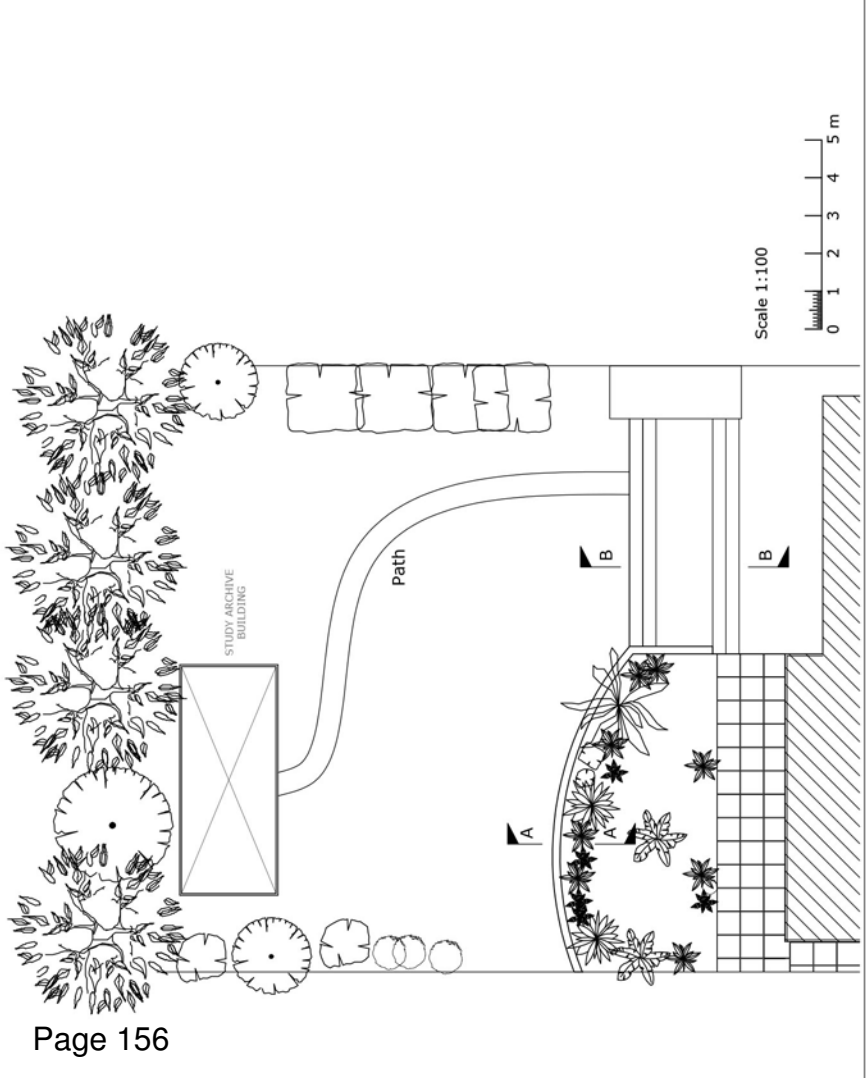
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 Rev: **B**



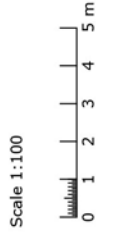
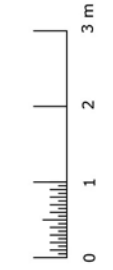
Proposed Front Elevation
 Scale 1:50

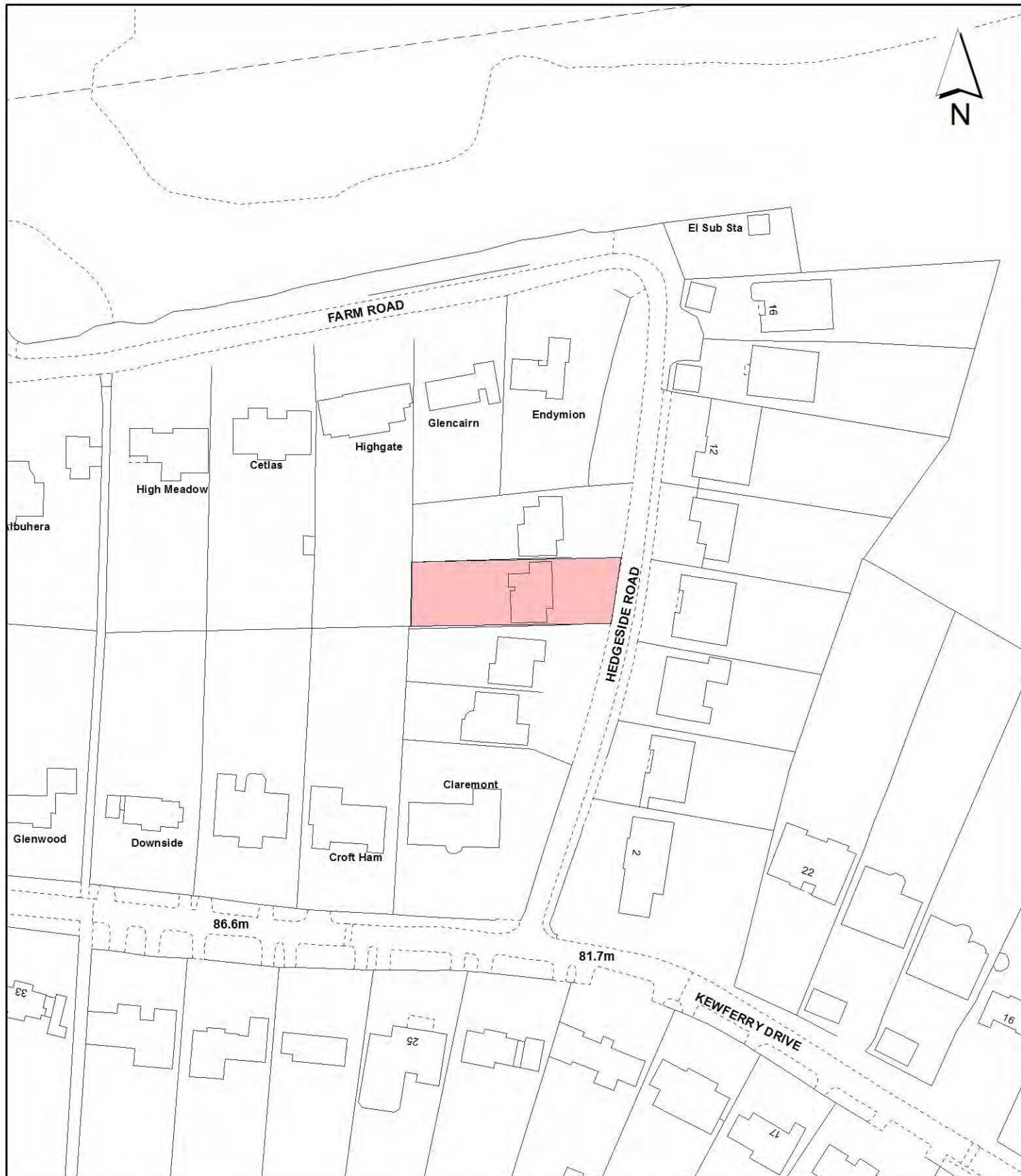


Section B-B
 Scale 1:25



Section A-A
 Scale 1:25





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Site Address:

**7 Hedgeside Road
 Northwood**

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

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

Planning Application Ref:

38605/APP/2016/3272

Scale:

1:1,250

Planning Committee:

North Page 157

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 46 BURLINGTON CLOSE PINNER

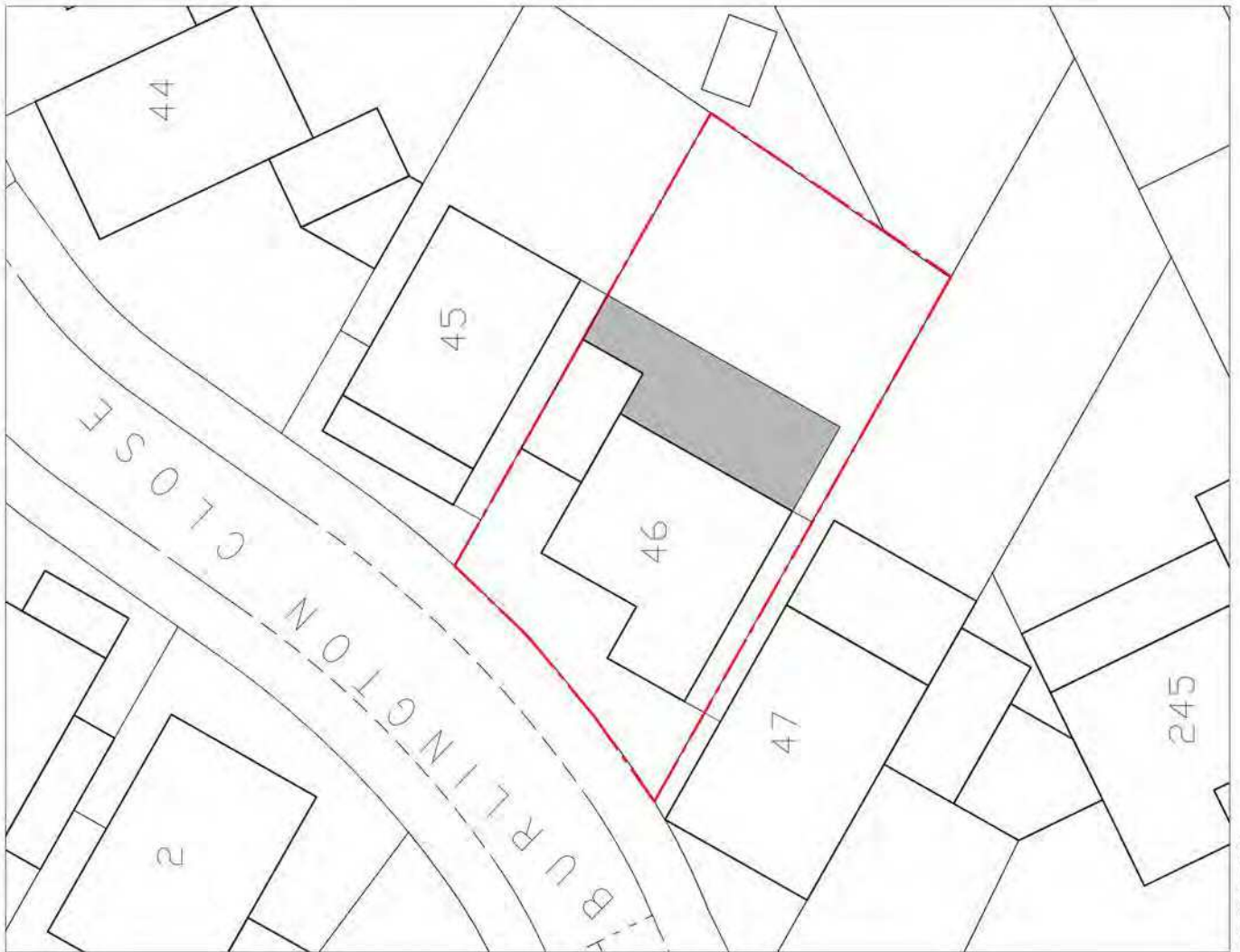
Development: Conversion of roofspace to habitable use to include a rear dormer, 4 x front rooflights and conversion of roof from hip to gable end

LBH Ref Nos: 70066/APP/2016/3364

Date Plans Received: 06/09/2016

Date(s) of Amendment(s):

Date Application Valid: 08/09/2016



BLOCK PLAN
Shaded area shows proposed extension



LOCATION PLAN
1:1250

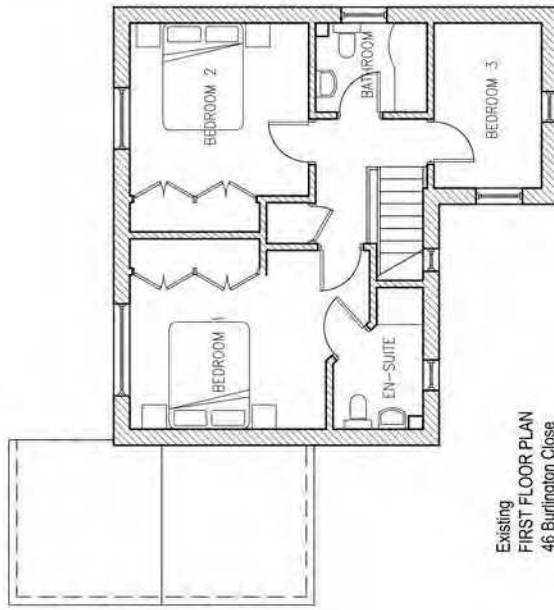


PROJECT
Mehul & Amisha Paur
Extension to
46 Burlington Close
Pinner
HA5 2TP

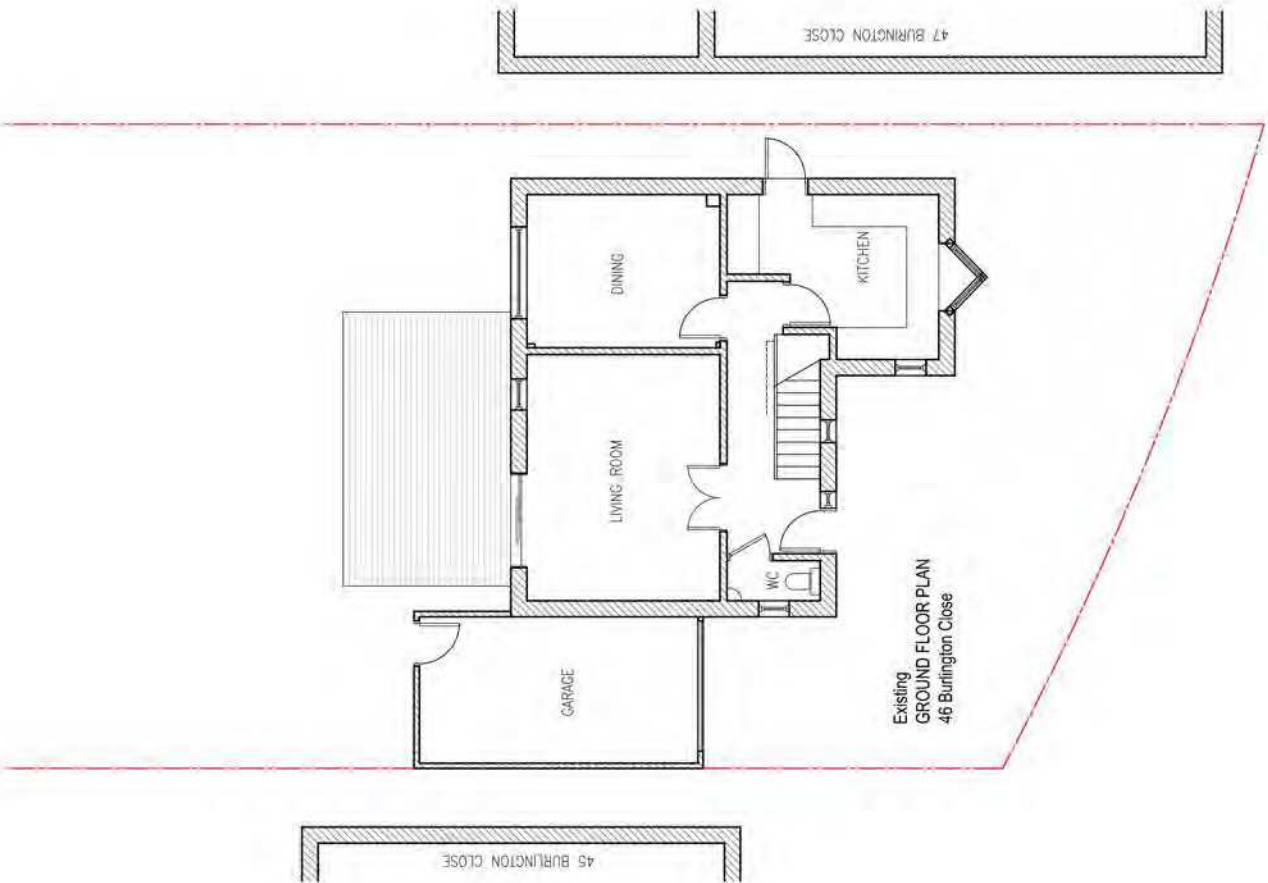
TITLE
Location Plan
& Block Plan

SCALE
1:1250 / 200 @ A3
DATE
Apr 15
DRAWING No.
1507-01.b

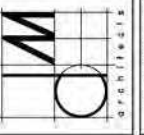
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9876

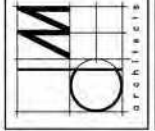
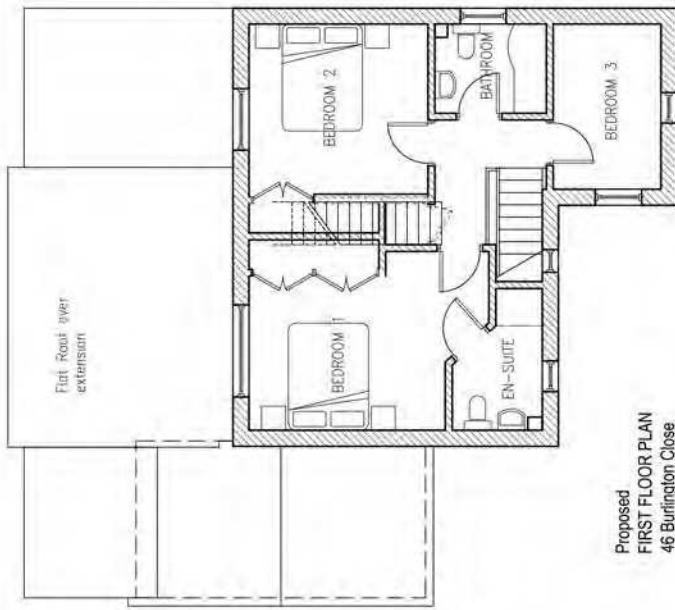
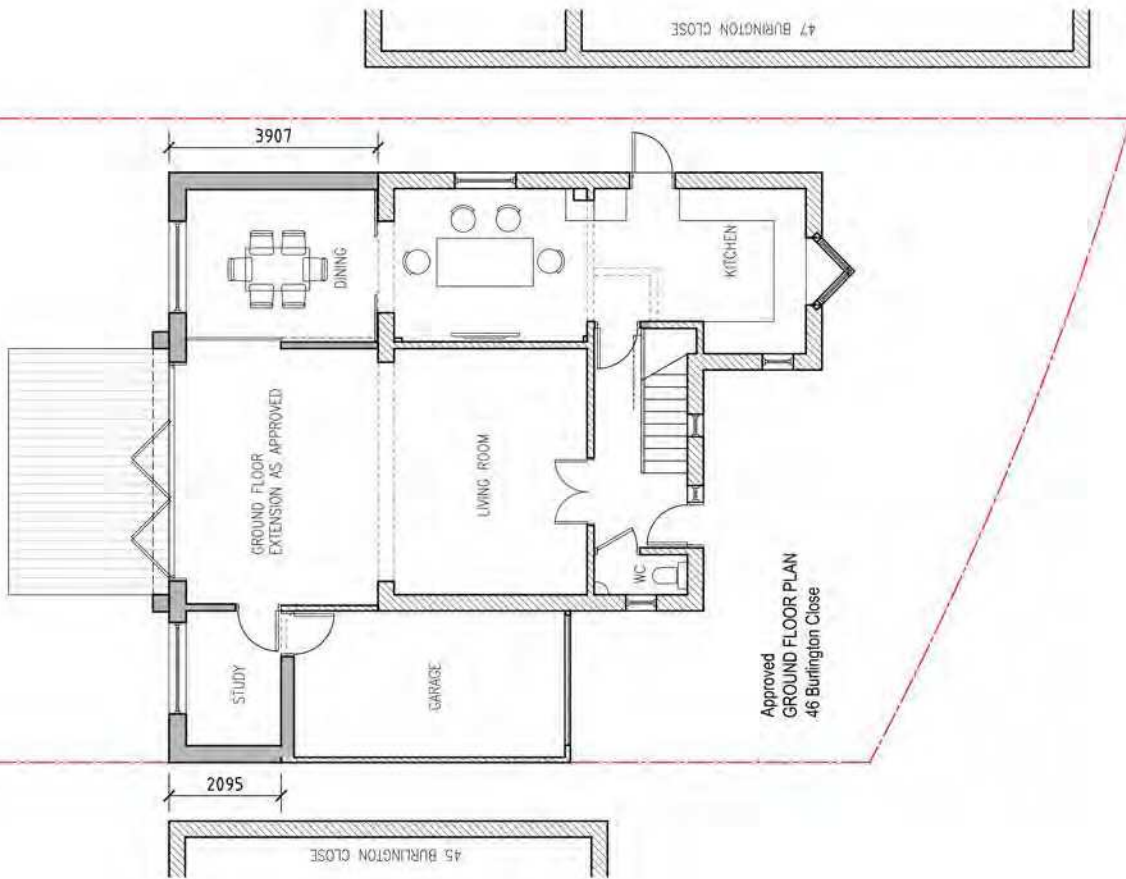


Existing
FIRST FLOOR PLAN
46 Burlington Close



Existing
GROUND FLOOR PLAN
46 Burlington Close

	PROJECT Mehul & Amisha Pau Extension to 46 Burlington Close Planner HA5 2TP	TITLE Existing Ground & First Floor	SCALE 1:100 @ A3
			DATE Apr 15
			DRAWING No. 1507-02



PROJECT
Mehul & Amisha Paa
Extension to
46 Burlington Close
Pinner
HA5 2TP

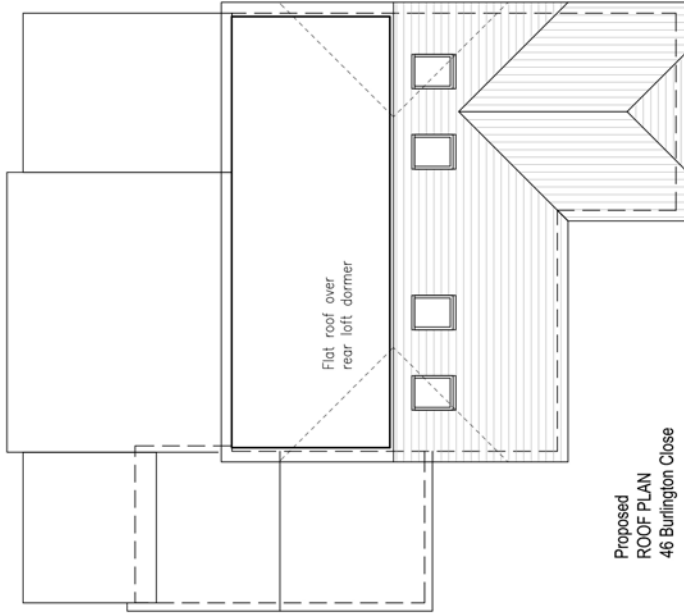
TITLE
Proposed
Ground & First Floor

SCALE
1:100 @ A3

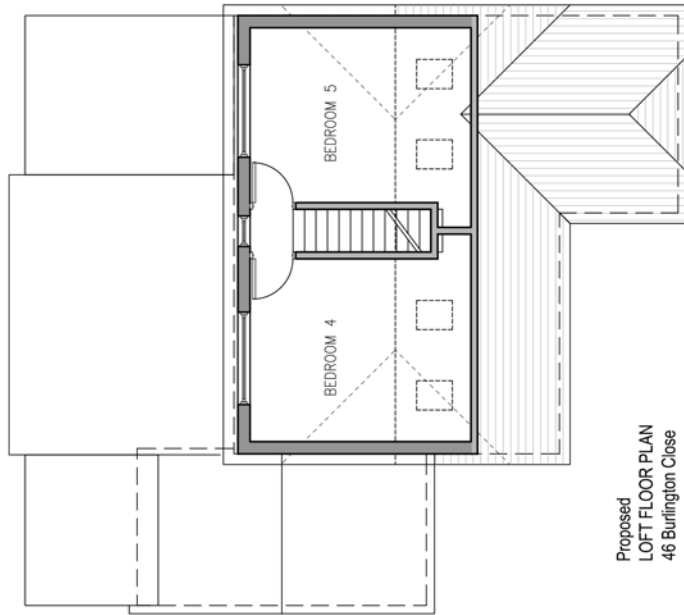
DATE
Sept 16

DRAWING No.
1507-201

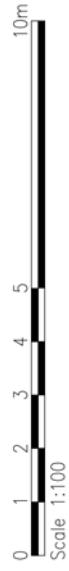
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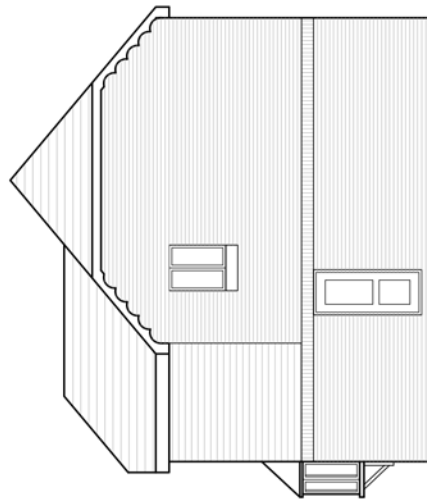
Proposed
ROOF PLAN
46 Burlington Close



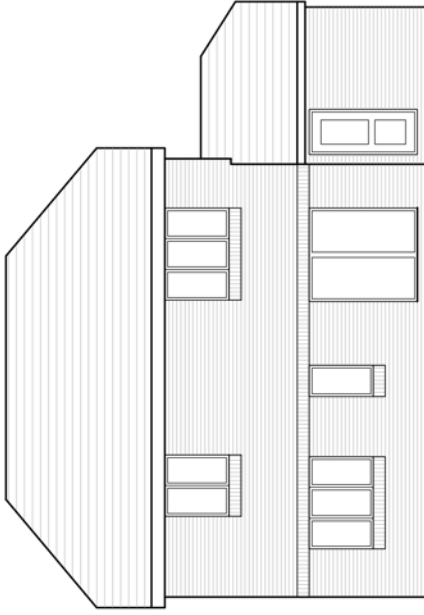
Proposed
LOFT FLOOR PLAN
46 Burlington Close



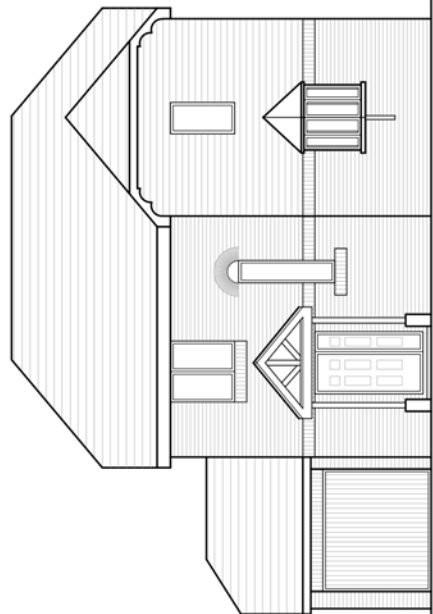
<p>M A architects</p>	<p>PROJECT Mehul & Amisha Paur Extension to 46 Burlington Close Pinner HA5 2TP</p>	<p>TITLE Proposed 2nd Floor & Roof Plan</p>	<p>SCALE 1:100 @ A3</p>
			<p>DATE Sept 16</p>
			<p>DRAWING No. 1507-202</p>
<p>75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976</p>			



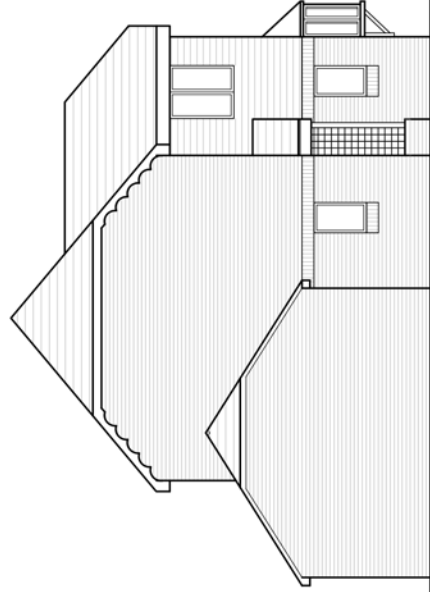
Existing
SIDE (North) ELEVATION



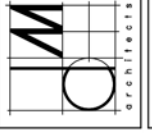
Existing
REAR ELEVATION



Existing
FRONT ELEVATION



Existing
SIDE (South) ELEVATION

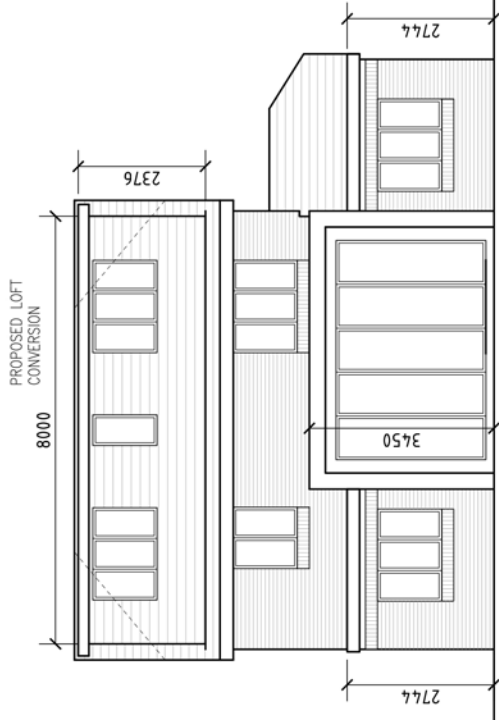


PROJECT
Mehul & Amisha Pau
Extension to
46 Burlington Close
Pinner
HA5 2TP

TITLE
Existing
Elevations

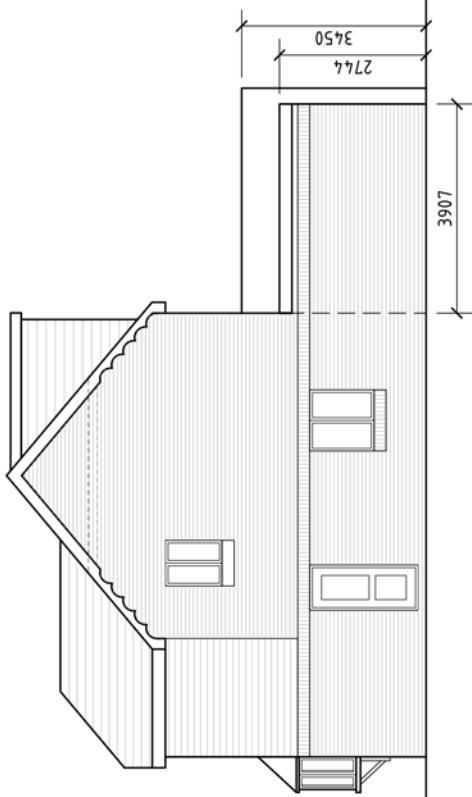
SCALE
1:100 @ A3
DATE
Apr 15
DRAWING No.
1507-03



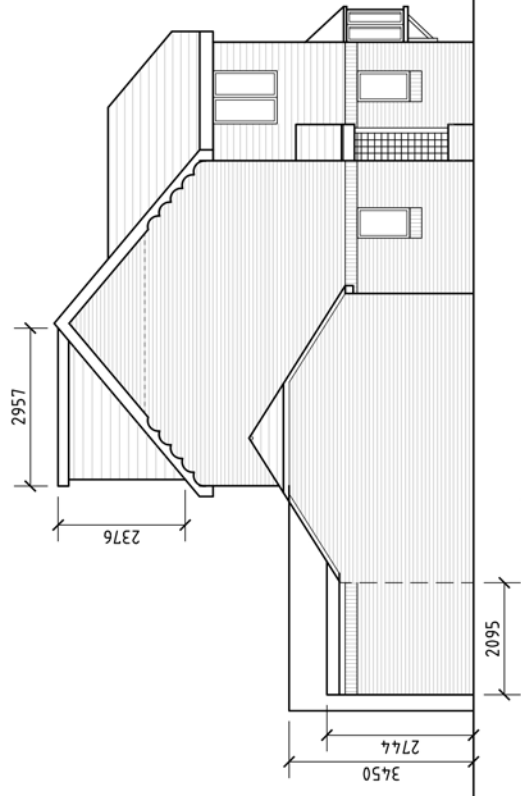


GROUND FLOOR EXTENSION AS APPROVED

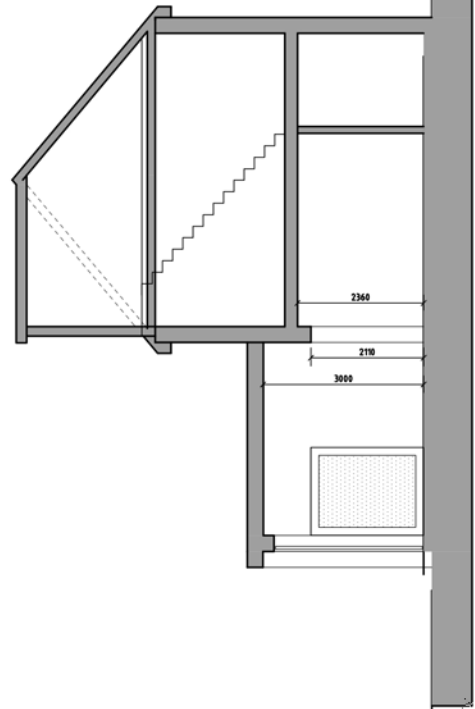
Proposed REAR ELEVATION



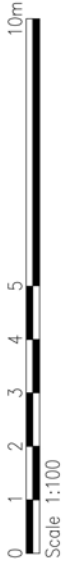
Proposed SIDE (North) ELEVATION



Proposed SIDE (South) ELEVATION



Proposed SECTION



	PROJECT	Mehul & Amisha Paur Extension to 46 Burlington Close Pinner Pinner	TITLE	Proposed Elevations	SCALE	1:100 @ A3
	DATE	Sept 16	DRAWING No.	1507-203	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976	



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Site Address:

**46 Burlington Close
 Pinner**

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

Planning Application Ref:

70066/APP/2016/3364

Scale:

1:1,250

Planning Committee:

North Page 165

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

Development: Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front.

LBH Ref Nos: 70377/APP/2016/3210

Date Plans Received: 23/08/2016

Date(s) of Amendment(s): 23/08/0016

Date Application Valid: 05/09/2016

NOTES

1. All dimensions are to be checked on site. Dimensions are to be taken from the centre of the building unless otherwise stated. All dimensions are to be taken from the centre of the building unless otherwise stated.
2. All work is to comply with current building regulations and all applicable codes of practice.
3. All contractors and sub-contractors must ensure that they have the right of way for the proposed work before commencing any work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers' instructions and recommendations.
5. All work on site must be completed as a result of the design, subject to the drawings, and to be given due consideration for compliance with the Health and Safety (Construction) Regulations 2007. All work on site must be completed in strict compliance with the relevant manufacturers' instructions and recommendations.
6. All dimensions shown in millimetres.
7. Symbols of buildings shown above ground.

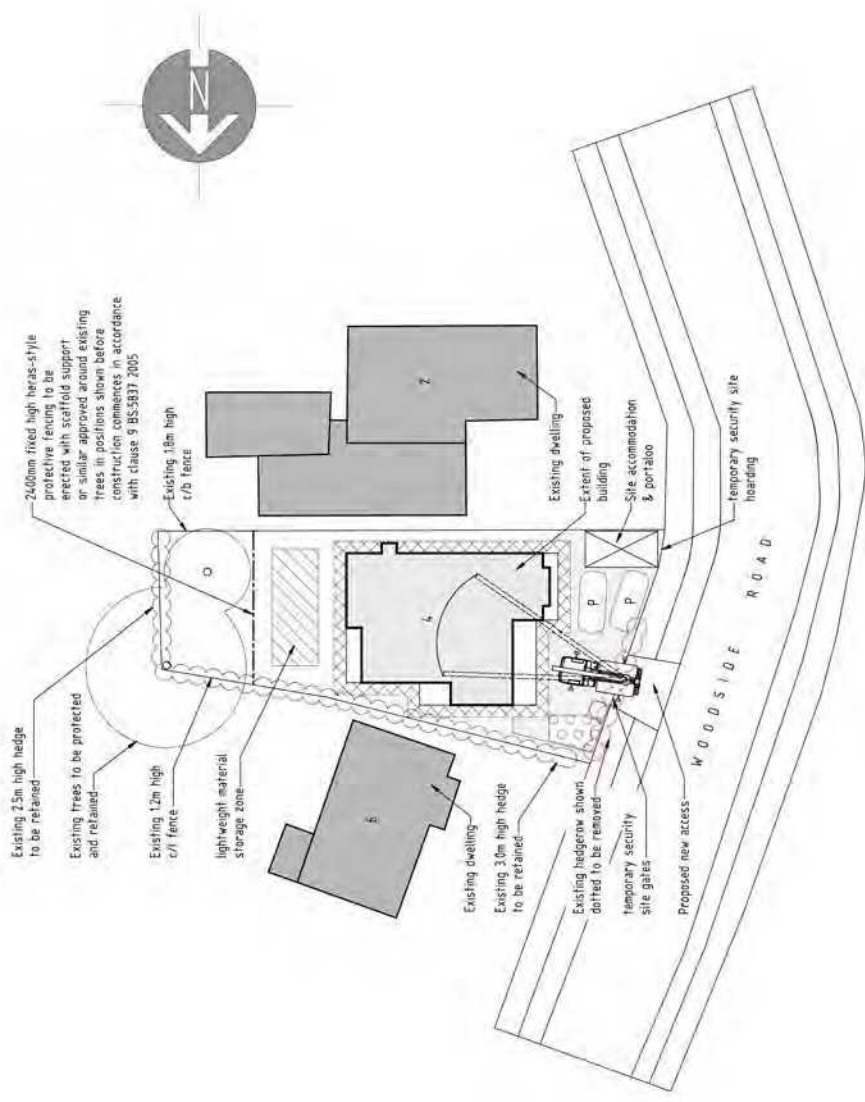
PLANNING SUBMISSION

REV	DATE	DESCRIPTION
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DATE	05/08/2016	
DRAWING NO	1251/P/5	DRW: FJ
DRAWING	PLANNING PROPOSALS SITE WORKS LAYOUT	
PROJECT	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE	
CLIENT	MR VIJEN SHAH	

DDA

DUSEK DESIGN ASSOCIATES
MOOR HOUSE FARM ESTATE
LOWER ROAD
HIGHER DENHAM
UXBRIDGE
UB8 5FN
T: 01895 831103
E: info@dusek.co.uk
www.dusek.co.uk

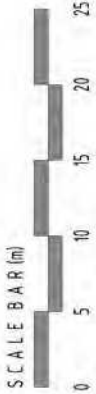
Print history: Tuesday, 23 August, 2016 09:27:49
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SITE LAYOUT PLAN - SCALE 1:250

LEGEND

- Extent of proposed building
- Existing trees and shrubs to remain
- Existing planting to be removed
- heavy duty material storage zone
- lightweight material storage zone
- Distribution & Delivery of Materials by Crane
- Site Parking
- Site accommodation & portaloos
- High pressure water hose for wheel washing
- 1m scaffold framework
- Fixed tree protective fencing

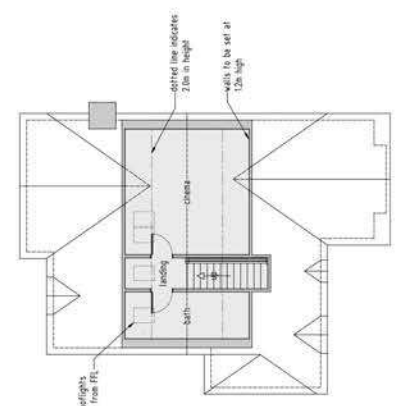
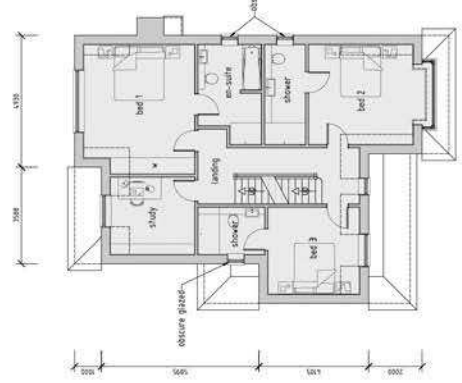
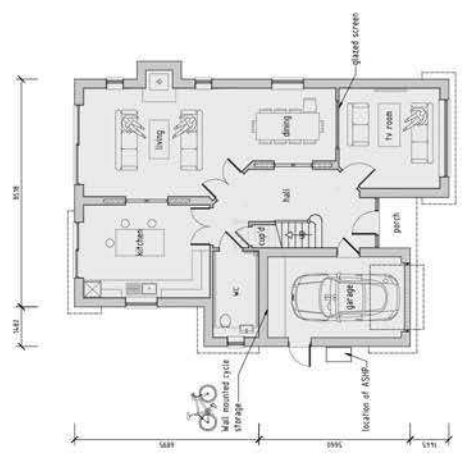
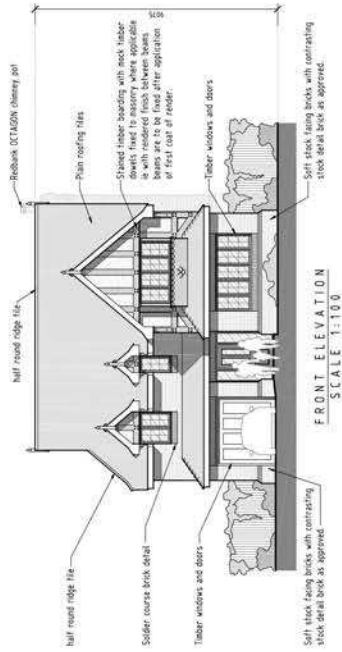
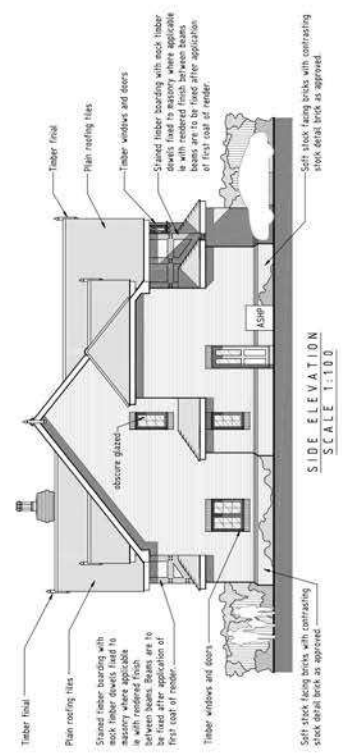
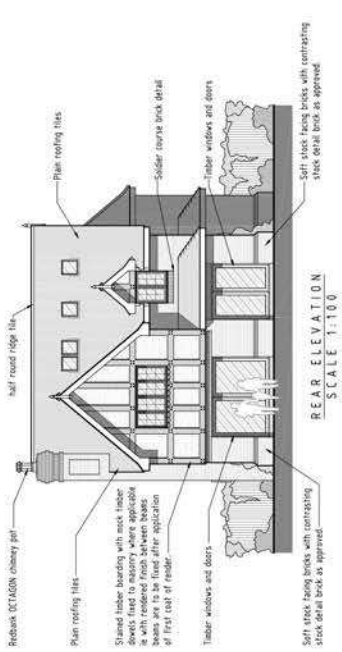


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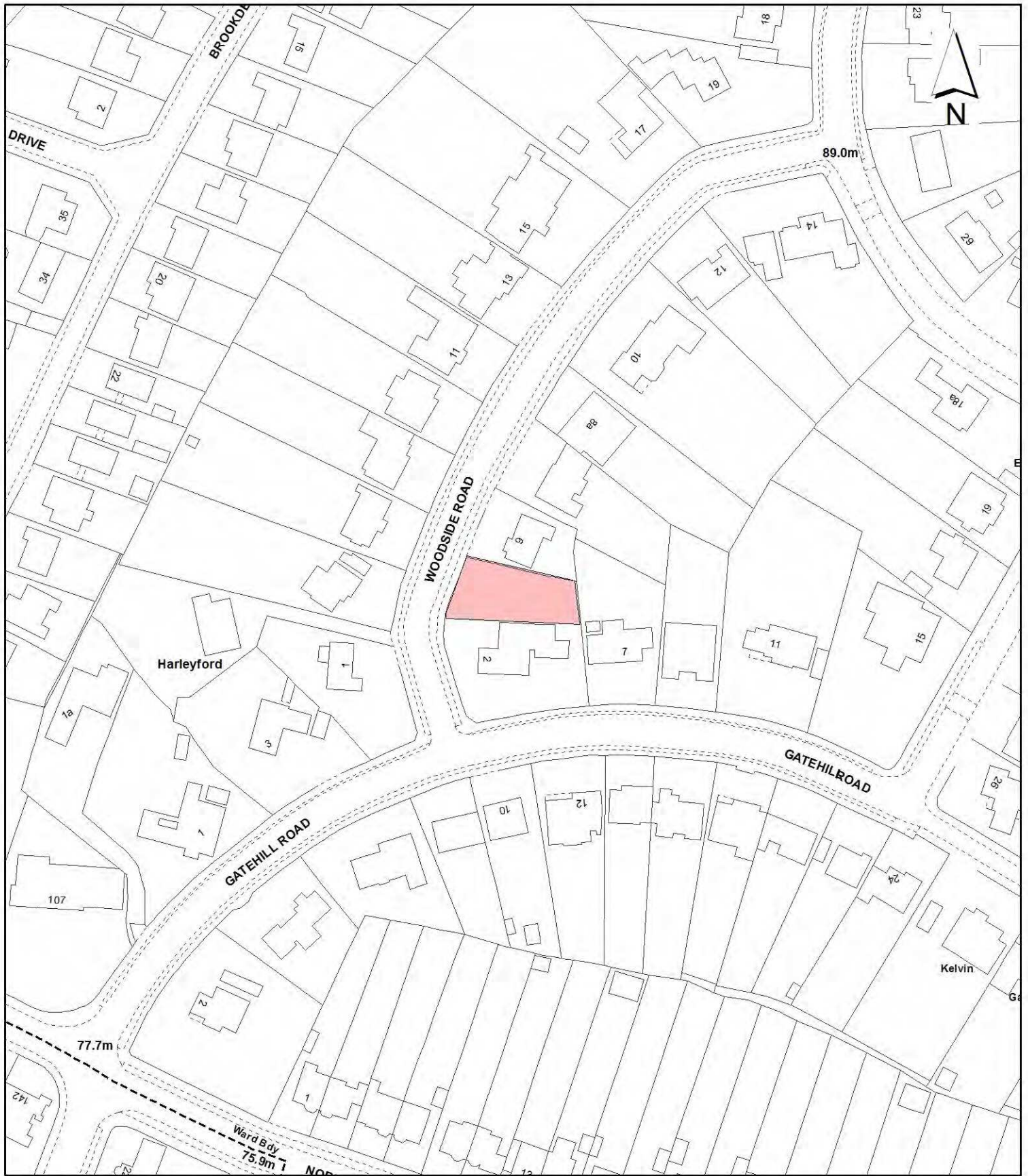
1. All dimensions are to be checked on site.
2. All dimensions are to be checked on site.
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6. All dimensions are to be checked on site.
7. All dimensions are to be checked on site.
8. All dimensions are to be checked on site.
9. All dimensions are to be checked on site.
10. All dimensions are to be checked on site.



PLANNING SUBMISSION

ref:	date:	description:	24h, w/4h no charge
scale:	1:100	A1	date: 05 / 08 / 2016
drawing no:	051 / P / 2	drawn by:	drawn by: J
PLANNING PROPOSALS			
FLOOR PLANS & ELEVATIONS			
project: LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE			
client: MR VIEN SHAH			
DD&D ASSOCIATES MOOR HOUSE FARM ESTATE LOWER ROAD NORTHWOOD MIDDLESEX HA6 3SN T: 01895 81903 E: info@dda.co.uk www.dda.co.uk			
plot history: Tuesday, 23 August, 2016 09:21:19 K:\00000000-00000001-1\00000000-00000001-00000001.dwg			





Notes:

 Site boundary

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Site Address:

**Land between 2 & 6
 Woodside Road
 Northwood**

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

Planning Application Ref:

70377/APP/2016/3210

Scale:

1:1,250

Planning Committee:

North Page 171

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 PIKES END EASTCOTE PINNER
Development: First floor side extension, single storey front infill extension and porch to front involving alterations to elevations
LBH Ref Nos: 18957/APP/2016/769

Date Plans Received:	24/02/2016	Date(s) of Amendment(s):	23/02/2016
Date Application Valid:	08/03/2016		11/10/2016
			08/03/2016
			07/03/2016

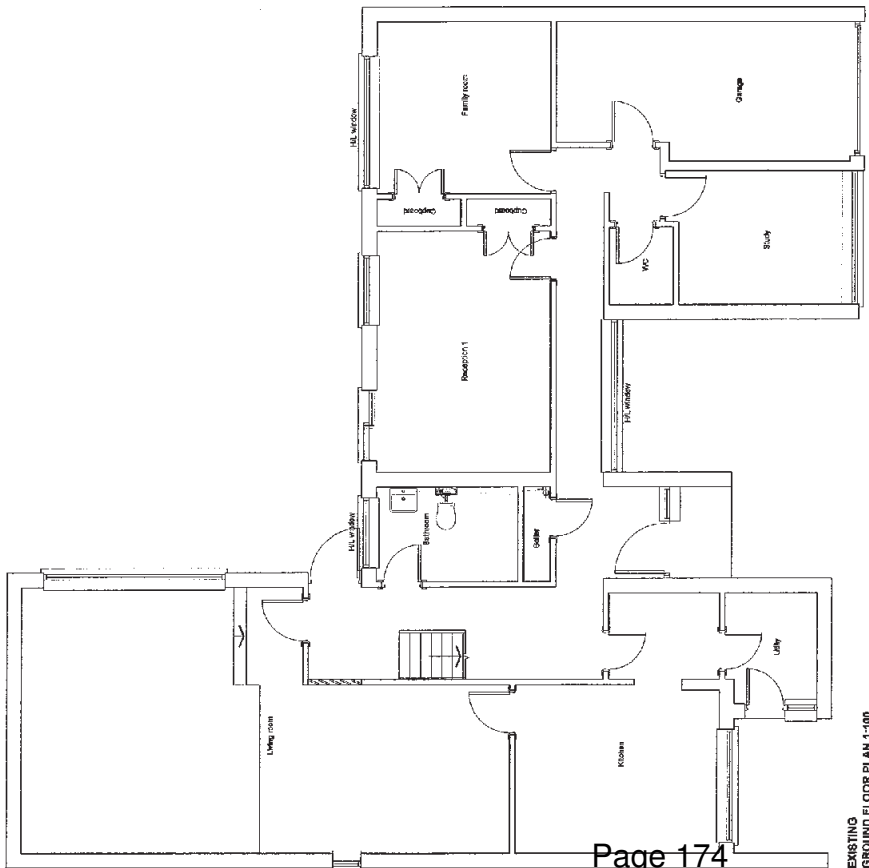


BLOCK PLAN 1:200

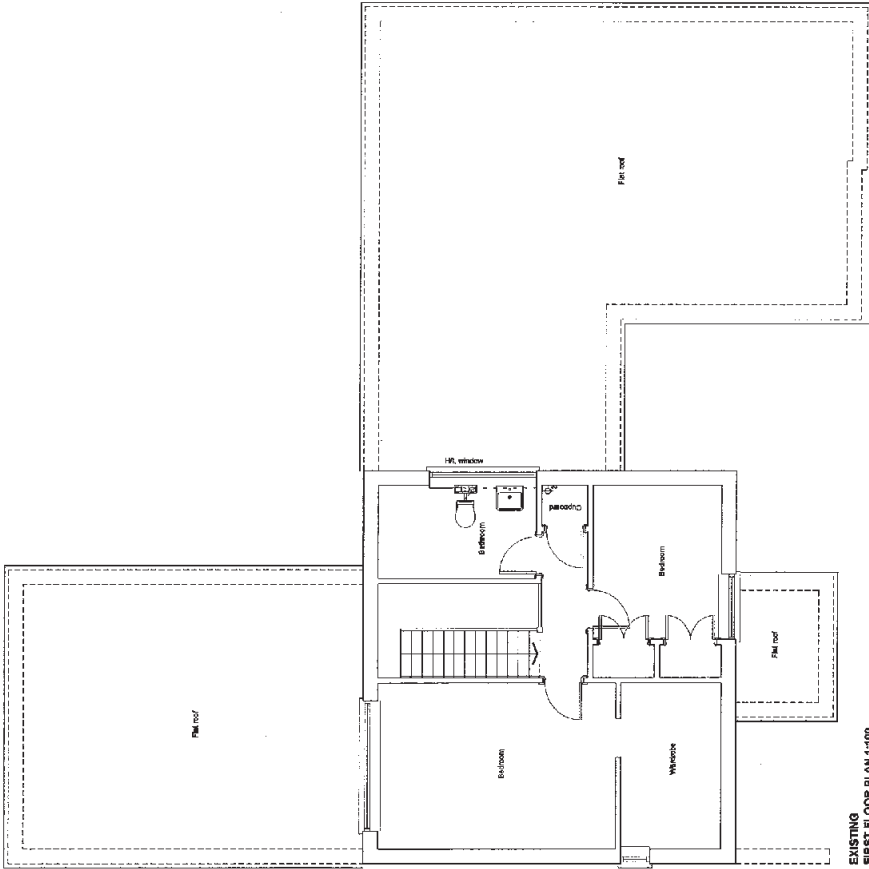
LOCATION PLAN 1:1250

Revision	Date	Project
F	10.03.10	Proposed extension at 3 Pike's End Enschede HA5 2EX
		Location plan
		Block plan
		Scale: 1:1250 1:200
		Date: 16.03.09
		Drawn by: S. Philips
		Drawing No: 0033-PL-01F

PLANNING ISSUE

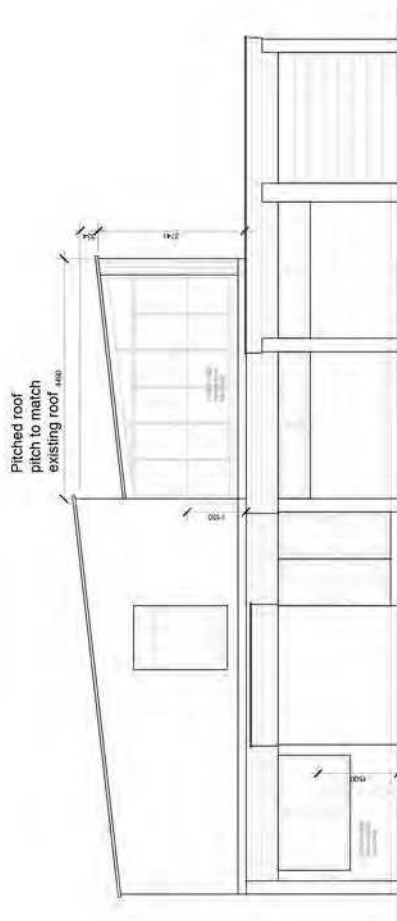


EXISTING GROUND FLOOR PLAN 1:100

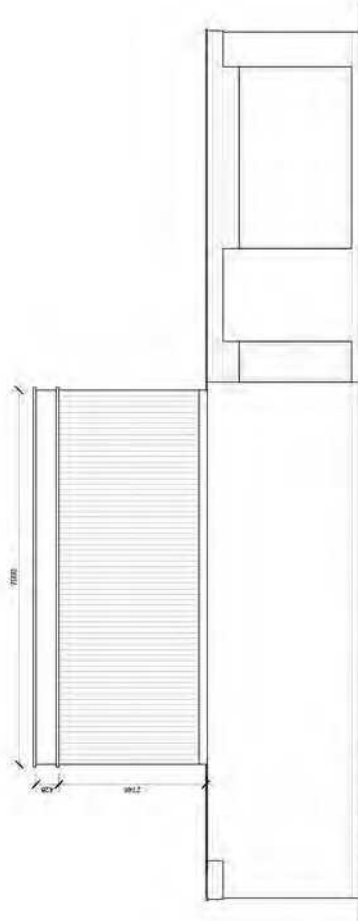


EXISTING FIRST FLOOR PLAN 1:100

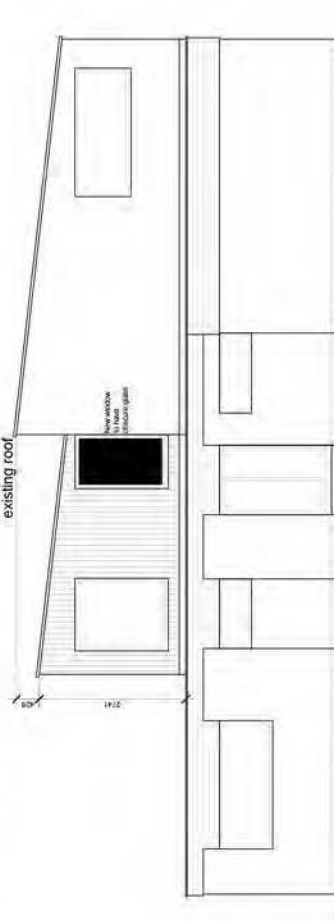
Revision	Date
F	10.03.10
Scale corrected	
Project: Proposed extension at 5 Pines Court Eastside HA3 2EX	
Title: Existing Ground floor plan First floor plan Location plan	
Scale: 1:100	Date: 18.03.09
Drawn by: S Phillips	Drawing No.: 003b-PL-02F
PLANNING ISSUE	



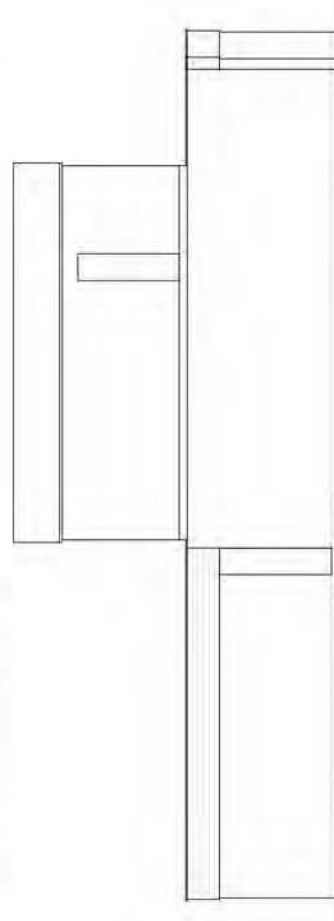
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

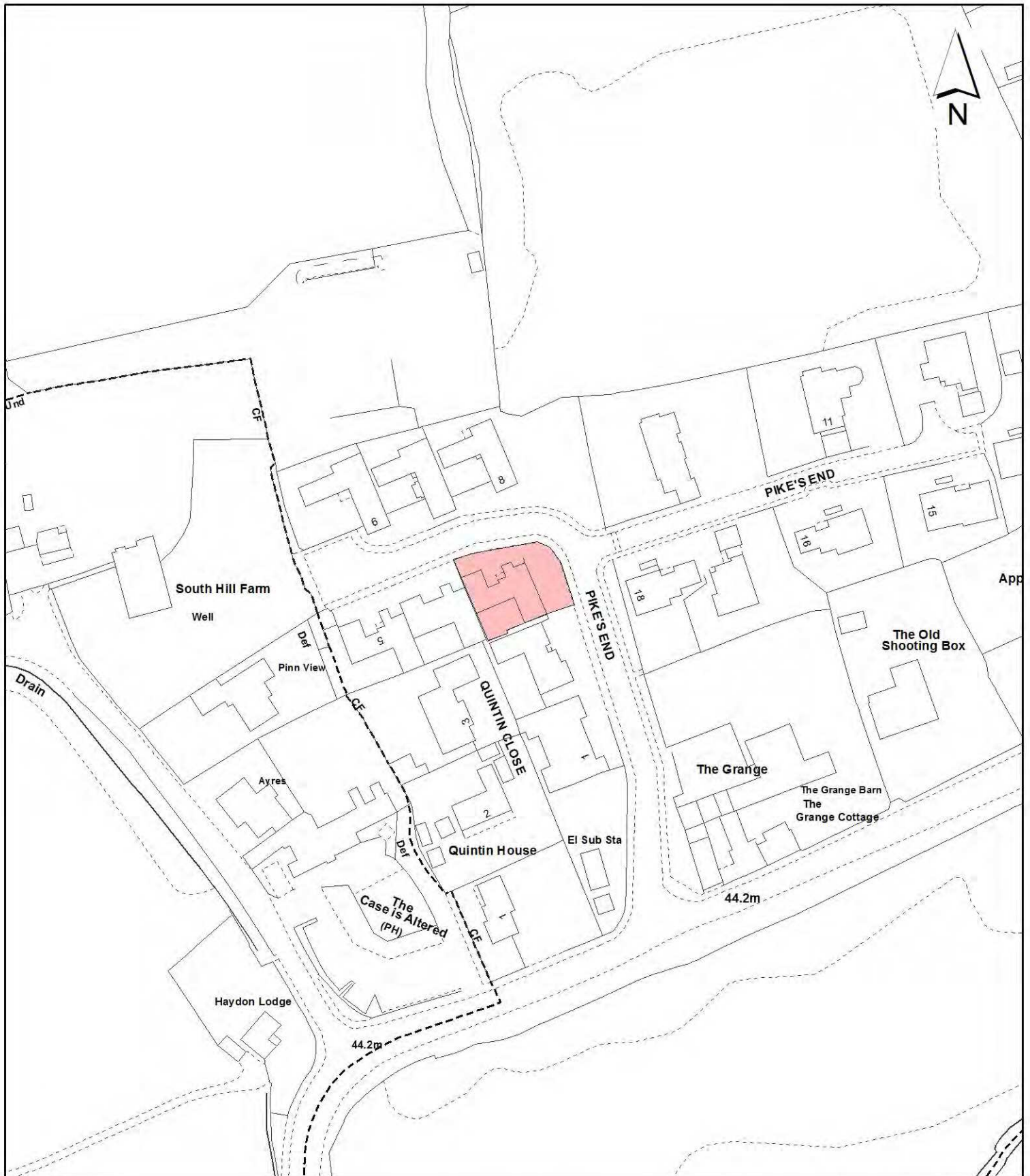


PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

Revision	A	Confirmation of external roof height	Date	Oct 16
<p>Prepared by: [Name] Drawn by: [Name] Checked by: [Name] Date: [Date]</p> <p>Approved by: [Name] Date: [Date]</p>				
<p>PLANNING ISSUE</p>				



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Site Address:

**3 Pikes End
 Eastcote
 Pinner**

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

Planning Application Ref:

18957/APP/2016/769

Scale:

1:1,250

Planning Committee:

North Page 178

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 235 TOLCARNE DRIVE PINNER

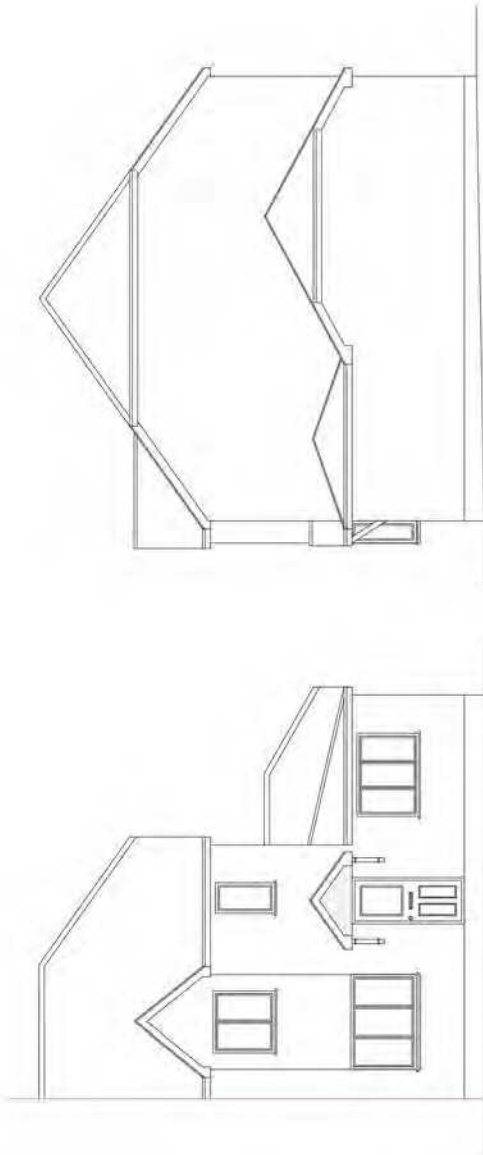
Development: Conversion of roofspace to habitable use to include a rear dormer, 2 x front rooflight and conversion of roof from hip to gable end with a new gable end window

LBH Ref Nos: 64250/APP/2016/3211

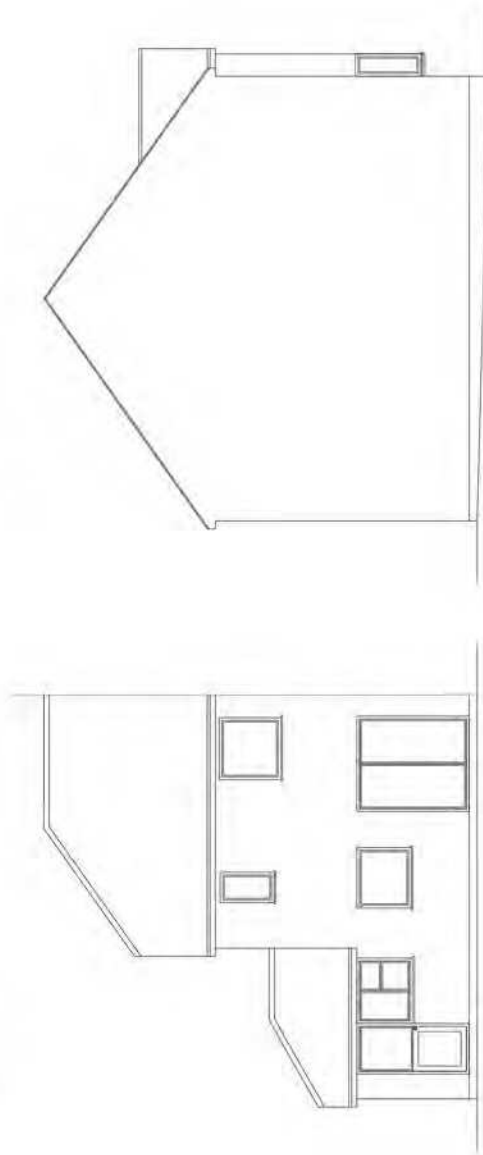
Date Plans Received: 23/08/2016

Date(s) of Amendment(s):

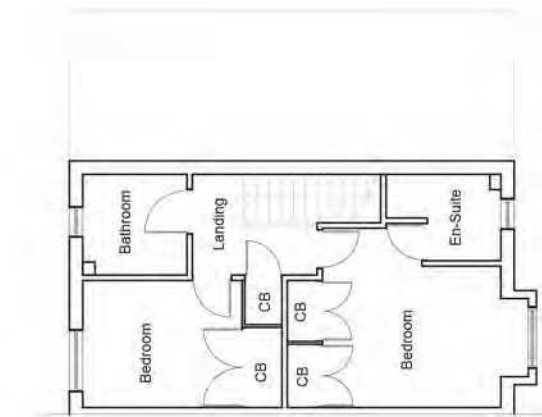
Date Application Valid: 23/08/2016



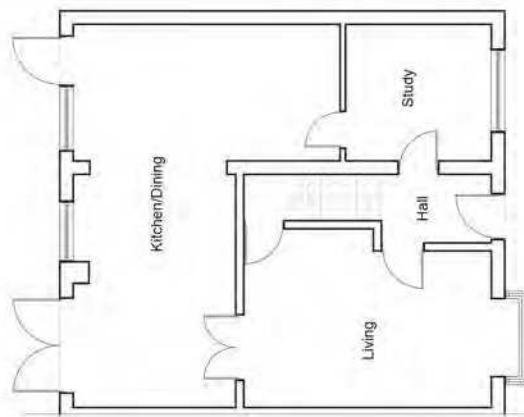
Existing Front Elevation
Scale: 1:100



Existing Rear Elevation
Scale: 1:100



Existing First Floor Plan
Scale: 1:100



Existing Ground Floor Plan
Scale: 1:100



CITY LOFTS
LONDON

Scale: 1:100 @ A3	
Date: 18.08.2016	
Drawing No: M/C/CL 09 - 01/LB	
Revision	

Title:
Existing Plans
Existing Elevations

Project:
225 Tolcarne Drive,
Pinner,
HA5 2DW



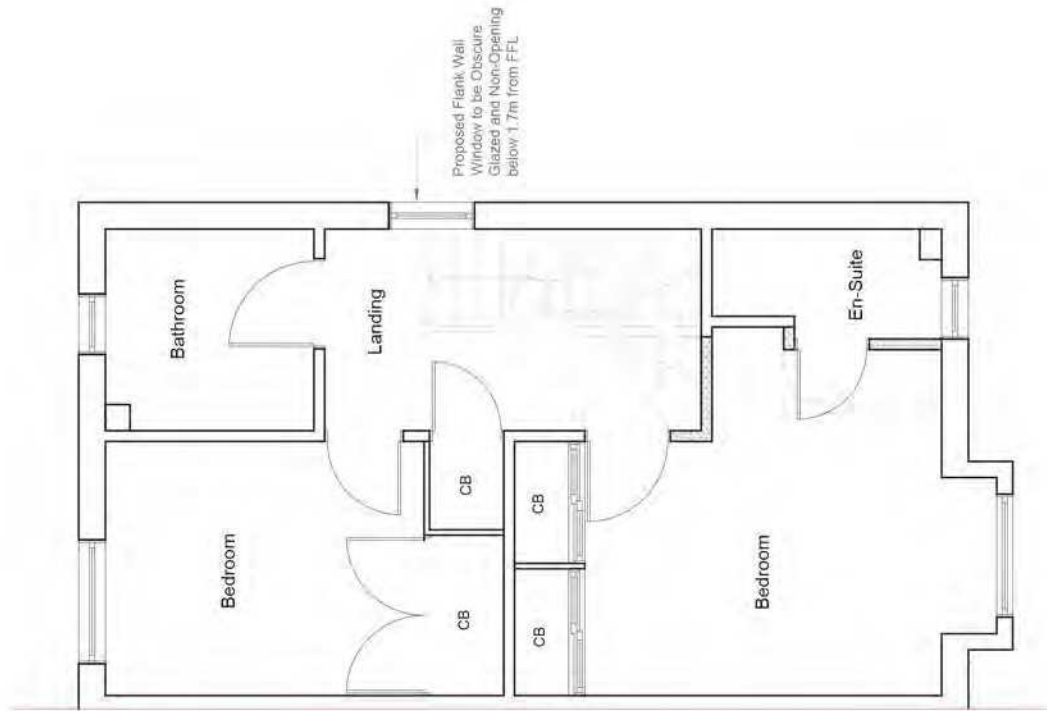
238 Western Road, Southall, Middx, UB2 5HS Tel: 020 8577 1369 info@mullercreation.co.uk



All work to comply with current building regulations and codes of practice.

Do not scale from drawings. All dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials



Proposed First Floor Plan
Scale 1:50



Proposed Loft Plan
Scale 1:50

CITY LOFTS
LONDON

Scale: 1:50 @ A3	Date: 18.08.2016	Drawing No.: M/C/L 09 - 02/1B	Revision:

Project: 235 Tolcarne Drive, Pinner, HAS 2DW

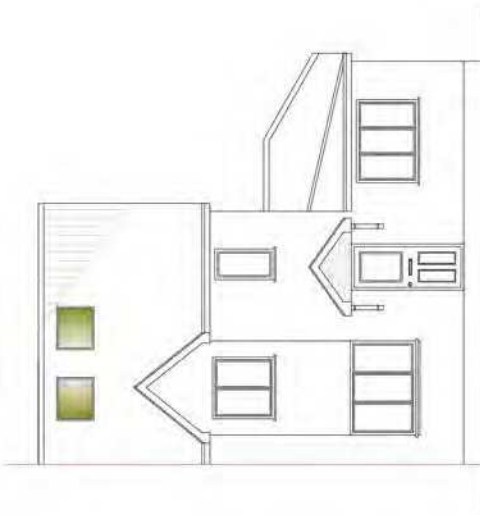
Title: Proposed Floor Plans

Tel: 020 8571 1369 info@mullerrealit.co.uk

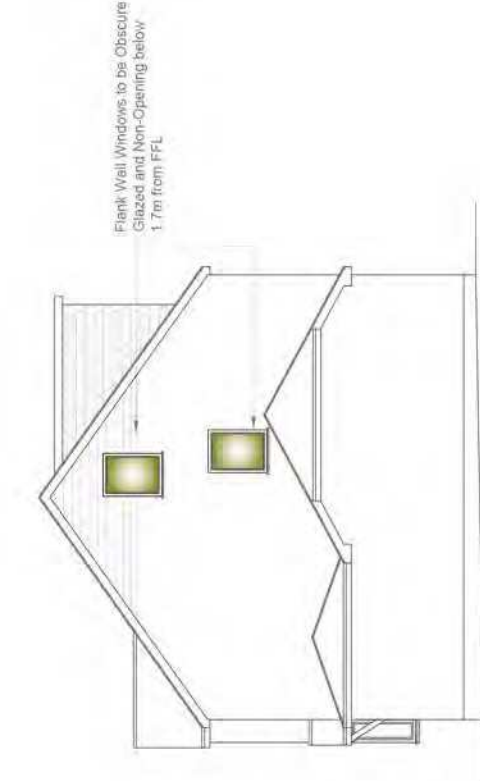
All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work

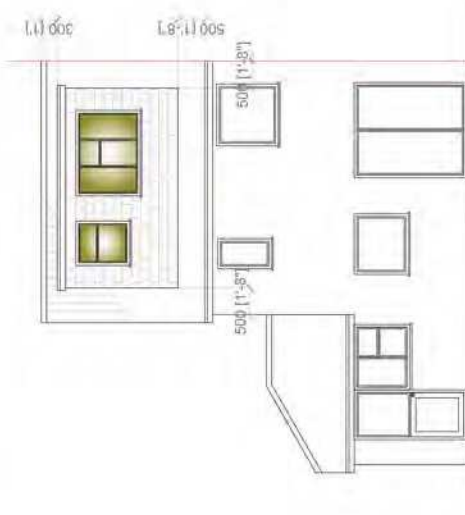
Proposed External Finish Materials to Match Existing External Finish Materials



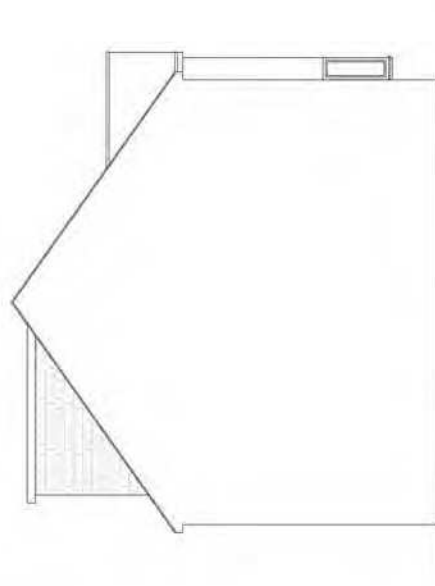
Proposed Front Elevation
Scale: 1:100



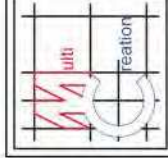
Proposed Side Elevation
Scale: 1:100



Proposed Rear Elevation
Scale: 1:100



Proposed Side Elevation
Scale: 1:100



Project:
235 Tolcarne Drive,
Primer,
HAS ZOV

Title:
Proposed
Elevations

Scale: 1:100 @ A3	
Date: 16.08.2016	
Drawing No.: MC/CL_09-03/LB	
Revision	



235 Western Road, Southall, Middx, UB2 5HS Tel: 020 6571 1369 info@multicreation.co.uk



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Site Address:

**235 Tolcarne Drive
 Pinner**

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

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

Planning Application Ref:

64250/APP/2016/3211

Scale:

1:1,250

Planning Committee:

North Page 184

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 BARRINGTON DRIVE HAREFIELD
Development: Installation of ground mounted solar panels.
LBH Ref Nos: 62825/APP/2016/2328

Date Plans Received: 15/06/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/08/2016

**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 504168, 191036**

Notes:

Solar Panels detailed in black and
To scale. Mounted on bank within
Property boundary black panels
Mounted in black Renosol
Ground mounts.

Panels are also black and
Non-reflective two rows total size
32.4M X 2.0M height from ground
200mm

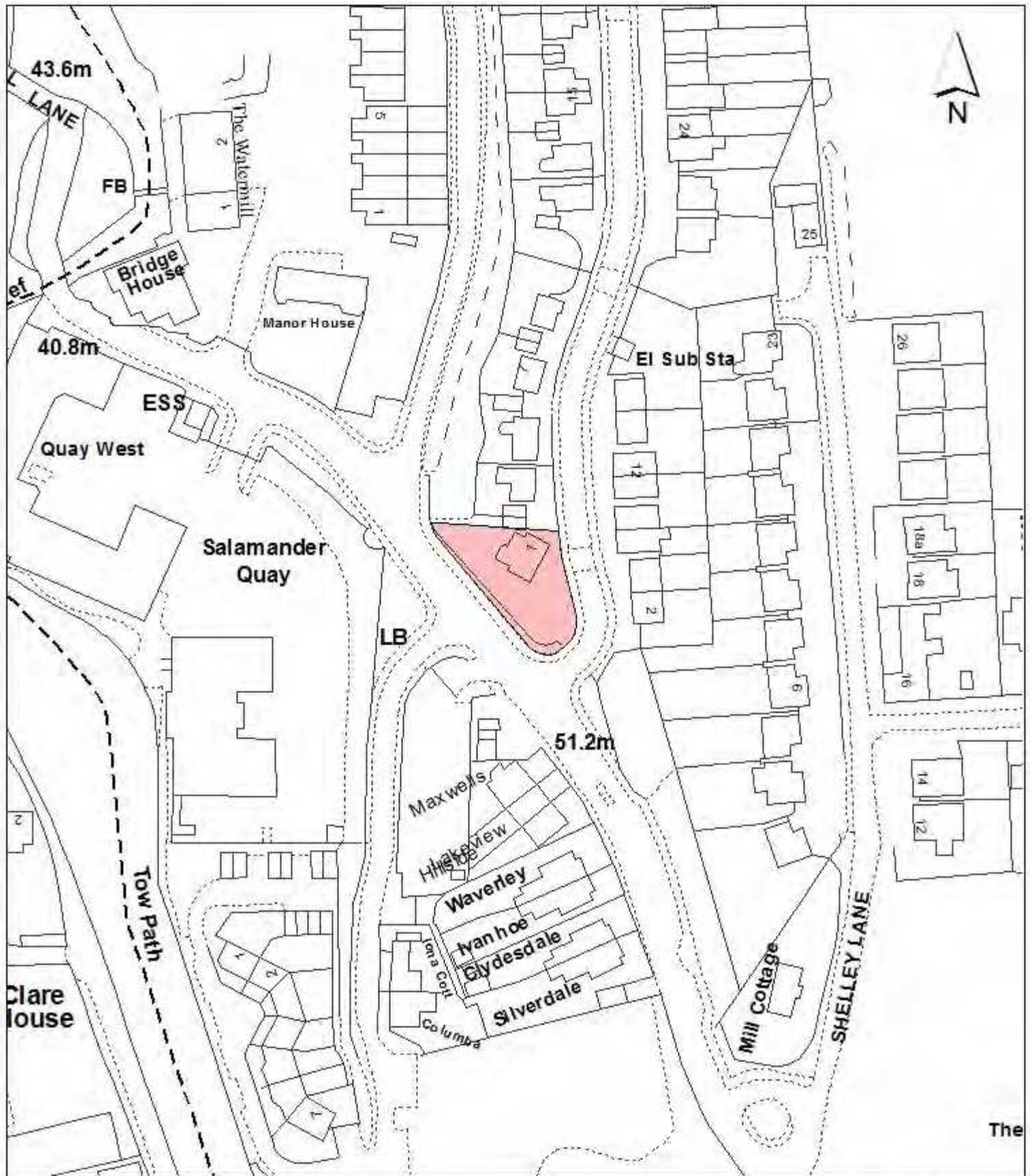
Elevation would be 200mm from
Ground on bank as renasol
Modules will be submerged (dug)
Into bank.




Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
10/08/2016 18:11







Notes:

 Site boundary

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Site Address:

**1 Barrington Drive
Harefield**

Planning Application Ref:

62825/APP/2016/2328

Planning Committee:

North Page 189

Scale:

1:1,250

Date:

November 2016

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

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

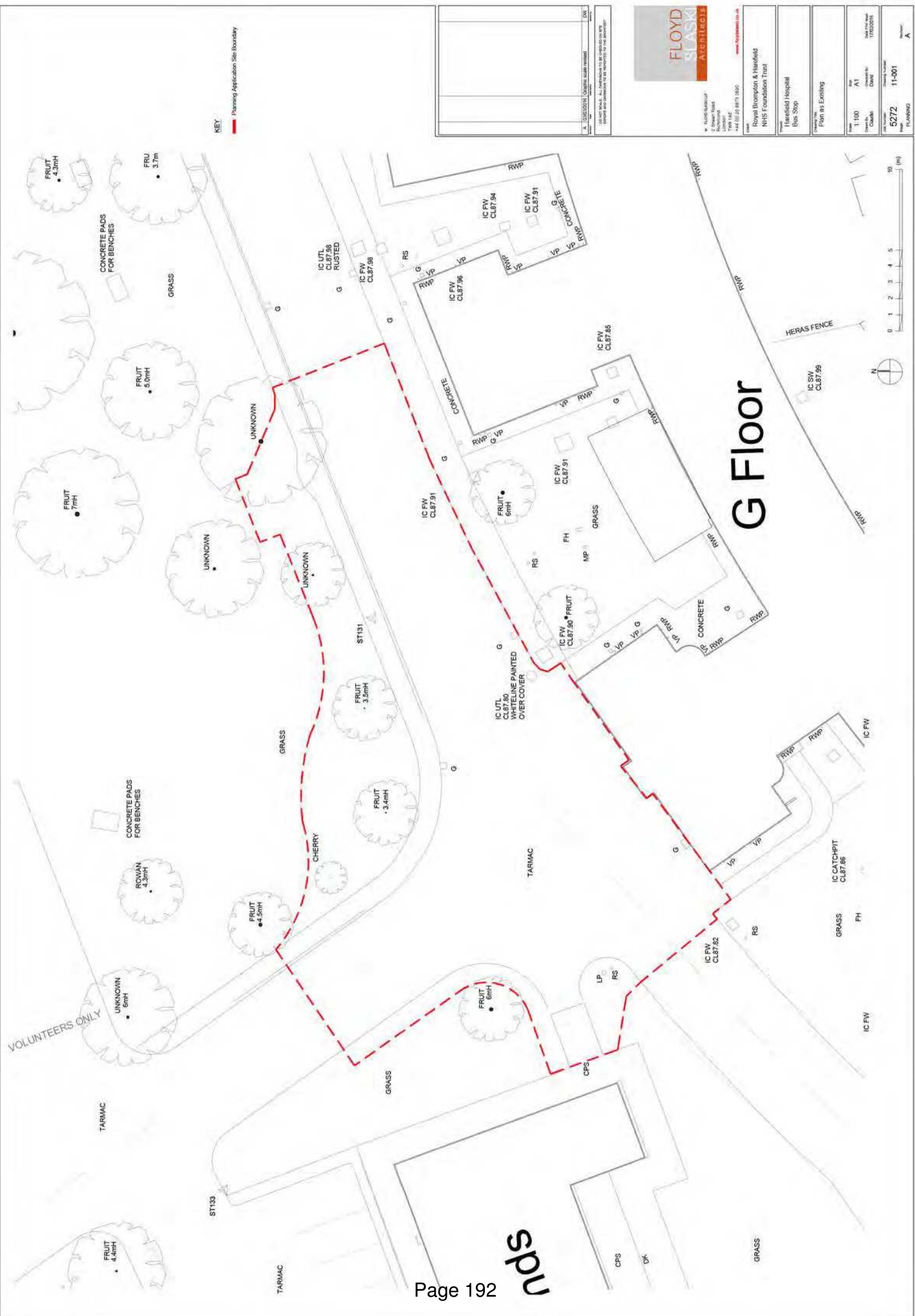


HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Development: Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter
LBH Ref Nos: 9011/APP/2016/754

Date Plans Received:	23/02/2016	Date(s) of Amendment(s):	04/03/2016
Date Application Valid:	04/03/2016		23/02/2016



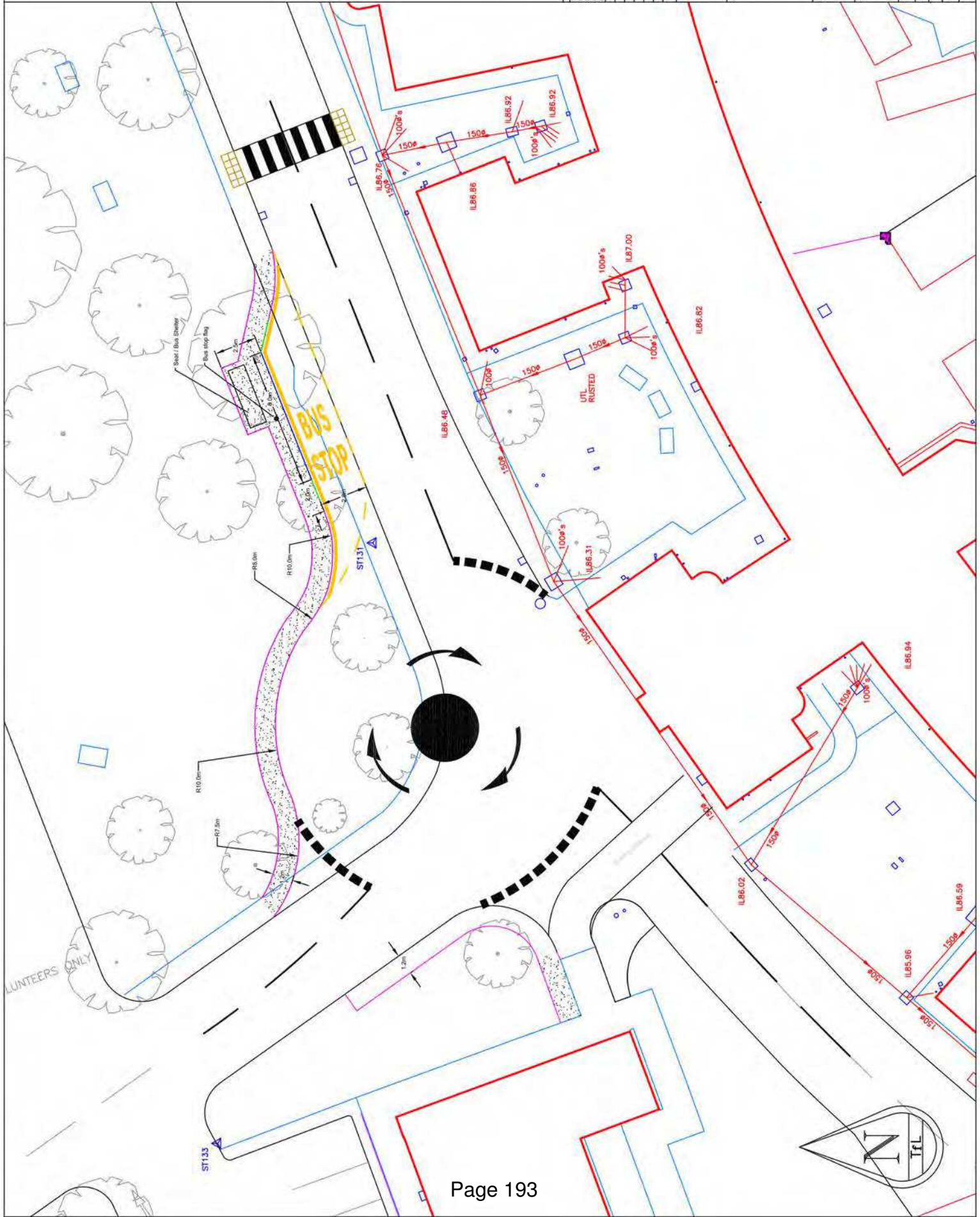
KEY

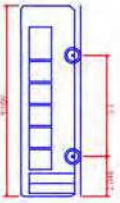
— Planning Application Site Boundary

NO.	DATE	DESCRIPTION	BY
1	11/03/2011	Original design issued	DK

FLOYD SLASKI ARCHITECTS
 11, Kitchener Road
 2, Chester Road
 Walsingham
 Norfolk
 NR9 1AE
 Tel: 01263 81973 3405
 www.floydslaski.co.uk

Client		Royal Drompton & Harefield NHS Foundation Trust
Project Name		Harefield Hospital Blue Shop
Contract No.		Plan No Existing
Scale	1:100	AT
Drawn By	Checked By	DATE
Drawn By	Checked By	DATE
Plan Number	52772	11-001
Project Name	PLANNING	





Dant SLF 10.00m
 Overall Length
 Overall Width
 Overall Height
 Min Body Ground Clearance
 Track Width
 Lock to Lock Time
 Kerb to Kerb Turning Radius

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REV	DATE	CHD	DRN	APP
A				
B				

Transport for London
 Surface Strategy and Planning

PROJECT TITLE: HAREFIELD HOSPITAL
 DRAWING TITLE: PROPOSED LAYOUT
 SHEET PATH: SHEET 2 OF 2
 DES: TB
 DRAWN: JW
 CHKD: TB
 APPROVED: TB
 DATE: 11/05/2014
 SCALE: 1:1000000
 DWS NO: TFLSP/HAR/002
 REV: ORIGINAL SHEET SIZE: A3 (420mm x 297mm)



Bartlett Consulting

Coursers Farm, Coursers Road, Colney Heath,
St. Albans, Hertfordshire, AL4 0PG
Tel: 01727 825 090 (option 2) Email: consultancy@bartlettuk.com

Tree Constraints Plan

SCALE: 1:200 @ A3
DATE: 27/01/2016

MAP FILENAME:
Harefield Hospital - Bus Stop - JPL/150581/TCP

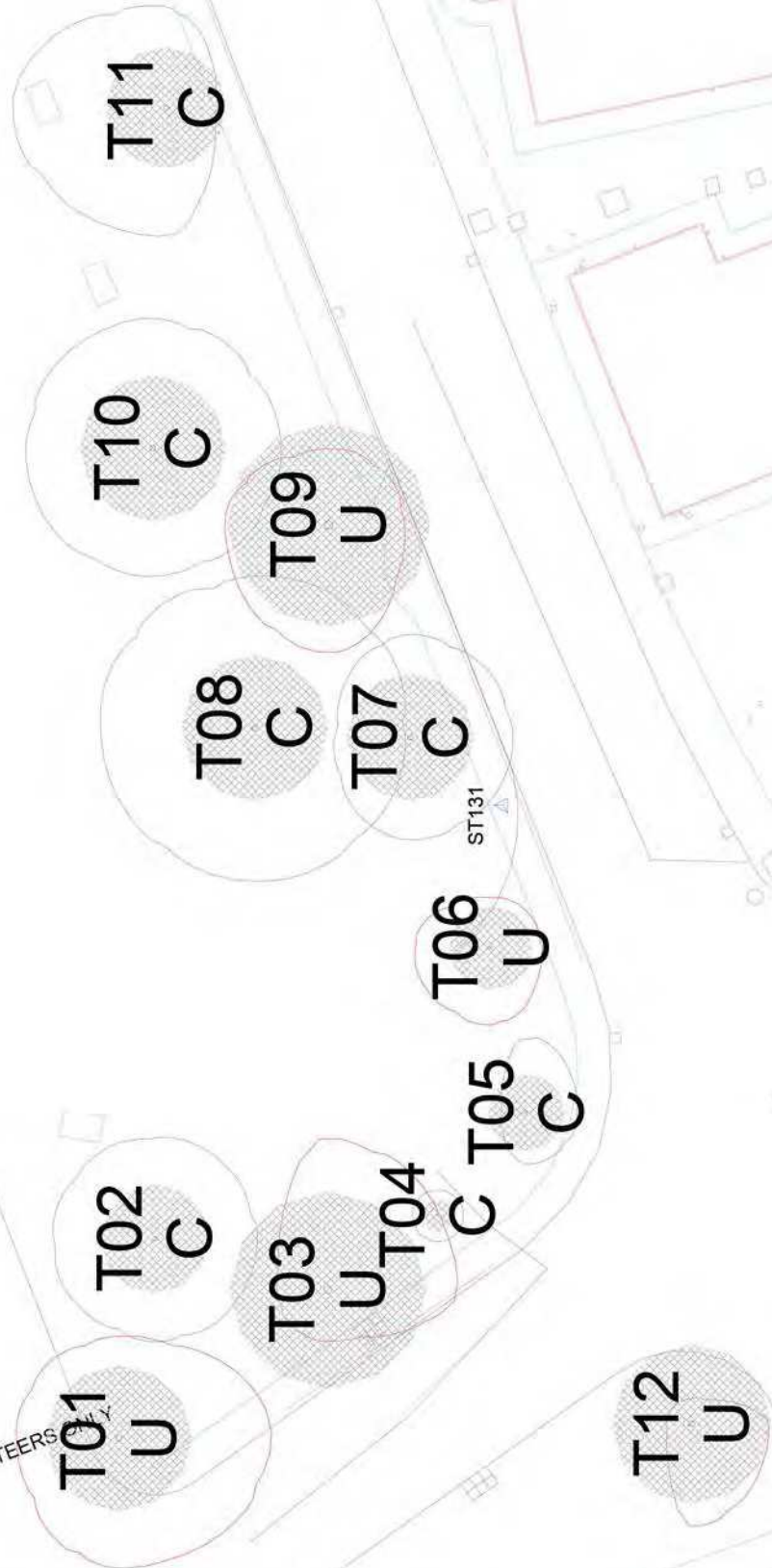


This drawing forms part of a planning application for the proposed development at the site of Harefield Hospital, St Albans, Hertfordshire, AL4 0PG. It is the property of Bartlett Consulting and is not to be used for any other purpose without the written permission of the Controller of MAPS. All Rights Reserved.

Legend

- Root Protection Areas (hatched pattern)
- Category A Trees (solid line)
- Category B Trees (dashed line)
- Category C Trees (dotted line)
- Category U Trees (no line)

VOLUNTEERS ONLY



Bartlett Consulting

Coursers Farm, Coursers Road, Colney Heath,
St. Albans, Hertfordshire, AL4 0PG
Tel: 01727 825 090 (option 2) Email: consultancy@bartlettuk.com

Tree Planting Plan

SCALE: 1:200 @ A3
DATE: 27/01/2016

MAP FILENAME:
Harefield Hospital - Bus Stop - JPL/150581/PP

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Legend

- New Trees



Bartlett Consulting

Coursers Farm, Coursers Road, Colney Heath,
St. Albans, Hertfordshire, AL4 0PG
Tel: 01727 825 090 (option 2) Email: consultancy@bartlettuk.com

Tree Protection Plan







SCALE: 1:200 @ A3
DATE: 27/01/2016

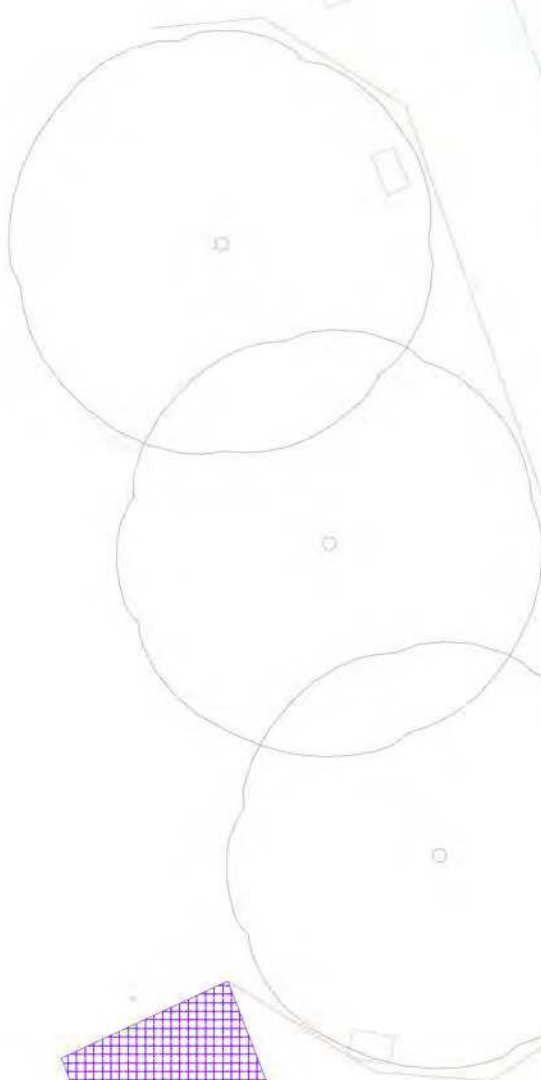
MAP FILENAME:
Harefield Hospital - Bus Stop - JPL/150581/TPP

Planning Authority: Hertfordshire Council
Map File Name: JPL/150581/TPP
Map File Path: C:\Users\jpl\Documents\150581\TPP\150581_TPP.dwg
Map File Date: 27/01/2016
Map File Author: JPL
Map File Version: 1.0
Map File Status: Final
Map File Type: Tree Protection Plan
Map File Project: Harefield Hospital - Bus Stop
Map File Client: Hertfordshire Council
Map File Contact: JPL
Map File Email: jpl@hertfordshire.gov.uk
Map File Phone: 01438 744444
Map File Fax: 01438 744444
Map File Website: www.hertfordshire.gov.uk
Map File Copyright: © Hertfordshire Council 2016



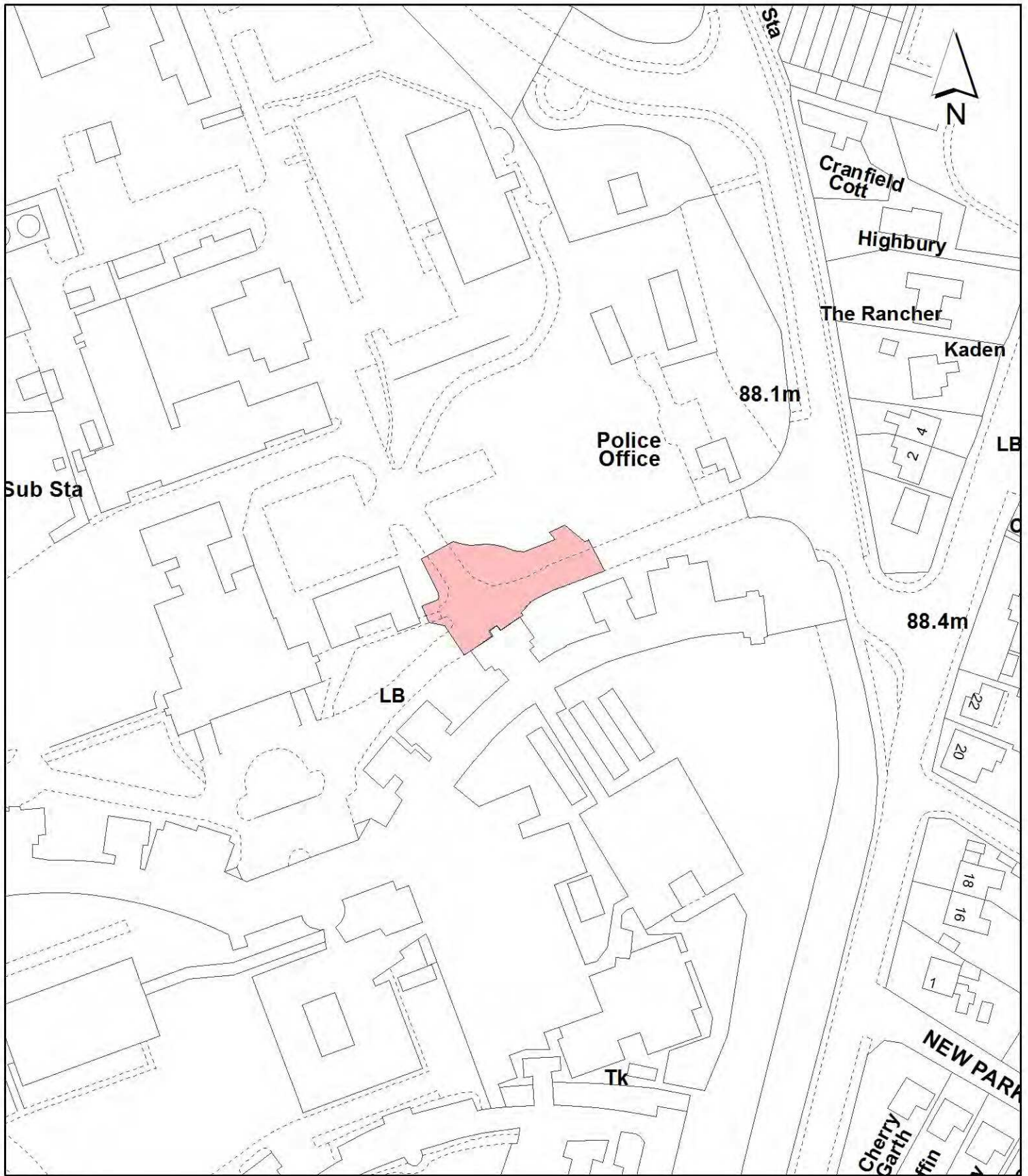
Legend

-  Root Protection Areas
-  Material Storage Area
-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Tree Protection Barrier



VOLUNTEERS ONLY

ST131



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Site Address:

**Harefield Hospital
 Hill End Road
 Harefield**

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

Planning Application Ref:
9011/APP/2016/754

Scale:
1:1,250

Planning Committee:
North Page 198

Date:
November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Development: Single storey building to form an outpatients lobby.
LBH Ref Nos: 9011/APP/2016/3179

Date Plans Received: 22/08/2016
Date Application Valid: 26/08/2016

Date(s) of Amendment(s): 22/08/2016

KEY
 Hospital Site Boundary
 Application Site Boundary



10, Ashby Road
 2, Church Street
 Hereford
 TF9 1AE
 Tel: 01932 34555

Royal Brompton & Hereford
 NHS Foundation Trust

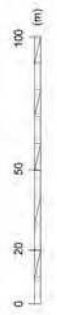
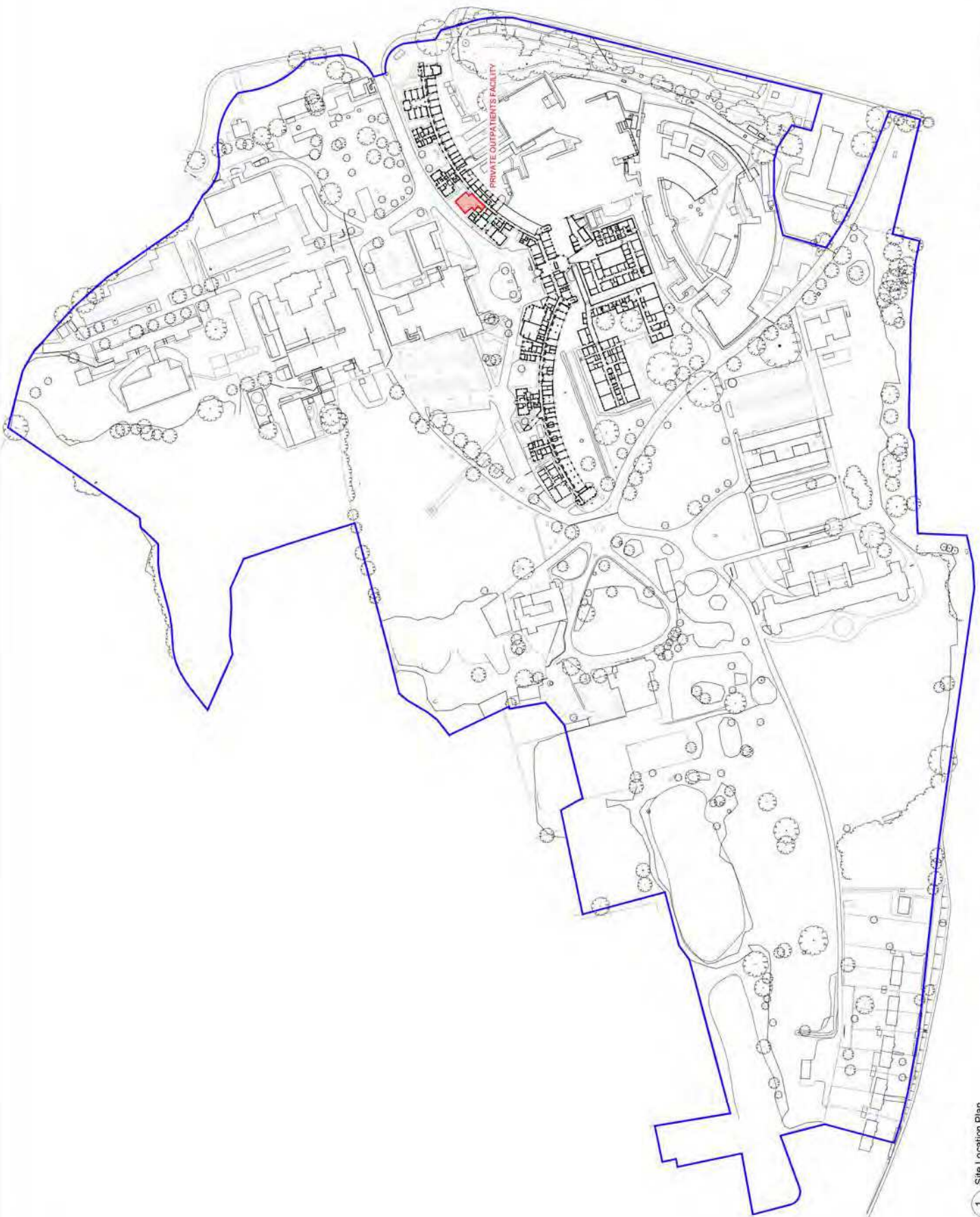
Hereford Hospital
 Private Outpatients Facility

Site Location Plan

Scale: 1:1000
 Map No: A1
 Date: 11/06/2019

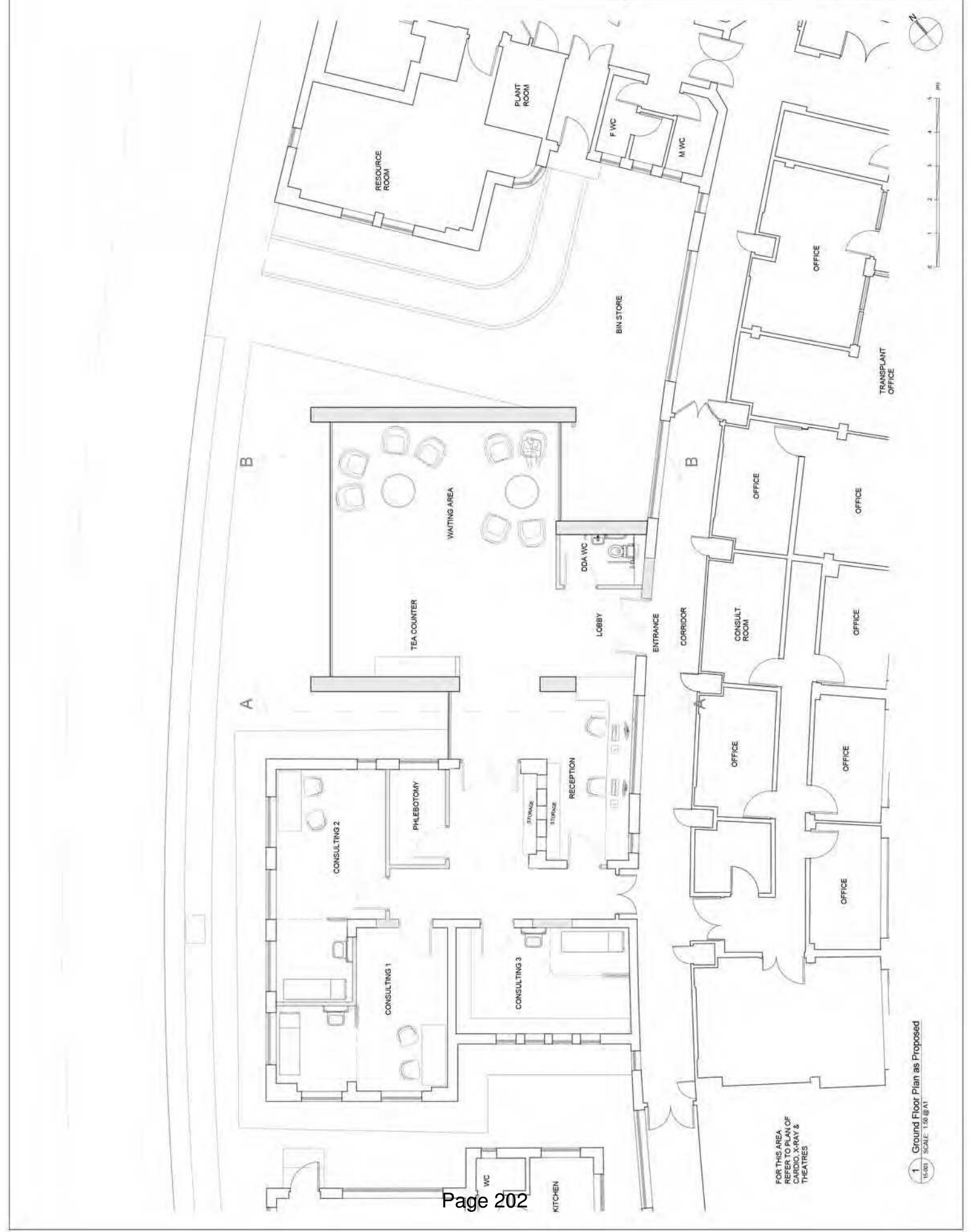
5267
 PL-001

PLANNING

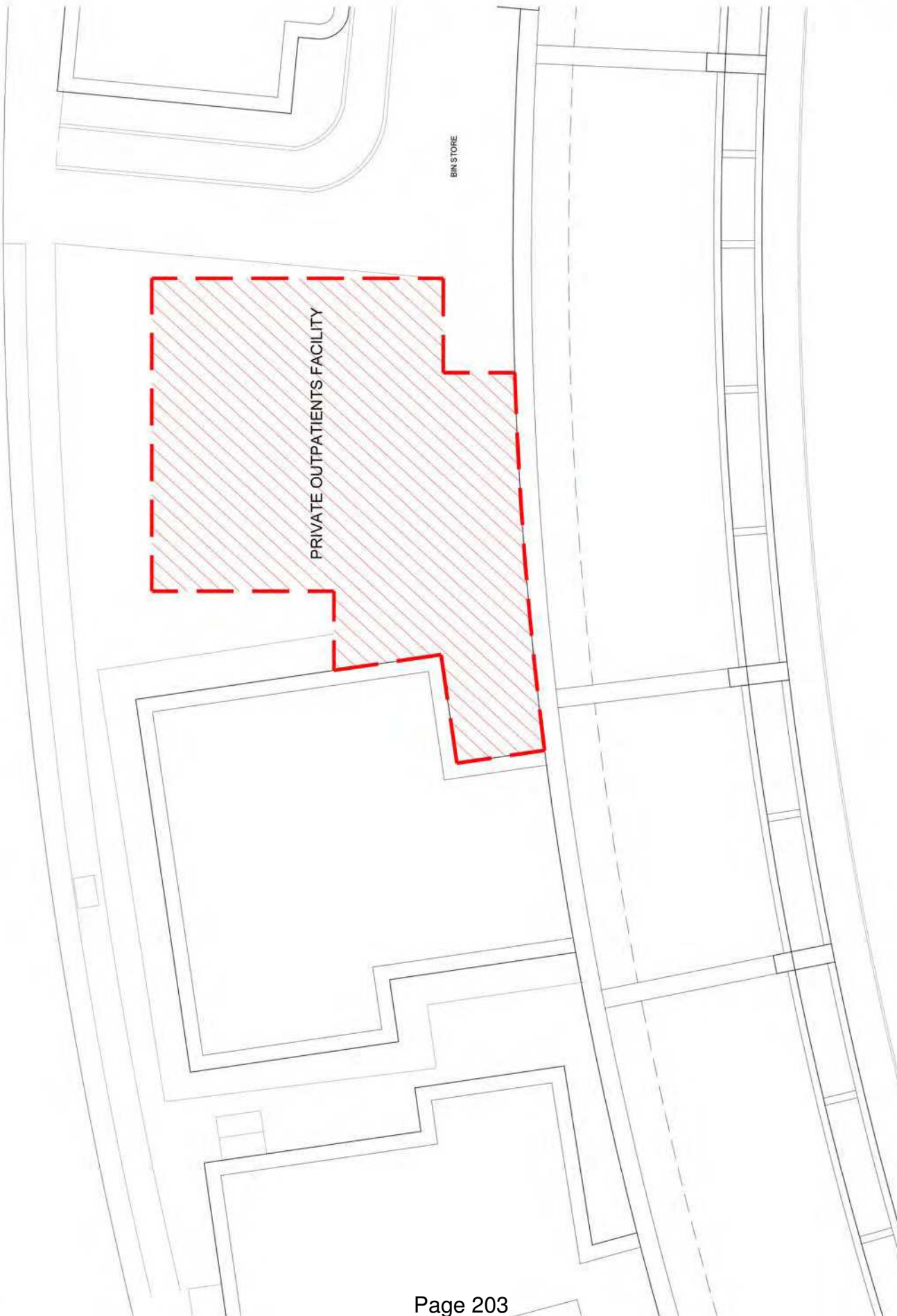


1 Site Location Plan
 PL-001 SCALE: 1:1000 @ A1

<p>A. 10/10/2010 Plan Issues</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 85%;">Description</th> <th style="width: 10%;">Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date				<p> FLOYD ARCHITECTS 4, Floodgate 2, Crown Street Gloucester TSW 1AF +44 (0) 1202 8973 380 www.floydarchitects.co.uk </p>	<p> Royal Doncaster & Harefield NHS Foundation Trust Harefield Hospital Private Outpatients Facility Ground Floor Plan as Proposed </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Scale: 1:50</td> <td>Alt: A1</td> </tr> <tr> <td>Drawn by: [Name]</td> <td>Checked by: [Name]</td> </tr> <tr> <td>Date: [Date]</td> <td>Date: [Date]</td> </tr> <tr> <td>Rev. Number: 5267</td> <td>Rev. Date: 15-01</td> </tr> <tr> <td>Author: [Name]</td> <td>Project: [Name]</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Scale: 1:50	Alt: A1	Drawn by: [Name]	Checked by: [Name]	Date: [Date]	Date: [Date]	Rev. Number: 5267	Rev. Date: 15-01	Author: [Name]	Project: [Name]		
No.	Description	Date																		
Scale: 1:50	Alt: A1																			
Drawn by: [Name]	Checked by: [Name]																			
Date: [Date]	Date: [Date]																			
Rev. Number: 5267	Rev. Date: 15-01																			
Author: [Name]	Project: [Name]																			



1 Ground Floor Plan as Proposed
SCALE: 1:50 @ A1



1 Ground Floor Plan as Existing
SCALE: 1:50 @ A1



DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
DIMENSIONS AND COORDINATES TO BE REPORTED TO THE ARCHITECT.



6, Aylesbury Drive
2, Sheepen Road
Bishopscleeve
TWO TOWN
444 44 22 8977 2425
www.floydslaski.co.uk

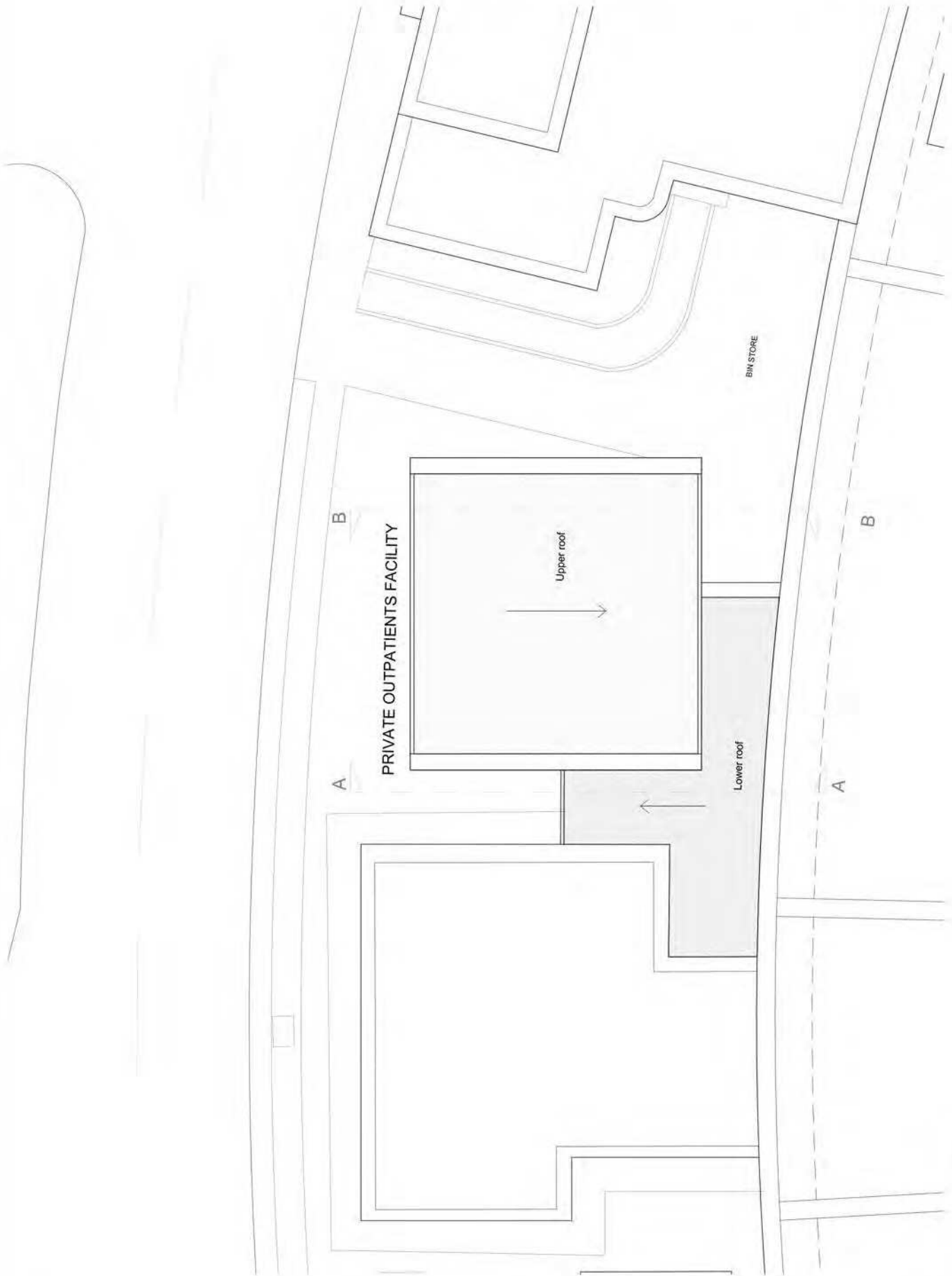
Client: Royal Brompton & Harefield
NHS Foundation Trust

Project: Harefield Hospital
Private Outpatients Facility

Shown: The
Roof Plan as Existing

Scale:	1:50	File:	A1
Drawn by:	CA/MS	Checked by:	MS
Drawn Date:	17/06/2016	Checked Date:	

Rev Number: 5267
Drawing Number: PL-003
Project Number: P100000



1 Roof Plan as Proposed
SCALE: 1:50 @ A1

A. 15/03/2014	Roof Plan	CP
<p>Notes: 1. See also: 15/03/2014 2. See also: 15/03/2014 3. See also: 15/03/2014 4. See also: 15/03/2014</p>		



15/03/2014
15/03/2014
15/03/2014
15/03/2014

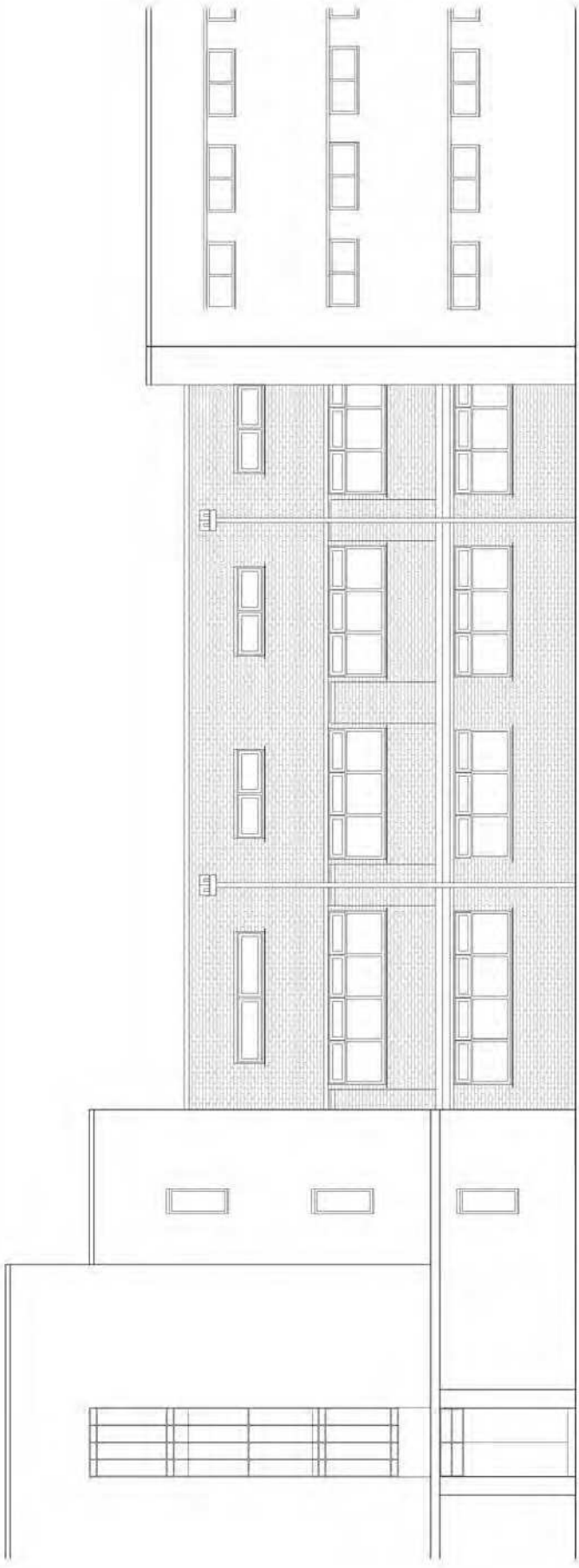
Royal Doncaster & Harefield
NHS Foundation Trust

Harefield Hospital
Private Outpatients Facility

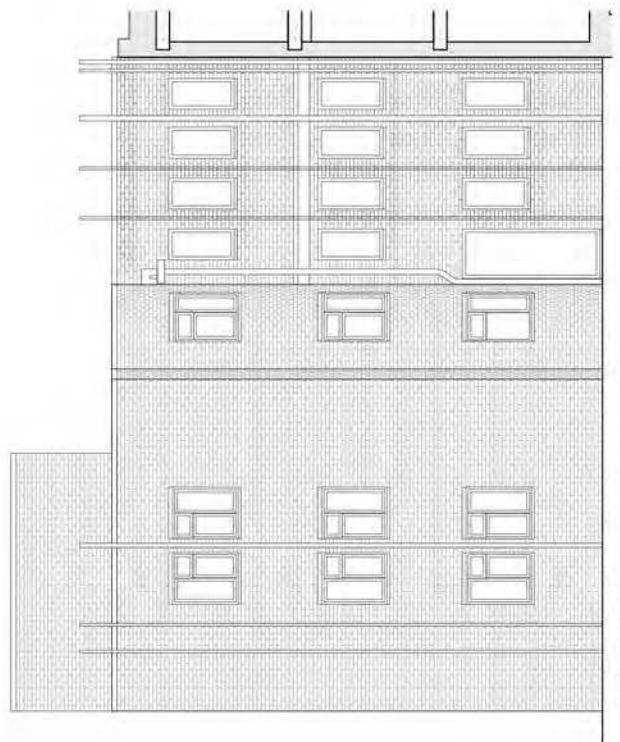
Roof Plan as Proposed

Scale: 1:50
Sheet No: A1
Drawing No: 15-002

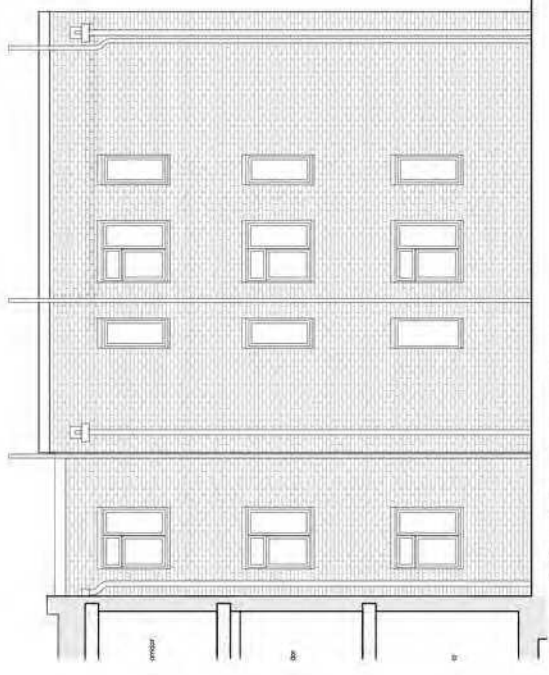
5267
15-002
CONCEPT DESIGN



NW North West Elevation as Existing
 P1-006 SCALE 1:50 @A1



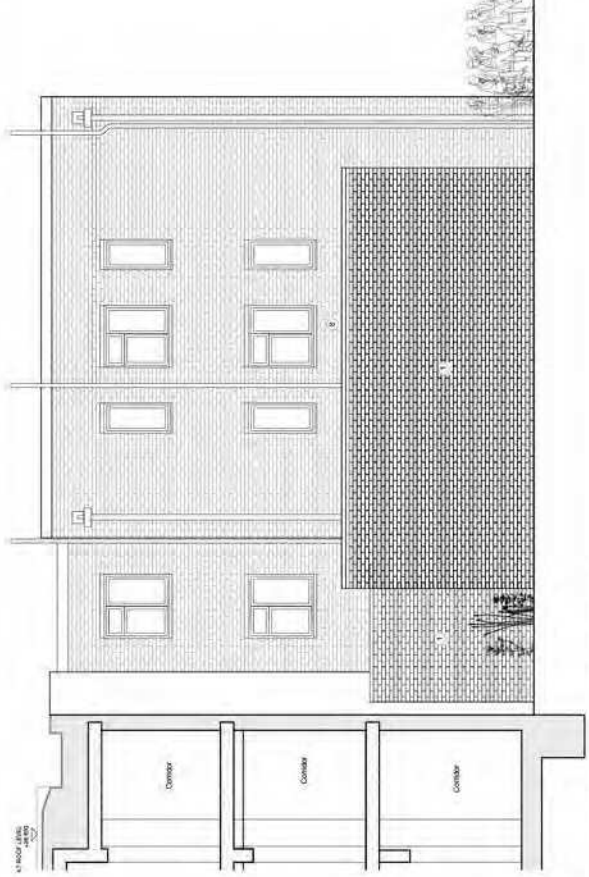
SW South West Elevation as Existing
 P1-006 SCALE 1:50 @A1



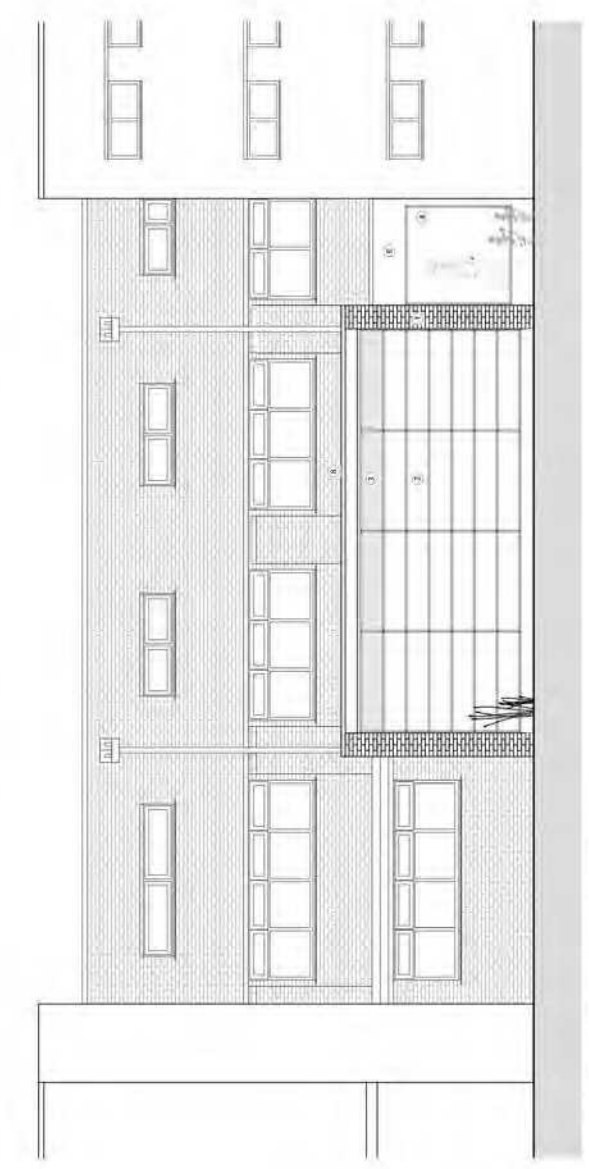
NE North East Elevation as Existing
 P1-006 SCALE 1:50 @A1



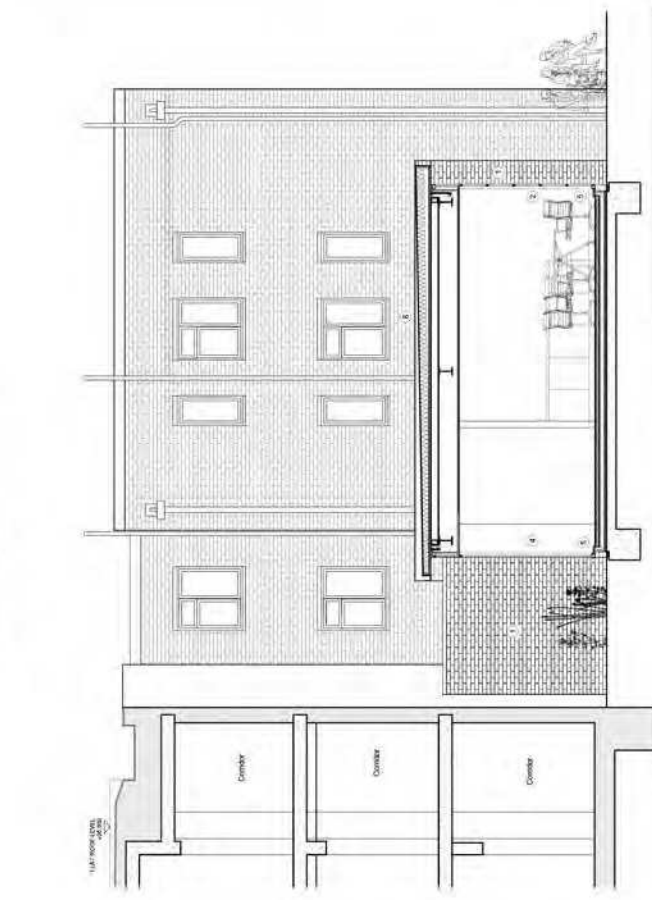
<p>ROYAL B&H ARCHITECTS LTD. ARCHITECTS TO BE CONTACTED BY THE CLIENT CONTRACT AND CONDITIONS OF SERVICE SUBJECT TO THE ARCHITECT'S STANDARD CONDITIONS OF SERVICE TO BE SUPPLIED TO THE ARCHITECT</p>			<p>ROYAL B&H ARCHITECTS LTD. 2 Church Square Hereford Herefordshire HR1 1AE +44 (0) 1527 34325 www.floydarch.co.uk</p>	<p>Royal Brompton & Hereford NHS Foundation Trust</p>	<p>Hereford Hospital Private Outpatients Facility</p>	<p>Drawn By: Elevations as Existing</p>	<p>Scale: 1:50 Date: A1</p>	<p>Drawn By: Checked By: Date:</p>	<p>Client Ref No: 11060018</p>
<p>Rev. No. 5267 Rev. Date Rev. Description</p>							<p>Rev. No. PL-006 Rev. Date Rev. Description</p>		



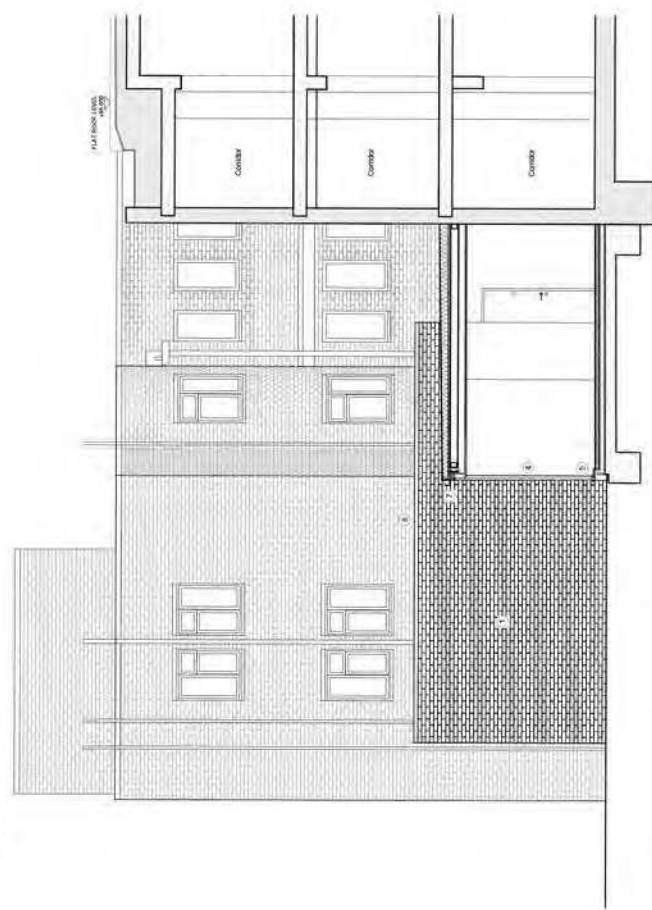
NE North East Elevation as Proposed
SCALE: 1/50 @ A1



NW North West Elevation as Proposed
SCALE: 1/50 @ A1



BB Section BB as Proposed
SCALE: 1/50 @ A1

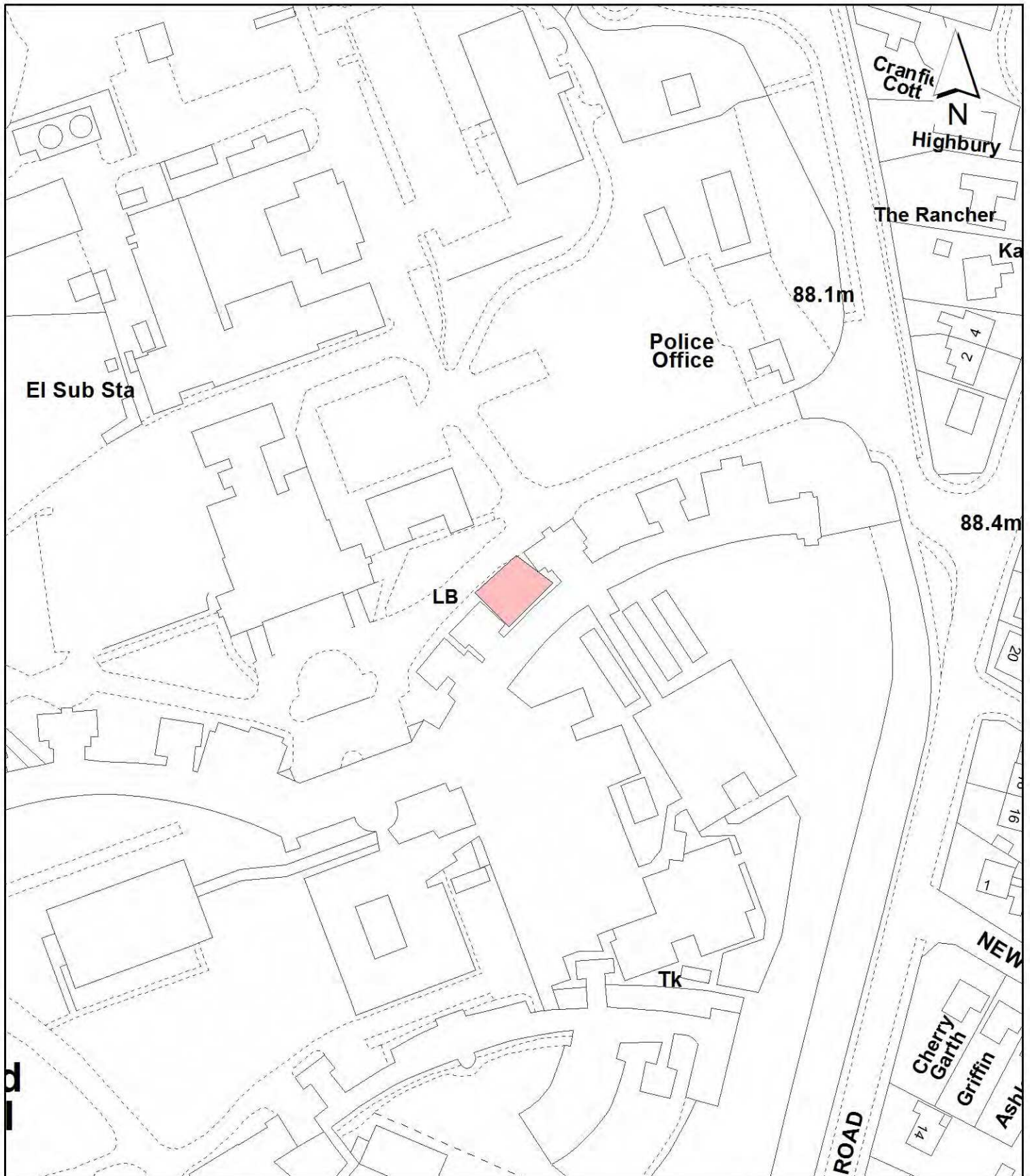


AA Section AA as Proposed
SCALE: 1/50 @ A1

1. Brickwork to complement existing; red colour
2. Window panel; White, clear glass
3. Window frame; White, opaque glass
4. Window sill; White, opaque glass
5. Sills; Finished to match the windows
6. Aluminium wall cladding; Anthracite grey
7. Aluminium gutter; Anthracite grey
8. Aluminium coping; Anthracite grey



<p>FLOYD ARCHITECTS</p> <p>100 West 10th St. Suite 200 Vancouver, BC V6E 2P5 Tel: 604.681.3800 Fax: 604.681.3801 www.floydarchitects.com</p>		<p>Royal Donatien & Harefield NHS Foundation Trust</p> <p>Harefield Hospital Private Outpatients Facility</p>
<p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Date: [Date]</p>		<p>Project No: 5267</p> <p>Drawn No: 21-001</p> <p>Scale: CONCRETE SECTION</p>



Notes:

 Site boundary

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Site Address:

**Harefield Hospital
 Hill End Road
 Harefield**

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

Planning Application Ref:

9011/APP/2016/3179

Scale:

1:1,250

Planning Committee:

North Page 207

Date:

November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 2 PARK COTTAGES THE OAKS RUISLIP
Development: Two storey, 1-bed, end of terrace dwelling house.
LBH Ref Nos: 27553/APP/2016/2829

Date Plans Received: 21/07/2016 **Date(s) of Amendment(s):** 21/07/0016
Date Application Valid: 08/08/2016



London Borough of Hillingdon
 RECEIVED
 21 JUL 2016
 Planning
 Residents Services

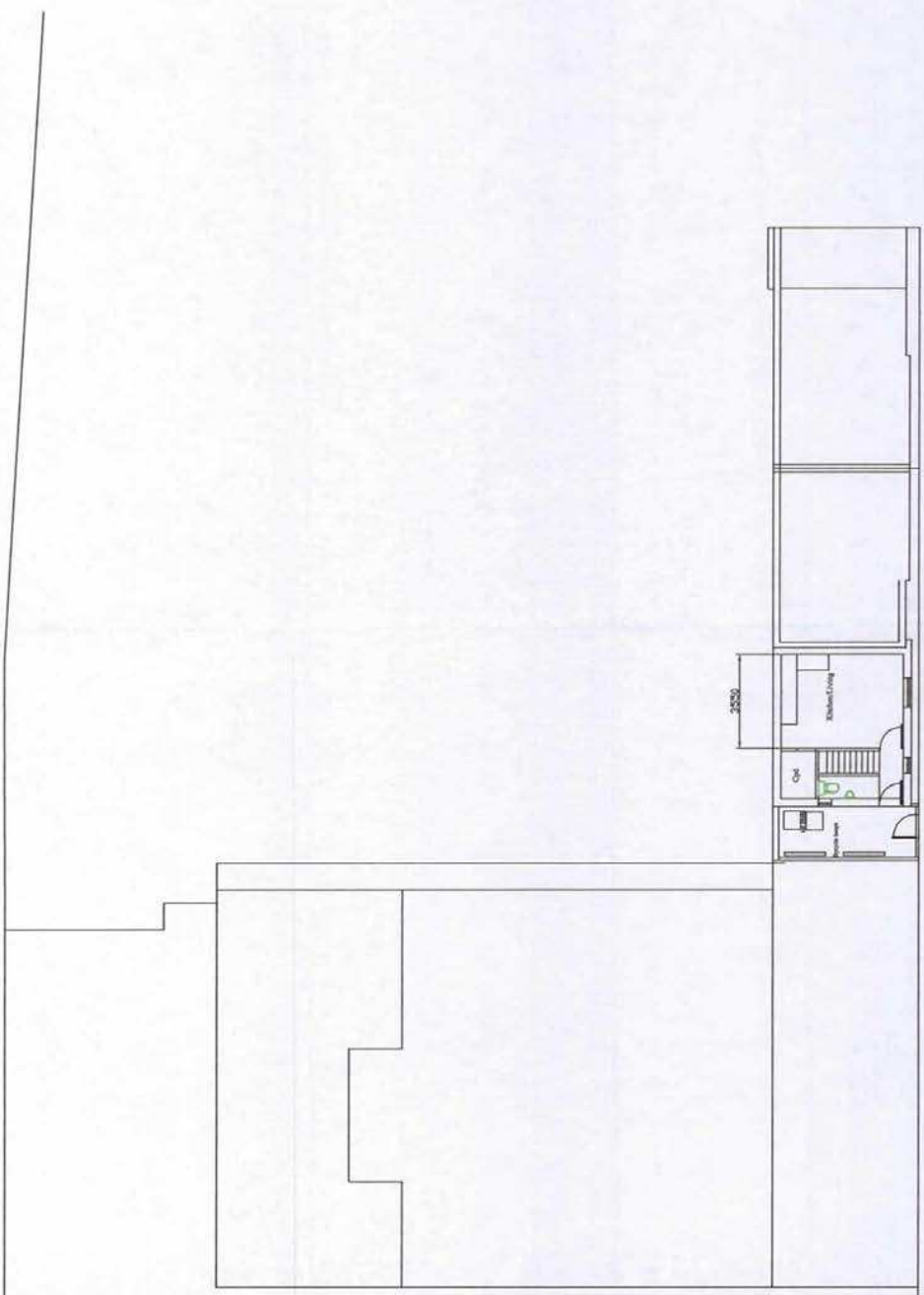
2 PARK COTTAGES
 RUISLIP
 MIDDLESEX
 HA4 7LF

OS MasterMap 1250/2500/10000 scale
 01 July 2016, ID: BW1-00541682
 www.blackwellmapping.co.uk
 1:1250 scale print at A4, Centre: 509067 E, 187561 N
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BLACKWELL'S
 www.blackwellmapping.co.uk
 TEL: 0114 268 7658
 maps.sheffield@blackwell.co.uk

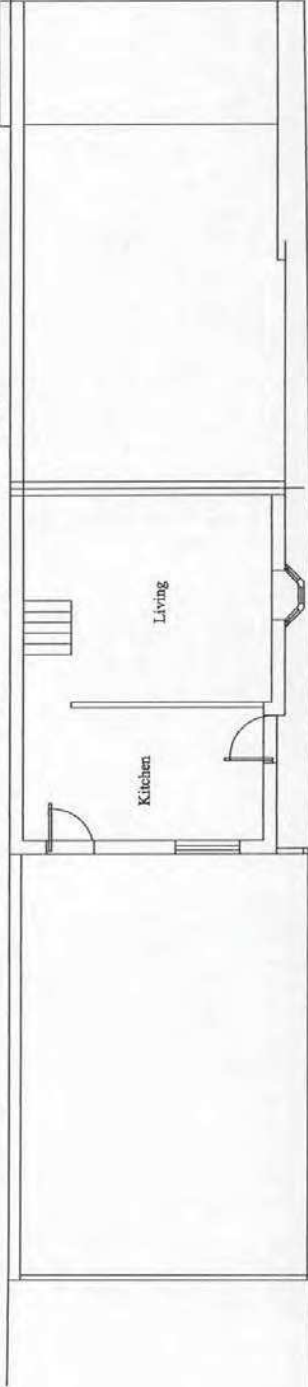
London Borough of Hillingdon
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 Planning
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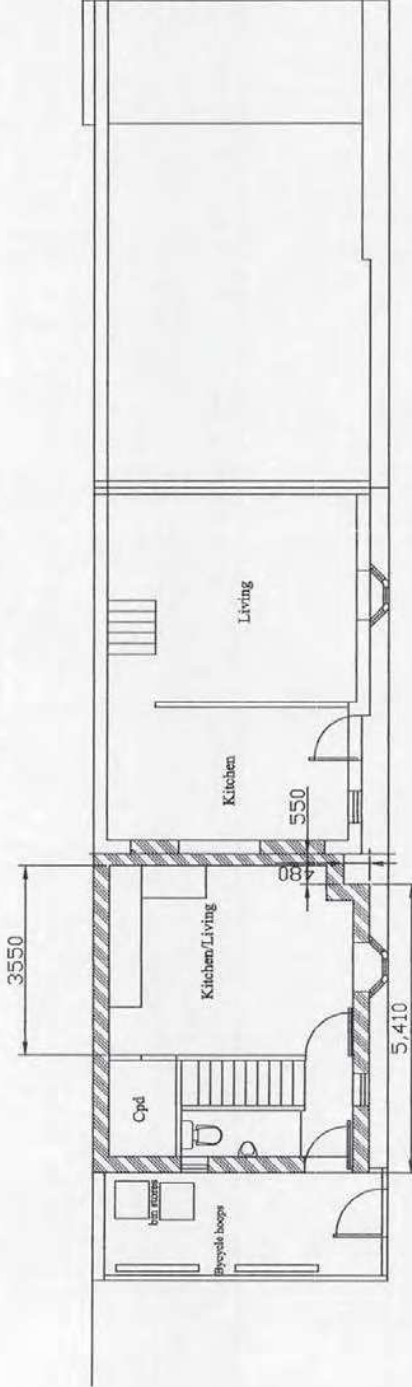
BLOCK PLAN

REVISIONS DETAILS		CONTRACT		DETAIL
NO.	DATE	TERRACE HOUSE at 2 Park Cottages Ruislip		Site Plan
		CLIENT		
		DRAWN: rj	DATE: august 04	DRAWING NO.
		REVISION:	SCALE: 1:200	imma 4101
		STATUS:		

no 4 park cottages has no car parking or garden



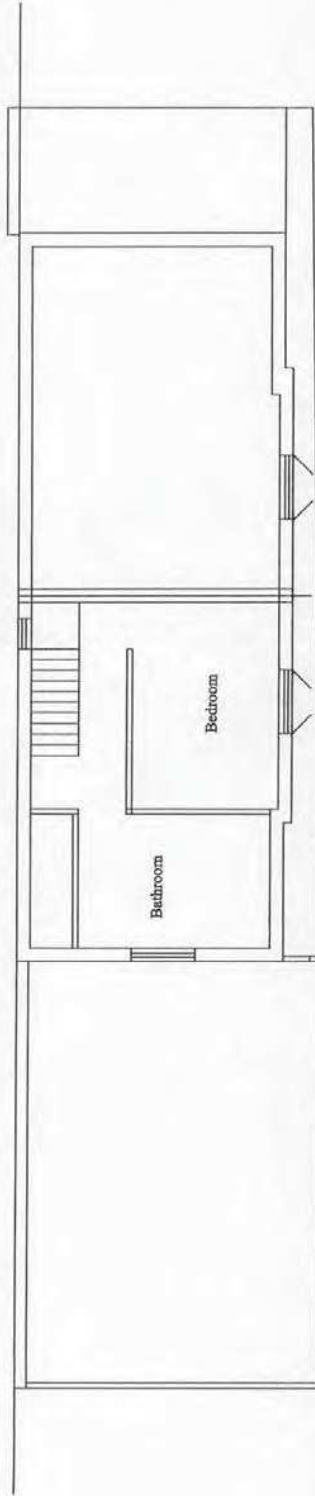
Ground Floor Plan as Existing



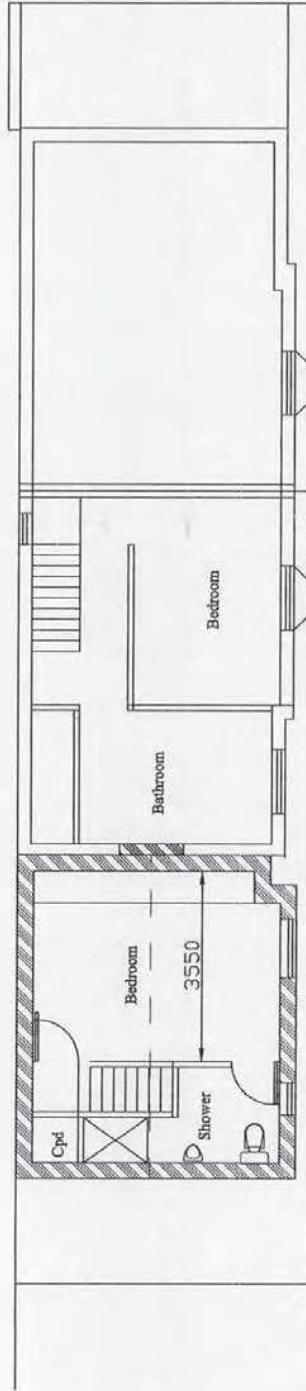
Ground Floor Plan as Proposed

London Borough of Hillingdon
RECEIVED
21 JUL 2016
Planning
Residents Services

REVISIONS		CONTRACT		DETAIL
NO.	DATE	NO.	DATE	
		2 Park Cottages Kuislip		Plans as Existing and Proposed
		CLIENT		
		DRAWN: rj	DATE: Jun 03	DRAWING NO.
		REVISION:	SCALE: 1:100	mp.204
		STATUS		



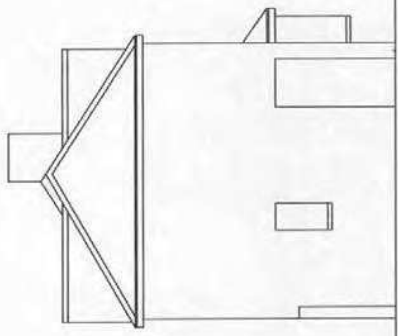
First Floor Plan as Existing



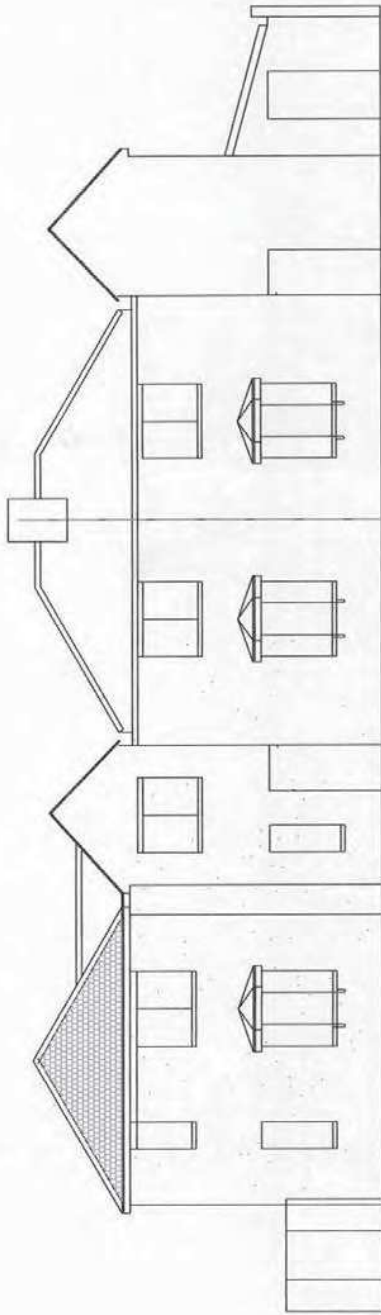
First Floor Plan as Proposed

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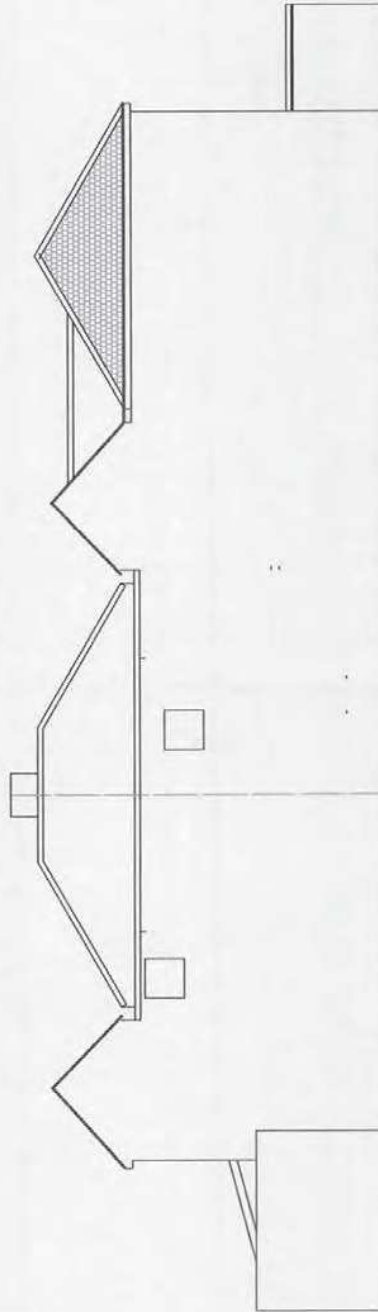
REVISIONS:		CONTRACT:		DETAIL:	
NO.	DETAILS	DATE	NO.	DESCRIPTION	DATE
			2 Park Cottages Ruislip	Plans as Existing and Proposed	
			CLIENT:		
			DRAWN BY	DATE: JAN 03	DRAWING NO.
			REVISION	SCALE: 1:100	mp.2004
			STATUS		



Side Elevation as Proposed



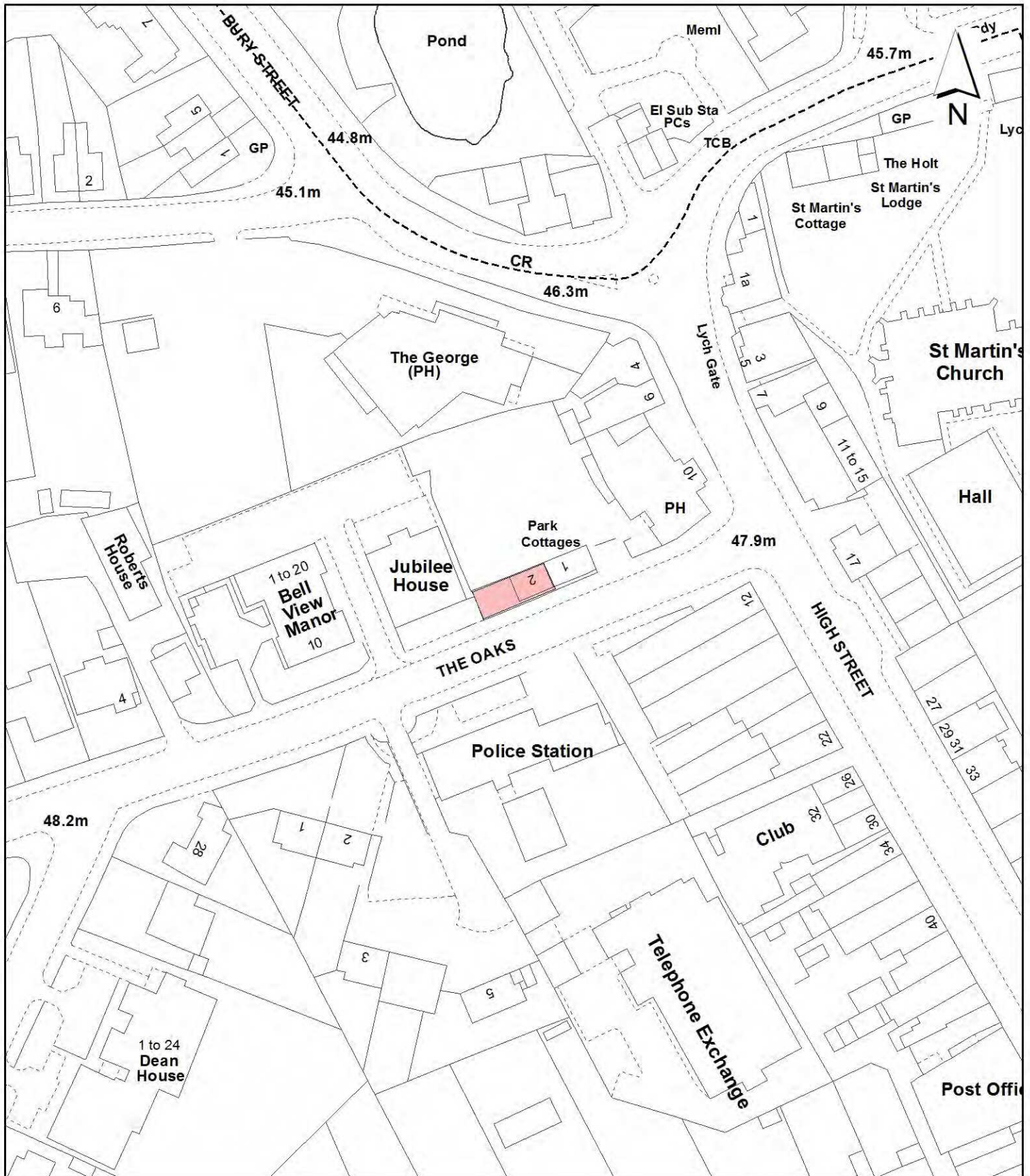
Front Elevation as Proposed



Rear Elevation as Proposed

NO.	REVISIONS/DETAILS	DATE

CONTRACT:		2 Park Cottages Ruislip	
CLIENT:			
DRAWN: fj	DATE: July 03	DRAWING NO.	Elevations as Proposed
REVISION:	SCALE: 1:100	DRAWING NO.	
STATUS:			mp.254



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Site Address:

**Land adjacent to 2 Park Cottages
 The Oaks
 Ruislip**

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

Planning Application Ref:
27553/APP/2016/2829

Scale:
1:1,000

Planning Committee:
North Page 214

Date:
November 2016

