



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 6 DECEMBER
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

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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

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings 1 - 16
- 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	54-56 Pembroke Road - 10793/APP/2016/2624	Manor	Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden. Recommendation: Refusal	17 - 32 160 - 171

7	46 The Drive - 65098/APP/2016/3555	Northwood	Erection of detached three storey building with basement level to create nine self contained flats with associated landscaping works following demolition of existing building containing three self contained flats. Recommendation: Refusal	33 - 64 172 - 179
8	46 Burlington Close - 70066/APP/2016/3364	Northwood Hills	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 Recommendation: Refusal	65 - 74 180 - 187
9	235 Tolcarne Drive - 64250/APP/2016/3211	Northwood Hills	Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflight and conversion of roof from half-hip to gable end with a new gable end window. Recommendation: Approval	75 - 84 188 - 193

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	2 Linksway - 36910/APP/2016/3323	Northwood	Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective) Recommendation: Refusal	85 - 96 194 - 200
11	18 High Street - 15618/APP/2016/3285	West Ruislip	Change of use from cafe/bistro (Use Class A3) to bar and craft beer shop (Use Class A4) Recommendation: Approval	97 - 106 201 - 204

12	22 High Street - 10250/APP/2016/2839	West Ruislip	Change of use from retail (Use Class A1) to use as a Beauty Treatment/Nail Bar (Sui Generis) Recommendation: Approval	107 - 116 205 - 209
13	The Old Workhouse, Ducks Hill Road - 8378/APP/20016/2495 (Full)	West Ruislip	Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles (involving demolition of existing sheds). Recommendation: Approval	117 - 130 210 - 215
14	The Old Workhouse, Ducks Hill Road - 8378/APP/2016/2705 (LBC)	West Ruislip	Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles, involving demolition of existing sheds (Application for Listed Building Consent). Recommendation: Approval	131 - 136 216 - 217
15	2 Reservoir Road - 7112/APP/2016/856	West Ruislip	Change of use to car wash and valeting. Recommendation: Approval	137 - 152 218 - 224

PART II - Members Only

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

	Address	Ward	Description & Recommendation	Page
16	Enforcement Report			153 - 158

PART I - Plans for North Planning Committee

159 - 224

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.

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.

Minutes



NORTH Planning Committee

16 November 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), Meghji Hirani (Planning Contracts & Planning Information), Roisin Hogan (Planning Lawyer), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
89.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
90.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
91.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED:</p> <ul style="list-style-type: none">– The minutes of the previous meetings held on 24 August, 13 September and 4 October 2016 were deferred.
92.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
93.	<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>
94.	<p>THURGA, 19 GLENALLA ROAD, RUISLIP - 43884/APP/2016/2760 (<i>Agenda Item 6</i>)</p> <p>The application was withdrawn prior to the meeting.</p>

95.	<p>7 HEDGESIDE ROAD, NORTHWOOD - 38605/APP/2016/3272 (<i>Agenda Item 7</i>)</p> <p>The application was withdrawn prior to the meeting.</p>
96.	<p>46 BURLINGTON CLOSE, PINNER - 70066/APP/2016/3364 (<i>Agenda Item 8</i>)</p> <p>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.</p> <p>Officers introduced the application and highlighted the addendum, confirming that reason for refusal 2 should be deleted from the officer's report.</p> <p>There was a petition in objection to the application and the lead petitioner addressed the Committee, citing the dominant appearance of the proposal, overdevelopment of the site, concerns regarding parking and emergency services access, loss of privacy for neighbouring dwellings and the detrimental impact on the surrounding area as reasons for their objection.</p> <p>The applicant then spoke to the Committee, confirming there was also a petition in support of the application. The applicant stated that the proposal was for family use, and would not cause a loss of amenity for neighbouring dwellings due to the angle of the dwellings in relation to the application. The applicant stated there would be little impact on the surrounding area and no impact on the street scene as a very similar application had already been approved at No.5 Burlington Close, which was on the opposite side of the road to No.46.</p> <p>Councillor Jonathan Bianco, a Ward Councillor, addressed the Committee and stated that he would be happier with the application if it was proposed on a more modest level, however, No.5 Burlington Close had a very similar extension.</p> <p>Members commented that the dwelling at No.5 would have an impact on the determination of the application and confirmed that there was not sufficient information on the site of No.5 and how it would relate to the current application. As a result, the Committee proposed deferring the application so that this information could be provided. The motion was seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was deferred.
97.	<p>LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD - 70377/APP/2016/3210 (<i>Agenda Item 9</i>)</p> <p>The application was withdrawn prior to the meeting.</p>
98.	<p>235 TOLCARNE DRIVE, PINNER - 64250/APP/2016/3211 (<i>Agenda Item 10</i>)</p> <p>The application was withdrawn prior to the meeting.</p>
99.	<p>3 PIKES END, EASTCOTE, PINNER - 18957/APP/2016/769 (<i>Agenda Item 11</i>)</p> <p>First floor side extension, single storey front infill extension and porch to front involving alterations to elevations.</p>

	<p>Officers introduced the report and Members noted the addendum.</p> <p>The Committee stated that the site was in a conservation area and that no other properties in the area had the infill that was proposed. Members commented that the infill would take away from the natural symmetry of the buildings and moved the officer's recommendation. This was seconded, and put to a vote with five Members voting in favour, two Members voting against, and one abstention.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused.
100.	<p>1 BARRINGTON DRIVE, HAREFIELD - 62825/APP/2016/2328 (<i>Agenda Item 12</i>)</p> <p>Installation of ground mounted solar panels.</p> <p>Officers introduced the report, and responding to questioning from the Committee, confirmed that the proposed solar panels would result in the loss of landscaping at the site.</p> <p>The Committee moved, 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 was refused.
101.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD - 9011/APP/2016/754 (<i>Agenda Item 13</i>)</p> <p>Installation of mini-roundabout and bus lay-by, including re-arranged access and bus shelter.</p> <p>Officers introduced the report and confirmed the proposal would improve access for buses. Members proposed, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
102.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD - 9011/APP/2016/3179 (<i>Agenda Item 14</i>)</p> <p>Single storey building to form an outpatients' lobby.</p> <p>Officers introduced the report to the Committee and noted the addendum, including comments from Historic England.</p> <p>The officer's recommendation was proposed, seconded, and unanimously agreed by Councillors upon being put to a vote.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was approved.
103.	<p>LAND ADJACENT TO 2 PARK COTTAGES, THE OAKS, RUISLIP - 27553/APP/2016/2829 (<i>Agenda Item 15</i>)</p>

	<p>Two storey, one-bed, end of terrace dwelling.</p> <p>Officers introduced the report and noted the addendum.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused.
104.	<p>S106/278 - QUARTERLY FINANCIAL MONITORING REPORT (NORTH) (<i>Agenda Item 16</i>)</p> <p>Councillors noted the report which provided 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.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the report was noted.
	<p>The meeting, which commenced at 7.30 pm, closed at 8.14 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250693. 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** 54-56 PEMBROKE ROAD RUISLIP
- Development:** Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.
- LBH Ref Nos:** 10793/APP/2016/2624
- Drawing Nos:** 0177/14/07
0177/14/06 Rev. E
0177/14/08
0177/14/02
0177/14/07 Rev. D
0177/14/01 Rev. B
0177/14/05 Rev. D
Topographic Survey
211596-SU-01
Transport Statement
Energy Report
Arboricultural Report
Planning Statement incorporating Design and Access Statement

Date Plans Received: 06/07/2016

Date(s) of Amendment(s):

Date Application Valid: 17/08/2016

1. SUMMARY

The application seeks permission for a change of use of the existing detached house which is currently laid out as 2 x 1 bed flats at ground floor level and 2 x 1 bed flats at first floor level (Use Class C3), to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor. The proposal includes the demolition of existing single storey outbuildings located to the side of the property and the erection of part two storey, part single storey rear extensions, and associated car parking on the front and rear garden. A previous planning application was submitted in 2015 for the same proposal and withdrawn by the applicant.

The proposals would result in the net loss of residential accommodation. The 16.75 m deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout would result in unacceptable levels of noise disturbance to adjoining occupiers. The scheme also proposes substandard staff accommodation as well as failing to demonstrate that the proposed parking would be sufficient to meet demand. The application also fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping can be provided.

Taking into consideration the above, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would result in the loss of a single family dwelling, therefore failing to safeguard the Council's existing housing stock, contrary to policy H2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed extension, by reason of its siting, size, scale, excessive depth and design would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed development, by reason of the activities associated with the proposed use and the layout of the site (including the layout of the vehicular accesses and parking areas) would result in disturbance, loss of privacy and noise which would be adverse to the general amenity of the residential area and nearby occupiers. As such, the development would be contrary to Policies OE1 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed development would, by virtue of its failure to provide an adequate amount of private usable external amenity space for the occupiers of the proposed flats, be detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The internal floor area for the proposed flats is below the minimum standard required for a one-bedroom and two bedroom flat. As such the proposal would fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2015) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposed extension, by reason of its height and excessive depth, would have a visually intrusive and overbearing relationship to neighbouring properties and would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56. The proposal is therefore considered to constitute an un-neighbourly form of development contrary to Saved UDP Policies (November 2012) OE1, BE20, BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the HDAS: Residential Extensions.

7 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local context of the surrounding area. The principle of

intensifying the use of the site to the level proposed when considered with the cramped footprint of this backland development would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding character contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NON2 Non Standard reason for refusal

The application fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping could be provided contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NON2 Non Standard reason for refusal

The proposal has failed to provide a transport statement/assessment to demonstrate that the proposed car parking is sufficient to meet the demand arising from the proposed use, or demonstrate the the proposal would not have an unduly negative impact on the local highway network. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 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).

3 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 (2015) and national guidance.

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
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

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. We have however 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey detached property on the South side of Pembroke Road. The application property has a reasonable sized rear garden and to the front, the property has a hardstanding area used for vehicle parking. The property is presently used as staff accommodation for the veterinary hospital at No.56 Pembroke Road.

The adjacent property No. 56 is a veterinary hospital with a large single storey side/rear extension which extends on to the application site. The other adjacent property No.52 is a two storey detached house. The wider area comprises similar sized properties on large plots.

The site is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks permission for a change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.

The proposed rear extension would measure 16.90 m deep, 6 m-6.60 m high with gable pitched roof and extend across the full width of the property. The materials would match the existing. The alterations to the existing vehicular access would create an in/out driveway, which will allow cars to drive from Pembroke Road and park to the rear of the site for the veterinary hospital. Three existing parking spaces will remain to the front of the site and seventeen parking spaces to the rear for customers.

The previous withdrawn application indicated that No.56 will change from a veterinary hospital to residential use, however this does not form part of the application proposals and would require the benefit of planning consent. No information has been submitted with the current application to indicate the proposed use of No.56.

The application is similar to the previously withdrawn application, with a Transport Assessment included this time.

3.3 Relevant Planning History

10793/APP/2015/476 54 Pembroke Road Ruislip

Change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side.

Decision: 29-05-2015 Withdrawn

10793/PRC/2015/177 54 Pembroke Road Ruislip

Rear extension and change of use from dwelling to veterinary hospital

Decision: 11-01-2016 OBJ

Comment on Relevant Planning History

10793/APP/2015/476 - Change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side. Withdrawn.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

50 adjoining and nearby properties were notified of the application by means of a letter dated 24th August 2016. A site notice was also displayed on 27th August 2016.

A Ward Councillor has requested that the application be determined at Committee, and raises the following concerns:

1. This represents overdevelopment, a significantly increased building footprint which is very much at odds with the look and feel of what is a residential surrounding area.
2. It would result in unacceptable loss of amenity, with residents having the noise and disturbance of vehicles in their gardens, moving to and from the proposed car park at the rear of the building.
3. It would reduce available land to absorb water from heavy rain, particularly relevant given the recent floods which affected residents in Pembroke Road.

A petition with 58 signatures has been received objecting to the application. One letter of objection has been received from No.52 on the following grounds:

1. Backland development;
2. Impact on standard of living to adjoining neighbours;
3. Contrary to policy;
4. The proposal will result in unacceptable levels of noise and constant disturbance caused by customer vehicles coming and going (which is currently proposed 7 days a week), their passengers (i.e people and animals, particularly dogs barking) and the vehicles of the staff of the veterinary practice. This noise will not only be felt in the back garden but also the house and front garden of no. 52 as you will see from the plans that the proposed exit for cars is directly adjacent to the eastern wall of no. 52. There is also a risk of damage caused by vehicles to the house itself given the immediate proximity of the exit route.
5. The privacy of the garden at no. 52 will not be maintained as a result of this proposal. The proposed development would completely alter the current status of neighbouring residential gardens. It would mean that this area would then be accessible to the public, their vehicles, an extensive building, as well as the animal patients of the veterinary practice itself. Any fence erected in the garden of no. 54 to act as a "privacy" shield would not avoid this fundamental loss of privacy.
6. The proposal will have an impact on light because of the bulk and scale of the extension. The backland site is not more intimate than the frontage property and represents over development. It involves the complete alteration of a much larger area than the frontage property of no. 54.
7. Loss of trees;
8. The visual amenity of the garden is a major contributor to the visual amenity of the neighbouring gardens. The proposal would completely change that visual amenity.
9. Loss of biodiversity.

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

In addition a petition with 828 signatures has been received supporting the application.

A further 34 letters received supporting on the following grounds:

1. Benefit to the local community;
2. Improve the current parking situation;
3. Traffic safety;
4. Improve local employment;
5. Improve standard of care and welfare of patients;
6. Improve appearance of the current building;
7. Improve access for disabled clients with pets.

Internal Consultees

ENVIRONMENTAL HEALTH COMMENTS:

Please could you ask the applicants to provide details of their opening hours on Monday to Friday as it seems to have been omitted from the application.

The plans show an area of kennelling at the rear of the premises. Please could you ask the applicants for some more details regarding its use. Including the hours of use. Will these be the same as for the rest of the premises? The number of dogs in the kennels at one time. Will there be any animals housed in the kennels outside of the opening hours particularly over night?

Please could you also ask whether any staff will be on the premises outside of the proposed hours and whether there will be any emergency use of the premises.

Depending on the information supplied it may be necessary to request a noise report.

If they are planning on installing any plant for instance extraction or air conditioning then further details will be required and a noise report may be necessary.

TREES AND LANDSCAPE COMMENTS:

The scale of this redevelopment and its impact on trees is unacceptable. The development will erode the sylvan character of this attractive suburban area. The development will also be harmful to the outlook and living conditions of neighbours. The application fails to comply with saved policy BE38.

HIGHWAY COMMENTS:

From the plans provided it would appear that the existing vehicular access points will be maintained. 20 car parking spaces are proposed at the front and rear of the two properties. These spaces are allocated on the basis of 10 for staff, 8 for visitors to the veterinary clinic along with 4 cycle parking spaces for staff. The access to the car parking at the rear of property is achieved via an access road adjacent to no.56 Pembroke Road. It is not clear from the plans and the TS where the car and cycle parking is provided to serve the proposed flats. Could you ask the applicant where such car and cycle parking is located on the site? All cycle parking should be covered and secure. Under the current plans the refuse/recycling bins are located at the rear of the property and not within 10 m of the kerbside. There are no EV charging points shown on the proposed car parking area. On the basis of the above comments there are a number of issues that need to be resolved before I can support this application. If these issues are not resolved I suggest the application is refused due to lack of detailed information.

FLOODWATER MANAGEMENT:

No objection, subject to conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H2 states that the Local Planning Authority will not normally grant planning permission for a change from residential use (including residential use above shops and in other mixed developments) of any building or part of a building that is suitable with or without adaptation for residential use. The proposal would result in the loss of residential accommodation that although currently used as staff accommodation for No.56, could easily be used a single dwelling house.

Currently no. 54 Pembroke Road is laid out as 2 x 1 bed flats at ground floor level and 2 x 1 bed flats at first floor level. The proposals would result in the ground floor being converted to a veterinary clinic with the first floor being converted, with the aid of the proposed large extensions, to 2 x 1 bed flats and 1 x 2 bed flat. This would result in the net loss of 1 residential unit.

Whilst a Planning Statement has been submitted to justify the development, it has not sufficiently addressed this issue. Notwithstanding the in principle concerns surrounding the loss in residential accommodation and although it is acknowledged that a veterinary clinic has operated on the site for a considerable length of time, it is considered that the intensification of this use, the car parring in the rear and the large extensions would result in significant harm to amenities of surrounding residential occupiers. These matters are further explained elsewhere in the report.

No details have been provided to show the use of No.56. Furthermore, the size and scale of the proposed veterinary hospital would be significantly larger than the existing at No.56. The proposal would also include parking to the rear of the site.

The proposed veterinary surgery would be in a significantly larger premises than the existing surgery at 56 Pembroke Road, resulting in a corresponding increased level of activity. The resultant increase in noise, vehicle fumes and general activity would have an unduly negative impact on amenities of nearby residential properties. The proposals are therefore considered to be incompatible with other existing uses within the residential street.

Therefore, the proposal would result in unacceptable loss of amenity to the nearby residential properties. Refusal is therefor recommended in this regard.

7.02 Density of the proposed development

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

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

Not Applicable to this application.

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

Not Applicable to this application.

7.07 Impact on the character & appearance of the area

The adopted Supplementary Planning Document (SPD) - Residential Extensions at Section 6.0 on two storey rear extensions allows a 4 m deep extension and the new roof should appear subordinate to the original roof and should have a ridge height at least 0.5 m lower than the original roof.

In terms of the design of the building itself, the proposed two storey extension would follow the design of the host dwelling in terms of the roof design. The set down of the roof and distance from highway would provide a sufficient sense of subservience to the proportions of the building and would not detract from the character and appearance of the existing house and the wider area.

HDAS: Residential Extensions Paragraph 3.4 allows detached houses an extension up to 4 m deep and paragraph 3.7 allows pitched roofs on single storey extensions, although they should not exceed 3.4 m in height. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The rear extension proposed is here is two storey, and would have a maximum height of 6.75 m with a pitched roof and would therefore conflict with guidance. The depth of the extension would be 16.75 m, excessively deeper than normally allowed.

The introduction of a deep rear extension, with access on either side of the building to the parking area at the bottom of the garden would thus appear out of keeping due to its form and position. It is therefore not in scale with the surrounding properties and character of the area.

As such, the proposed extension would not appear subordinate and would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original. The proposal would therefore be contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies and the SPD 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.

Hillingdon Design & Accessibility Statement: Residential Extensions further advises that all residential extensions and amenity spaces should receive adequate daylight and sunlight and that extensions should be designed to minimise the negative impact of overbearing and overshadowing.

In this respect, the proposed extension, by reason of its height and almost the full depth of the rear garden, would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56 by reason of visual intrusion and overdomination.

The location of the proposed vehicular access along the sides of the property to the rear parking area would result in a loss of amenity to the occupiers of the existing flats on the application site and the occupiers of the adjoining dwellings at Nos. 52 and 56 Pembroke Road. In particular, noise, disturbance and loss of privacy would be adverse impact in residential amenity. As such, the development would be contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the UDP Saved Policies protects neighbouring occupiers from uses that are detrimental to the character or amenities of surrounding properties. Animals are to be kept overnight and as such, it is considered to be a serious noise generating use and the proposal would therefore result in noise impact on the neighbouring properties.

Therefore, the application proposal would constitute an un-neighbourly form of development and would be in conflict with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) OE1, BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should 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 Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 65 sq metres of amenity space for a two bed flat and two, one bed flats. The proposed development does not show a garden area for the flats. There is a poor quality garden space between the end of the proposed extension, the car park to the rear and the access roads on either side, which would be unacceptable. Accordingly, the proposed scheme is not considered to provide a satisfactory amount of private amenity space for three flats and would not be acceptable.

Internal Floor Space

Arden House Veterinary Hospital seeks planning permission to relocate the existing veterinary hospital into the adjoining building (no. 56). The proposal would involve extending the building. The previous application submitted a Design and Access statement referring to reverting the existing veterinary surgery to residential, but no plans are available or details of its use; comments are therefore limited to the resiting of the surgery.

The plans show that the proposed new veterinary centre would have its main entrance for customers at the rear of the building (as existing). The ground floor would be of a split level design, with the staff areas sited some 900 mm below the new upper ground floor. The car park is said to provide level access throughout and a level approach to the building. An accessible toilet is shown on plan and is understood to accord with Approved Document M to the Building Regulations.

No objection to the proposal is raised from an accessibility standpoint.

Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (June 2016). These are:

1 person flat = 39 sq m

3 person, 2 bed flat = 61 sq m

The proposed flats at approximately 34 sq.m and 36 sq.m for 1 person and 38.5 sq.m for a two bed flat would not meet the minimum standard set out in Policy 3.5 and Table 3.3 of the London Plan (2016) and would thus result in the provision of accommodation of an inadequate size for future occupiers, in conflict with The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

The rooms on the first floor provide an adequate outlook and is considered that the proposed flats for staff would afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme would comply with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS: Residential Extensions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application is for change of use and extensions to a property in Pembroke Road Ruislip. On-street parking in Pembroke Road is restricted to one side of the road to allow the free flow of traffic along this road. There is already a degree of parking stress along Pembroke Road. The properties on this part of Pembroke Road are large detached houses with the exception of this site which operates as a veterinary clinic with services provided 7 days per week. The property (No.56) already has an existing vehicular access off Pembroke Road that is shared with No.54. No.54 has another access to Pembroke Road to the West.

The site has a PTAL value of 3 (moderate) based on local bus and rail services but customers and staff are still considered likely to be reliant on private car. There has been previous pre-app advice given regarding a proposal similar to the application including highways advice that required a Transport Statement and justification for car parking. A Transport Statement by Sumner Consultancy has been provided in support of the application. From the plans provided it would appear that the existing vehicular access points will be maintained. 20 car parking spaces are proposed at the front and rear of the two properties. These spaces are allocated on the basis of 10 for staff, 8 for visitors to the veterinary clinic along with 4 cycle parking spaces for staff. The access to the car parking at the rear of property is achieved via an access road adjacent to no.56 Pembroke Road. It is not clear from the plans and the TS where the car and cycle parking is provided to serve the proposed flats. Under the current plans the refuse/recycling bins are located at the rear of the property and not within 10 m of the kerbside. There are no EV charging points shown on the proposed car parking area.

A total of 20 car parking spaces are proposed, including 6 existing accessed off 2 existing cross overs. One parking space at the rear should be converted to a disabled bay.

Whilst the use is being relocated from the adjoining building an intensification of use with the new improved facility cannot be ruled out. It needs to be demonstrated that parking proposed can meet demand.

Cycle parking is required at 2 spaces per consulting room to comply with Council standards in a covered area.

Given the above, the proposal has failed to provide a transport statement/assessment to ensure that the parking proposed can meet the demands of the proposed use. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The front gardens have already been largely paved to provide off-street parking for staff / visitors. The rear gardens, maintained but little-used, extend to the South towards the Ruislip Station car park. The area is primarily residential in character and the trees on this site contribute to the character of the area and provide screening and privacy.

Trees on, and close to, the site are not protected by TPO or Conservation Area designation. A Tree Report has assessed 20 individual trees and groups relating to this site. Most of the trees are 'C' grade trees, with three categorised as 'U' (justifying removal in the interests of good management). However, there are 5 'B' grade trees: T6 Lombardy Poplar, T13 Sycamore, T16 and T17 Lombardy Poplar and T20 Norway Maple (street tree). The survey confirms that only G1, T2, T3 and T4 (all 'C' grade) can be retained on the East boundary, together with the street tree (T20). - All other trees (T5 - T19), including 4 'B' grade trees will be removed to facilitate the development. No replacement strategy or masterplan has been proposed. The landscape impact will be significant, with the loss of the mature tree screen along the Southern boundary. This screen forms part of a more comprehensive line of tree planting and woodland separating and screening the properties along Pembroke Road from the railway. The loss of the landscape screen and its replacement with a built extension and car park will also have a detrimental impact on the neighbouring property at 52 Pembroke Road. As such, the application fails to comply with saved policy BE38.

7.15 Sustainable waste management

General waste storage area is to the rear of the premises, whilst it is collected from the front of the site. However, as no details are provided with the submission a planning condition would have been added to ensure suitable waste provision will continue to be provided on site.

7.16 Renewable energy / Sustainability

Not Applicable to this application.

7.17 Flooding or Drainage Issues

The application makes reference to disposing of surface water through a sustainable drainage system.

The extension and additional car parking spaces will increase the area of impermeability at the property.

Detailed information of the proposed system is needed to show that surface water is controlled on site through a sustainable system. This is important as this site contributes to an area affected by flooding recently. Should the application be approved, this could be addressed by condition.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

Addressed in the main body of the report.

7.20 Planning Obligations

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

As the proposal is for a D1 use with ancillary flats for staff, Mayoral CIL Charges would be applied for the proposed development of 308.7 sq metres of additional floorspace are as follows:

Mayoral CIL = £13,094.39

7.21 Expediency of enforcement action

There are no enforcement issues.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

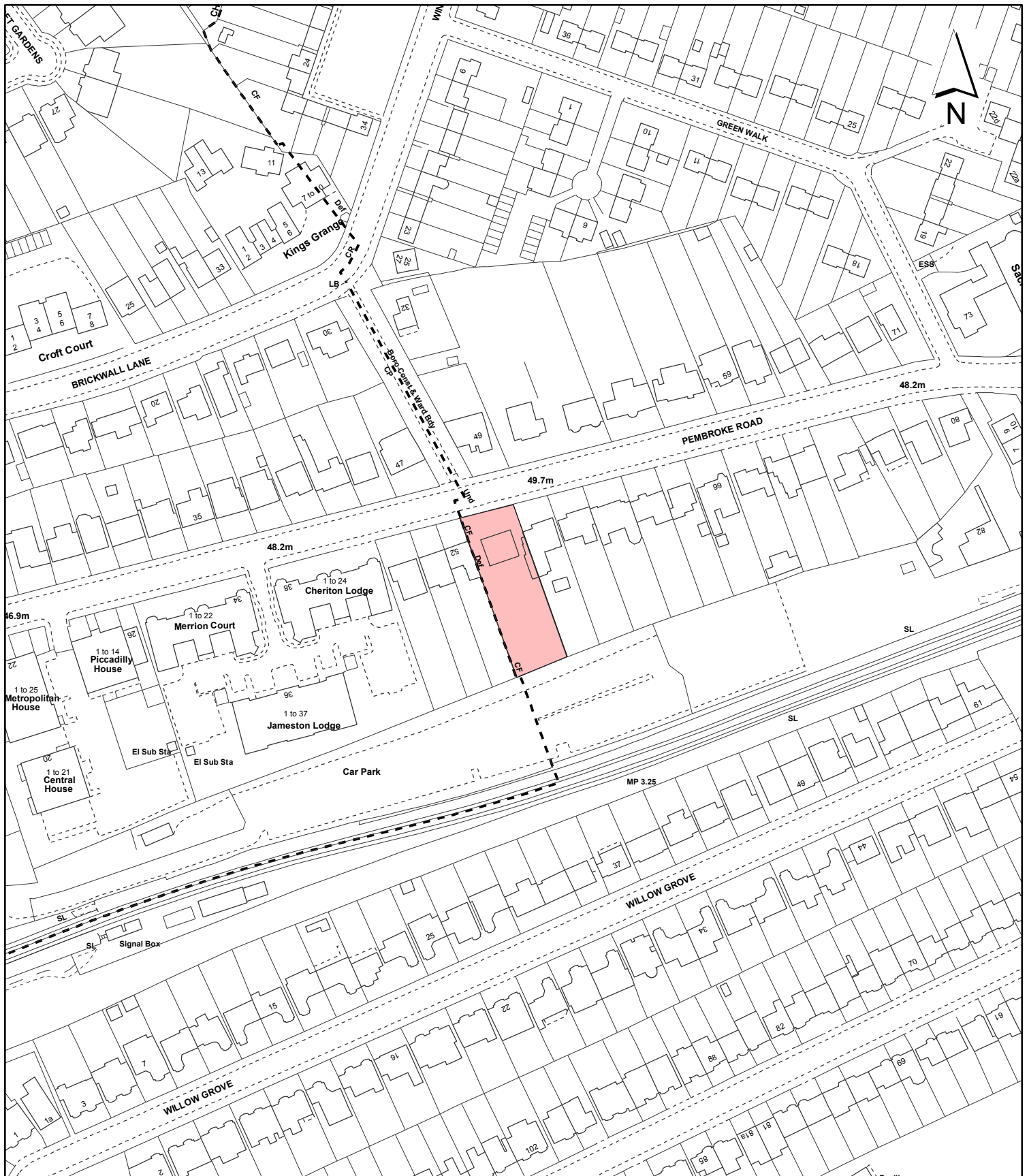
The proposals would result in the loss of a single family dwellinghouse. The 16.75 m deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout would result in unacceptable levels of noise disturbance to adjoining occupiers. The fails to demonstrate that the parking proposed is sufficient to meet demand. The application also fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping.

11. Reference Documents

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

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**54-56 Pembroke Road
Ruislip**

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

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

Planning Application Ref:

10793/APP/2016/2624

Scale:

1:1,750

Planning Committee:

North Page 32

Date:

December 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** 46 THE DRIVE NORTHWOOD
- Development:** Erection of detached three storey building with basement level to create nine self contained flats with associated landscaping works following demolition of existing building containing three self contained flats.
- LBH Ref Nos:** 65098/APP/2016/3555
- Drawing Nos:** 16-08-100 A (Proposed Floor Plans)
16-08-101 (Proposed Site Plan)
16-08-102 (Proposed Elevations)
16-08-103 (Proposed Elevations)
16-08-104 (Section and Street Scene)
16-08-10 (Location Plan - Existing Building)

Date Plans Received: 22/09/2016 **Date(s) of Amendment(s):**

Date Application Valid: 22/09/2016

1. **SUMMARY**

The application seeks permission for the erection of a detached three storey building with a basement level to create nine self contained flats (3 x 1 bed, 2 x 2 bed, and 4 x 3 bed) with associated landscaping works following demolition of existing building containing three self contained flats.

1 response in support and 27 objecting have been received which raise a number of concerns primarily regarding the impact of the proposal on the visual amenity of the area and on neighbours. The Northwood Resident's Association and Ruislip, Northwood & Eastcote Local History Society similarly raise an objection to the proposal. A petition of objection with 84 signatures has also been received.

The Council's Conservation and Urban Design Team has raised an objection regarding the loss of the undesignated heritage asset (the existing residential building known as Dane End) and the impact on the visual amenity of the area by virtue of the design, bulk, scale, built form, and positioning of the proposed development within the site.

In addition, the proposed development results in loss of privacy, daylight, outlook, and a detrimental sense of enclosure to neighbouring properties, particularly, Nos. 50 & 54 'The Drive'.

Furthermore, due to insufficient/inadequate external amenity space provision and lack of defensible space, the proposal would offer substandard residential accommodation for future occupiers.

It has also not been demonstrated that the proposal would not result in an adverse impact on drainage, flooding, ground water conditions, and structural stability, contrary to policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

On balance and having considered the proposal against all of the relevant planning policies, the development is not considered acceptable and should be refused for the reasons set out in the recommendation.

2. RECOMMENDATION

The development should be refused for the following reasons:

1 NONSC Loss of heritage asset and impact on visual amenity

The development proposal would result in the loss of a non designated heritage asset of significant historic, architectural, and social value, and the development by virtue of its design, bulk, scale, built form, and positioning within the site, represents an incongruous over development of the site, failing to respect the established building line or existing urban grain of the area, appearing dominant and out of keeping with its character and appearance and therefore, harmful to the visual amenity of the area, contrary to adopted policies BE1 and HE1 of the Local Plan Part 1 (2012); policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); and policies 7.4, 7.6, 7.8, and 7.9 of the London Plan (2016).

2 NONSC Loss of privacy to neighbours

The proposed development incorporates balconies/habitable room windows within close proximity of and facing habitable room windows that serve neighbouring properties that would allow overlooking, resulting in loss of privacy, and harming the residential amenity of occupiers within Nos. 50 & 54 'The Drive', contrary to policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

3 NONSC Loss of outlook and sense of enclosure

The proposed development, by virtue of its design, width, depth, height and proximity to neighbouring properties would result in loss of daylight, outlook, and a detrimental sense of enclosure to neighbouring properties, particularly, Nos. 50 & 54 'The Drive', harmful to the residential amenity of occupiers and contrary to policy BE21 and BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

4 NONSC Lack of defensible space and poor outdoor amenity space

The development proposal, by virtue of insufficient/inadequate external amenity space provision and lack of defensible space would offer substandard residential accommodation for future occupiers to their detriment, contrary to policy BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

5 NONSC Flooding

The proposed development has failed to demonstrate that it would not result in adverse impact on drainage, flooding, ground water conditions, and structural stability, contrary to policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

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).

2 153 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.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
H3	Loss and replacement of residential accommodation

H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.8	(2015) Outer London: Transport
LPP 3.13	(2015) Affordable housing thresholds
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.16	(2015) Waste self-sufficiency
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.13	(2015) Safety, security and resilience to emergency
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010
POBS	Planning Obligations Supplementary Planning Document, July 2008
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG	Residential layouts and house design.
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

3

Please be advised that the current vehicular ramp access to the basement is not considered acceptable for the reasons set out in this report. In addition, the car parking space at ground level would also raise highway safety concerns. Had this application been recommended for approval, conditions would have been sought to address these issues. Also, a S106 would have been sought for appropriate highway works to the access point.

3. CONSIDERATIONS

3.1 Site and Locality

The rectangular site measures approximately 0.15 hectares and is located on the west side of 'The Drive', approximately 330m south of its junction with Rickmansworth Road. The property is neither listed nor located within a conservation area. There are Tree Preservation Areas to the north and east of the site, but none covering the property itself.

'The Drive' is characterised by mainly large detached two and three storey dwelling houses, well set back from the public highway, and surrounded by spacious verdant grounds. To the west of the site there is a cluster of dwellings accessed via a road that adjoins the application site to the south. Further to the south, there is a two storey dwelling positioned facing north-eastwards onto 'The Drive', beyond which is Haste Hill Golf Course. To the east, there is mainly two storey detached houses, well set back from the public highway with long drives and mature gardens.

3.2 Proposed Scheme

The proposal consists of the erection of a detached three storey building with basement level to create nine self contained flats (3 x 1 bed, 2 x 2 bed, and 4 x 3 bed) with associated landscaping works following demolition of existing building containing three self contained flats.

3.3 Relevant Planning History

65098/APP/2016/835 46 The Drive Northwood

Erection of detached three storey building with basement level to create nine self contained flats (8 x 3 bed and 1 x 4 bed unit) with associated landscaping works following demolition of existing building containing three self contained flats.

Decision: 19-05-2016 Withdrawn

Comment on Relevant Planning History

A boundary fence was erected without planning permission. The Council's Enforcement Team opened an investigation (ref. ENF/1325/15) into this planning breach. An

enforcement notice was served on 11th April 2016 for its removal. The fence has subsequently been removed.

Earlier this year, a planning application ref. 65098/APP/2016/835 for 9 self contained flats was submitted and later withdrawn.

4. Planning Policies and Standards

Please see list below.

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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE16 New development on the northern frontage of the A4 (Bath Road)
- BE17 Design and layout of new development at Heathrow Airport
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
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LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.16	(2015) Waste self-sufficiency
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.13	(2015) Parking

LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.13	(2015) Safety, security and resilience to emergency
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010
POBS	Planning Obligations Supplementary Planning Document, July 2008
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG	Residential layouts and house design.
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

21 Neighbour consultee letters were sent on the 13th October 2016 and a site notice erected on the

17th October 2016. The statutory consultation period expired on the 7th November 2016. 1 response in support and 27 objections have been received. In addition, a petition objecting to the proposal has been received with 84 signatures. The concerns raised are summarised as follows:

- The proposal is excessive in width, depth and height resulting in an over-dominant development that would be intrusive in streetscene.
- Overdevelopment of the site and out of keeping with the general pattern of development in the are
- Beyond the established building line fronting the highway
- Excessive footprint
- The design is poor and out of keeping with the character and appearance of the area
- Loss of privacy to neighbouring properties
- Cause a detrimental sense of enclosure to neighbouring properties, particularly No. 50
- 'The Drive' already experiences parking stress and inadequate and substandard car parking provision will worsen the situation
- Increased vehicular movements would worsen air quality and cause noise.
- Loss of existing building (Dane End House) is probably the oldest house in 'The Drive' and is a detached Edwardian family residence of an unusual and attractive appearance with major historical and architectural merit.
- Impact on wider infrastructure including water supply
- Reduce the value of neighbouring properties
- Subsidence from excavation works in relation to the basement
- Disturbance during construction from noise, traffic and dust
- Removal of trees from the site
- Adverse impact on drainage and may lead to flooding due to excessive basement
- The stagger of the existing houses 52, 50 and 46 affords an uncrowded vista to the east. The proposed building will blot this out completely.

NORTHWOOD RESIDENTS ASSOCIATION

Comments: Objection

The proposed development would be over-dominant in height, bulk, proximity to and overlooking neighbouring properties, resulting in significant loss of residential amenity, contrary to policies BE19, BE21 & BE23. The development includes the creation of a basement for which no geo-technical or hydrological surveys have been provided and it is not possible to determine whether the development would not have an unacceptable impact on drainage and flood risk in accordance with policies OE7 and OE8 of the 'Saved' UDP Policies and policy DMHB24 of the emerging Local Plan: Part 2.

RUISLIP NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY

Comments: Objection

The Society is very concerned about this second application to demolish Dane End and replace it with a new three storey building, despite some improvements in the design to the original proposal.

The proposed new building is in a more traditional style, but it will still appear bulky and obtrusive. It will occupy a larger footprint than the existing house and the excavation of the basement will be very disruptive. As a large number of trees on the site have been removed already it will be prominent from the road and detract from the street scene.

The existing house adds character and is a positive asset. It was built in 1908 and is a most unusual construction. Almost the whole house is contained within a large mansard roof, although this is broken up on the north side by two gables and a single storey service wing. The main east front has

interesting flint detail at the second storey level.

Last year the Society recommended that it be included on the Borough's 'Local List of Buildings of Architectural or Historic Importance' in recognition of its well preserved and unaltered external condition. As far as the Society is aware it fulfils all the criteria for local listing and it is simply a matter of timing that the review of the list has not taken place yet for the house to be listed.

We request that this application to demolish an Edwardian house of character and replace it with a 'fake' traditional building be refused.

DESIGNING OUT CRIME OFFICER

No objection

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE

No comment

THAMES WATER

Comments (summary): No objection, subject to the imposition of informatives relating to waste and piling.

Internal Consultees

ACCESS OFFICER

Comments (summary): No comment

CONSERVATION AND URBAN DESIGN

Comments (summary):

- BACKGROUND: The existing detached attractive building is located on a modest plot along 'The Drive' in Northwood. Originally known as Dane End, the property dates from the early 19th Century and was built by local architects Swannell and Sly, who were well known of their time and responsible for many other notable buildings around Northwood and Rickmansworth. This was the first property to be built along the road. Dane End was originally built as a single family dwelling on a substantially sized plot, this comprised of where numbers 48, 50, 52 and 54 are now situated. The existing property is well characterised with a steeply pitched gambrel roof form with eaves finishing at ground floor level and gable ends at either side. The property can be described as 2 and a half storeys in height, which is externally finished with a tiled roof, render, and brick. The property is uniquely orientated with a recessed porch/patio area on the south elevation and an 'M' shaped projecting gable on the north elevation. There is also a single storey element attached to the northern aspect of the main property which may have been the original service wing of the building. The principal elevation (eastern elevation) features the entrance door which is situated under a recessed porch area and characterised by a substantial timber post. Taking into account the historical, architectural and social value of the existing building it would be considered a building of significant heritage value and can be termed as a heritage asset. Therefore, we would regret the loss of such a significant building.

Whilst the original plot of the building was subdivided in the past for the construction of 4 other properties, the existing site remains relatively open and visible from various aspects, maintaining the semi-rural/ suburban principles that the property was most likely originally built with. The southern elevation of the property is visible via the access-way for Nos. 48, 50 and 52. The elevation facing

onto 'The Drive' had previously been well screened from the road by well established mature trees. The existing boundary treatments to the site are commendable and consist of natural boundaries such as hedges, mature trees and short close boarded timber fencing. Dane End is well set back from the road respecting the building lines of adjacent properties. It is uniquely orientated which adds to the character of the property and the road.

'The Drive' as a road is a dead end, which leads to Haste Hill Golf course. It is dominated by two storey, detached single family dwellings on modest to substantially sized plots, which contribute to the suburban character of the area. The properties are centrally positioned on their respective plots and maintain substantial gaps between neighbouring properties. They are well set back from the road giving a lane-like characteristic to the road. Whilst properties along 'The Drive' have been altered and modernised, large built-for-purpose flat developments are not a known or established feature, and would be considered an unwelcome precedent.

- COMMENTS: The proposal to demolish the existing building and replace it with a 3 storey, substantially large building containing 9 flats would be considered in principle unacceptable. The revised proposal does not address concerns stated from the previous application. The overall bulk, scale, built form, positioning on the site, roof form, footprint and design of the building would be considered inappropriate along this residential road. It would substantially develop the existing plot disproportionately and would be considered an incongruous addition within the street scene.

- Bulk, scale and footprint

The footprint and scale of a building should take into account the size of the site and in turn be proportionate to the space available. The proposed building footprint would not be considered in keeping with the defined urban grain of the surrounding area (neighbouring residential roads). It would be considered out of scale in relation to the wider streetscape. At approximately 32m in width along 'The Drive' frontage and around 25m deep, the proposed building would vastly dominate the modest sized site, which would not relate to other properties along the road. Furthermore the proposal would project further into site than the previously submitted scheme. Whilst it is duly noted that the neighbouring property (No. 44) is most likely the largest building along the road, it is proportionate in regards to the size of its site, which extends to the adjacent road, New Farm road. Therefore, it would not be appropriate to refer to No.44 as an established precedent. The bulk and scale of the building would not be considered proportionate in regards to the size of the site. The density of the development on the site would be dramatically intensified and would constitute an over-development of the plot. The proposal would not address concerns stated for the previous application.

- Built form

The footprint can determine the built form of a building, however the built form must respond positively to the established streetscape. The bulk of a building can be defined by its form, height and materiality. Taking into account the perceived bulk of the building, the built form would be considered an incongruous addition along this road. Whilst the proposed building aims to include traditional design elements, the complicated nature of various projecting elements to the front and rear of the property creates an abstruse built form, which would not be considered an appropriate design aesthetic along this road. The inclusion of a basement extends the built form of the building below ground and across the entire site according to the front elevation drawing, leaving limited open space around the proposed building. It does not adequately respond to the sense of openness currently characterising this site and neighbouring properties.

- Positioning on the site

As proposed, the building would not relate to the streetscene. As existing, the road comprises of

large detached dwellings, which are suitably positioned on their respective plots. The road has an established, rhythmic street pattern allowing the proportionately sized properties to allow for suitable gaps to be maintained between adjacent properties. The dwelling as existing, allows for private amenity space towards the south of the site, which in turn provides a large gap between Nos. 46 and 54. This prevents any negative impact on the neighbouring property as well as properties to the rear. The proposed bulky building would also have an imposing, oppressive impact on the adjacent access-way for the properties to the rear, taking into account its proximity to the southern side boundary. As existing, part of the southern side boundary is screened by mature trees, however these would need to be removed in order to position the proposed building on the site. It is important that the trees are retained as they would appropriately screen any proposed new development from the road and side access road.

The rear aspect of the proposed building would be highly visible from the properties to the rear of the site. It would project closer to the rear boundary which would have an overbearing impact on the property to the rear of the site. There are concerns in regards to the overlooking impact this would have on the properties to the rear of the site and vice versa.

The proposed building would not respect the established building line of the existing or neighbouring properties and would be considered detrimentally dominating to the streetscene (of 'The Drive'). The proposed building would be positioned in close proximity to the front boundary of the site, at approximately 5.5m and 10m set back respectively. This would be considered detrimental to the established rhythmic placing of the existing properties along the road and their appropriate set back from the front boundary. The neighbouring property (No. 44) is set back 23m and most of the buildings in the street maintain a 14-15m set back from their respective front boundaries. Whilst, it is acknowledged that to the south, No. 54 is closer to the road, this property does not face 'The Drive' and is much smaller in scale. In addition, the topography and verdant nature of the site reduces its dominance in the street.

- Roof form

The roof form and crown roof would be considered unacceptable. Crown roofs are not a feature along this road. Therefore, this would be considered an unwelcome precedent. It is encouraged that new development aim to incorporate traditional pitched roof forms in keeping with the typology of the street and area.

- Design and building detailing

Due to the recent removal of some trees on the site, this has increased the visibility of the site from 'The Drive'. As designed it would have a prevailing presence along the street which would be worsened by the overly cluttered appearance of the building facade and complicated roof design, detracting from the established character and appearance of the area. The majority of dwellings along the road are individually characterised with defining frontal facade elements, this in turn contributes to the overall street scene. Whilst some attempt has been made to include traditional design elements such as mock timbering, chimney stacks and brick detailing, it does not improve the overall massing, scale and bulk of the proposal. The combination of varying projecting elements to the front, side and rear creates clashing and competing elements which would not be considered appropriate. The building's details and finishes define its character. Therefore various elements should have some relation to the surrounding streetscape or previous non-designated heritage asset rather than being an entire entity on its own. The previous comments are not outright objections, they aim to be recommendations to ensure the building harmonises well within its context, as noted in the NPPF (2012), paragraph 60, '...It is, however, proper to seek to promote or reinforce local distinctiveness.' Taking into account paragraph 17 of the NPPF it would be considered unacceptable.

The built form, massing, bulk, footprint and scale of the proposed building would need to be substantially reduced and amended. It would need to respond to the typology of the street, which predominantly comprises of detached, single family dwellings.

Side facing windows would need to be obscure glazed in accordance to our guidance. Obscure glazed windows would not be considered appropriate for habitable rooms such as living spaces and bedrooms.

- RECOMMENDATIONS

Should demolition of the existing building be approved, it is recommended that the existing building is recorded up to a Level 3 recording as set by Historic England. This would need to be appropriately conditioned.

- CONCLUSION: Unacceptable

ECOLOGY OFFICER

Comments: No comment

Officer's comments: The ecology officer raised no objection to the previous application (65098/APP/2016/835) and the same supporting material was submitted with this application.

ENVIRONMENTAL PROTECTION UNIT (EPU)

- Contamination

Comments (summary): No objection, subject to the imposition of a soil testing condition to make sure the soil is clean and uncontaminated.

- Noise

Comments (summary): The stacking is poor with living rooms and bathrooms above bedrooms. Therefore, I would recommend that the layout is altered to improve this. If this is not possible then a sound insulation scheme should be secured by condition for the control of noise transmission between floors.

Regarding plant noise, a condition should also be attached to safeguard the amenity of neighbouring properties from excessive noise.

Also, an informative should be added regarding control of environmental nuisance from construction work.

HIGHWAYS

Comments: The application site is currently occupied by a three-storey house, set back from the road, within an exceptionally large plot with a wide frontage. The existing house is situated slightly off-centre, towards the rear of the site. A driveway along the north boundary leads to a double garage on the same boundary.

The local frontages are mainly residential with predominantly detached houses occupying relatively large plots. There is a golf course at the south end of 'The Drive'. The current PTAL for the site is 1b, which is considered rather poor. As a result, it is likely that local residents heavily rely on private vehicles for their transport needs. The proposals are to demolish the existing building and replace it

with a block of 9 flats comprising the following mix:

- 3 x 1 bedroom flats
- 2 x 2 bedroom flats
- 4 x 3 bedroom flats

- Access

Vehicular access would be located towards the north boundary of the site, while pedestrian access would be provided towards the centre of the site boundary with the public highway. Pedestrian and vehicular routes are well identified and separated.

The proposed vehicular access would be located in a similar position compared to the existing crossover. The local horizontal and vertical alignment of the highway is such that good visibility would be achieved at the proposed location.

The proposed crossover would have a width of 5m at the back of the footway, which is above the maximum width of 3.5m. For this reason, it is recommended that, in order to provide a degree of priority to pedestrians, a pedestrian refuge with a minimum width of 1.2m should be provided. Kerb alignment may need to be adjusted in order to install the refuge. The refuge should be entirely funded by the developer and secured through a S106 agreement.

The applicant must ensure that an unobstructed visibility above the height of 1.05m should be maintained from the site access for vehicles at least 2.4m in both directions along the back edge of the footway. Any fencing / hedging above 1.05m would have to allow drivers to be able to see through it. This is for the safety of pedestrians along the footway. Details of boundary treatment should be submitted and approved by the council to ensure that these conditions are met.

- Parking and Internal Layout

Council's parking standards are 1.5 parking spaces per flat regardless of the size. Therefore 14 parking spaces would be required for the proposed development. The proposals include 15 parking spaces in a basement accessed by a ramp and one parking space designed for blue badge holders to the south of the site vehicular entrance.

The parking space by the site entrance appears difficult to access and vehicles manoeuvring in and out of it would conflict with vehicles entering and exiting the site. This parking space is not strictly required, as the 15 parking spaces provided in the basement car park are sufficient to comply with current standards. For these reasons this specific parking space should either be relocated or be altogether removed.

The proposed ramp to the basement car park has a proposed gradient of 1:12, which is less than the maximum accepted gradient of 1:10. As the ramp has two 90° bends, it is proposed to separate the two lanes by a raised median strip. The proposed layout appears to provide acceptable internal manoeuvrability.

The submitted layout shows two parking spaces designed for blue badge holder's use, which is in line with Council's standards. However, it is recommended that the disabled bays be moved closer to the lifts. The path from the disabled bays to the lifts should be assessed by the accessibility officer to ensure compliance with current regulations. In addition, 2 parking spaces should be fitted with active Electric Vehicle Charging (EVC) points and 2 spaces with passive EVC points.

Bicycle Parking

Council standards require a minimum of 1 bicycle storage space for 1-2 bedroom flats and 2 spaces for flats with 3 or more bedrooms. As a result, a minimum of 13 secure bicycle storage

spaces are required for the proposed development.

The submitted layout drawing shows a storage space for up to 24 bicycles, which exceeds minimum requirements. However, it is recommended that the cycle storage be moved closer to the lifts; the access doors be designed in a way as to facilitate movements of cyclists (e.g. automatic doors) and cycle routes be clearly marked from lifts to storage area, in order to promote effectively the use of bicycles.

- Deliveries, Servicing and Emergency Vehicles

The applicant should make provisions for safe access, egress and temporary parking of delivery, servicing and emergency vehicles. As an example, the refuse bins could be relocated to replace the redundant disabled bay and the area thus vacated could be converted to hardstand for the use of delivery, servicing and emergency vehicles. Swept paths with a 300mm error margin should be produced to ensure manoeuvrability.

- Traffic Impact

The proposed development is likely to generate increase number of trips. However, given the proposed scale of development, it is anticipated that trips associated to the new development will not have a significant impact on local traffic operations.

- Refuse Collection

Refuse bin storage areas have been identified by the applicant and shown on drawing no. 16-08-101. The proposed strategy appears to comply with the recommendations set out in Building Regulations 2010, Part H, Section H6, Paragraph 1.8.

TREES & LANDSCAPING

Comments (summary): No objection, subject to conditions to obtain a landscaping scheme and tree protection measures.

WASTE MANAGEMENT OFFICER

Comments (summary): No objection

WATER MANAGEMENT OFFICER

Comments (summary): Objection

The site is located in flood zone 1 and is not considered to be at risk of flooding from other sources. However, the proposal includes a basement. In the absence of a site investigation/assessment, the proposal is recommended for refusal.

When determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) Maintain the structural stability of the building and neighbouring properties;
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) Avoid cumulative impacts upon structural stability or the water environment in the local area;

A site investigation must be undertaken to inform the proposal, and where groundwater is found suitable mitigation provided. For information a proposal where a basement extends the full width of a plot will not be looked on favourably. Please note in addition all major development needs to contribute to the sustainable management of surface water drainage. This is particularly important considering the plans include underground basement car parking facilities.

The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

c) Minimise water use.

i. incorporate water saving measures and equipment.

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

d) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan

ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).

iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.

iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT

HDAS Residential Layouts SPD states that redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats.

Policy DMH 4 'Residential Conversions and Redevelopment' of the emerging Development

Management Plan states that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties have been being redeveloped into flats.
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

Given that the existing building comprises flats, the principle of flats within this site has been established.

The Local Plan proposals map does not allocate the site for any specific land use. There is currently a residential building containing 3 flats within the site. In principle, optimising or making better use of an existing residential use to increase London's housing stock is supported in planning policy terms, subject to the development not causing any material harm.

7.02 Density of the proposed development

DENSITY

Policy 3.4 of the London Plan (2016) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The application site has an area of 0.15 hectares and the proposal seeks to provide 3 x 1 bedroom, 2 x 2 bedroom, and 4 x 3 bedroom units. The local area is considered to represent an suburban context and has a Public Transport Accessibility Level (PTAL) of 1a/1b (Very Poor). Table 3.2 of the London Plan (2016) advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha) for units with a typical size of 3.8 - 4.6 habitable rooms per unit (hr/u).

The development would have a density of 60 units per hectare and 160 habitable rooms per hectare. Whilst the number of units exceed the guidance in the density matrix, the scheme would deliver within the range for habitable rooms. Nevertheless, the proposal should be considered against the other relevant planning policies to weigh up whether the proposal constitutes over development of the site and is harmful as a result.

HOUSING MIX

Policy 3.8 'Housing Choice' of the London Plan (2016) encourages a full range of housing choice and policies H4 and H5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) seek to ensure a practicable mix of housing units are provided within residential schemes.

These policies are supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for Councils in assessing their local needs. Policy 3.11 of the London Plan (2016) states that within affordable housing provision, priority should be accorded to family housing.

The development would provide 9 units with a housing mix of 3 x 1 bedroom, 2 x 2

bedroom, and 4 x 3 bedroom units. The housing mix proposed at this location is considered acceptable and meets a local housing need for the delivery of family sized (3 bedroom plus) homes.

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

ARCHAEOLOGY

The site is not located within an area of archaeological interest. Nonetheless, the proposal includes a basement. Therefore, should the application be considered acceptable, a condition should be imposed to safeguard any potential archaeological finds that are of significance.

CONSERVATION AREAS/LISTED BUILDINGS OR AREAS OF SPECIAL CHARACTER

Not applicable to this application.

7.04 Airport safeguarding

Given the scale and nature of the proposal, there is not considered to be any airport safeguarding concerns.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Adopted policy BE1 of the Local Plan Part 1 (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Adopted policy HE1 of the Local Plan Part 1 (2012) requires all new development to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) seek to ensure that the new development complements or improves the character and amenity of the area, whilst 'saved' policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Chapter 7 of the London Plan (2016) sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world class, high quality design and design led change in key locations.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (2016) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (2016) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

The existing detached attractive building is located on a modest plot along 'The Drive' in Northwood. Originally known as Dane End, the property dates from the early 19th Century and was built by local architects Swannell and Sly, who were well known of their time and responsible for many other notable buildings around Northwood and Rickmansworth. This was the first property to be built along the road. Dane End was originally built as a single family dwelling on a substantially sized plot, this comprised of where numbers 48, 50, 52 and 54 are now situated.

The existing property is well characterised with a steeply pitched gambrel roof form with eaves finishing at ground floor level and gable ends at either side. The property can be described as 2 and a half storeys in height, which is externally finished with a tiled roof and painted render. The property is uniquely orientated with a recessed porch/patio area on the south elevation and an 'M' shaped projecting gable on the north elevation. There is also a single storey element attached to the northern aspect of the main property which may have been the original service wing of the building. The principal elevation (eastern elevation) features the entrance door which is situated under a recessed porch area and characterised by a substantial timber post.

The Council's Conservation Officer has stated that taking into account the historical, architectural and social value of the existing building it would be considered a building of significant heritage value and can be termed as a non-designated heritage asset.

Paragraph 135 of the National Planning Policy Framework (2012) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal would result in the complete loss of a non designated heritage asset without demonstrating that this loss would be outweighed by any public or wider benefits. The loss of the building would harm the visual amenity, heritage and social interest of the area. Therefore, the principle of development is unacceptable.

Whilst the original plot of the building was subdivided in the past for the construction of 4 other properties, the existing site remains relatively open and visible from various aspects, maintaining the semi-rural/ suburban principles that the property was most likely originally built with. The southern elevation of the property is visible via the access-way for Nos. 48, 50 and 52. The elevation facing onto 'The Drive' had previously been well screened from the road by well established mature trees.

Dane End is well set back from the road respecting the building lines of adjacent properties. It is uniquely orientated which adds to the character of the property and the road.

'The Drive' leads to Haste Hill Golf course. It is dominated by two storey, detached single family dwellings on modest to substantially sized plots, which contribute to the suburban character of the area. The properties are centrally positioned on their respective plots and maintain substantial gaps between neighbouring properties. They are well set back from the road giving a lane-like characteristic to the road. Whilst properties along 'The Drive' have been altered and modernised, large purpose built flat developments are not a known or established feature.

The footprint and scale of a building should take into account the size of the site and in turn be proportionate to the space available. The proposed building would be detached and would measure a width of approximately 30.2m. 'The Drive' is characterised by mainly large detached dwellinghouses. However, none would be so wide. No. 44, the adjoining neighbour is one of the largest on the street and it measures approximately 20m wide, whereas most of the other properties are smaller. The depth of the proposed building is also excessive, as it measures approximately 24.3m. Much deeper than any of the other buildings on 'The Drive'.

The footprint can determine the built form of a building. However, the built form must respond positively to the established streetscape. The bulk of a building can be defined by its form, height and materiality. Taking into account the perceived bulk of the building, the built form would be considered an incongruous addition along this road. The complicated nature of various projecting elements to the front and rear of the property creates an obtrusive built form, which would not be considered an appropriate design aesthetic along this road. The inclusion of a basement extends the built form of the building below ground and across the entire site leaving limited open space around the proposed building. It does not adequately respond to the sense of openness currently characterising this site and neighbouring properties.

The excessive depth and width of the building is considered to be out of keeping with the existing urban grain of the area and is exacerbated by its positioning within the plot. The proposed building would be positioned approximately 5m back from the front boundary with the public highway. The neighbouring property (No. 44) is set back 24m and most of the buildings in the street maintain a 14-15m set back from the public highway. It is acknowledged that to the south, No. 54 is closer to the highway. However, this property does not directly face 'The Drive' and is much smaller in scale. In addition, the topography and verdant nature of the site reduces the dominance of No. 54 in the streetscene.

Due to the recent removal of some trees on the site, this has increased the visibility of the site from 'The Drive'. The proposed building would be positioned 17-18m beyond the building line of No. 44 and 8-9m beyond No. 42. The proposal would not respect the established building line of the street and given its combined width and height, it would be considered to appear dominant in the streetscene. In addition, the proposal would be considered detrimental to the established rhythmic placing of the existing properties along the road given its width and lack of appropriate set back from the front boundary. The impact would be worsened by the overly cluttered appearance of the building and complicated roof design which is likely to further detract from the character and appearance of the area.

The building would also have an imposing, oppressive impact on the adjacent access-way for the properties to the rear, taking into account its proximity to the southern side boundary.

To summarise, the development proposal would result in the loss of a non designated heritage asset of significant historic, architectural, and social value, and the development by virtue of its design, bulk, scale, built form, and positioning within the site, represents an incongruous over development of the site, failing to respect the established building line or existing urban grain of the area, appearing dominant and out of keeping with its character and appearance and therefore, harmful to the visual amenity of the area, contrary to adopted policies BE1 and HE1 of the Local Plan Part 1 (2012); policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); and policies 7.4, 7.6, 7.8,

and 7.9 of the London Plan (2016).

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (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.

Policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The nearest property to the development is to the west, No. 50. The proposed development would be located approximately 2.4m from the shared boundary with this neighbour at its closest point and 8.4m from the house. At its closest point, the main eaves line of the development would measure 7.7m high and a maximum height at the ridge of 13.4m. The flank wall of No. 50 faces the development site and this neighbour has two secondary windows located on this elevation at ground level. At first floor level, there is a primary habitable room window. It is noted that the development complies with the 25 degree test in relation to this window. However, given the height and proximity of the proposal, it is likely to result in loss of outlook to this neighbour and a detrimental sense of enclosure. In addition, the Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document (Residential Layouts) states that 15m will be the minimum acceptable distance between buildings that abut a property or its garden. The distance between No. 50 and the development is much less. Therefore, and despite compliance with the 25 degree test, the proposal is still considered to adversely affect the level of daylight to the first floor level bedroom window to this neighbour. Furthermore, at first floor level, there is a balcony proposed to a living room that would permit overlooking of this window. This would be considered to cause significant loss of privacy and harm to the residential amenity of its occupiers.

The building as proposed would be positioned forward (towards the public highway) from where the existing building is situated on the site. Therefore, unlike the existing residential building, the windows on the southern side wall of No. 44 would not directly face the nearest parts of the proposed building. The nearest parts of the development would be located approximately 13.2m from this property and is at a slightly lower ground level. Therefore, the impact on outlook and daylight would be less on this neighbour.

To the south, the main front wall of No. 54 is located approximately 20m away from the development. The Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document (Residential Layouts) states that 21m should be the minimum distance between facing habitable room windows. No. 54 has a wing that contains a window and projects closer to the development, but it is angled slightly away from where the development would be positioned. However, the relationship is worsened by the ground level changes between these sites, which increases the overall dominance of the development from the perspective of No. 54. Given the proximity of the development to this neighbour, and its height and depth, the proposal would be likely to result in loss of outlook and a detrimental sense of enclosure to openings on the front of No. 54. It is recognised that there is a row of evergreen trees between the sites, however the development would have a much greater impact as is clear from the street elevation plan submitted with this application. In addition, there are habitable room openings proposed at first and second floor levels that are

between 20-21m from No. 54 which are likely to cause significant loss of privacy to the occupants of this neighbouring property.

The neighbouring properties on the opposite side of 'The Drive' are located approximately 35m from the development, which would be sufficient to ensure that their occupiers were not impacted by loss of privacy, daylight, outlook, or a detrimental sense of enclosure.

To conclude, the proposed development incorporates balconies/habitable room windows within close proximity of and facing habitable room windows that serve neighbouring properties that would allow overlooking, resulting in loss of privacy, and harming the residential amenity of occupiers within Nos. 50 & 54 'The Drive', contrary to policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

Also, the proposed development, by virtue of its design, width, depth, height and proximity to neighbouring properties would result in loss of daylight, outlook, and a detrimental sense of enclosure to neighbouring properties, particularly, Nos. 50 & 54 'The Drive', harmful to the residential amenity of occupiers and contrary to policy BE21 and BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

7.09 Living conditions for future occupiers

QUALITY OF ACCOMMODATION FOR FUTURE OCCUPIERS

- Internal Living Space

The Government's national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan (2016) set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants.

Generous and spacious residential floor space provision would be provided which exceed the minimum standards of policy 3.5 of the London Plan (2016) and Technical Housing Standards. All of the units would be multi aspect and would be considered to benefit from adequate outlook and natural daylight.

It is unclear from the plans whether the building would have level access from the street. However, this could be conditioned should the application be approved. The core is appropriately positioned and the communal corridors would be acceptable in terms of accessibility. Please see 'Accessibility' below for further consideration of these matters.

The site is not located in an area that suffers from exposure to excessive noise or poor air quality. Therefore, the proposed accommodation is unlikely to suffer from poor air quality or excessive noise, in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 7.14 and 7.15 of the London Plan (2016).

- External Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is useable in terms of its shape and siting. Developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an

appropriate size, having regard to the size of the flats and character of the area.

The policy requirement for this development is 230sqm of usable and conveniently located communal garden space. The site plan indicates that there would be a greater level of external green space than the policy standard. However, it is unclear from the plans what level of communal garden space would be provided and discounting unusable or poorly accessible areas, the development would provide much less than the policy requirement.

It is recognised that the majority of the units would benefit from their own private terraces/balconies, but the second floor units would not, and all of the ground floor units would not benefit from adequate defensible space from the communal areas. Therefore, the ground floor flats would suffer from lack of privacy and the level of usable external communal garden space for all future occupants would be substandard and much less than that suggested by the plans.

The development proposal, by virtue of insufficient/inadequate external amenity space provision and lack of defensible space would offer substandard residential accommodation for future occupiers to their detriment, contrary to policy BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

- Children's Play Space

Policy 3.6 'Children and young people's play and informal recreation facilities' of the London Plan (2016) recommends that development that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs.

The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation sets out guidance to assist in this process.

It is anticipated that there would be less than five children within the development (based on the housing mix). The London Plan and the SPG do not require children's play space for a child population of less than ten. Therefore, provision of children's play space would not be necessary on this site.

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT/PEDESTRIAN SAFETY

Policy AM2 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that all proposals for development will be assessed against: (i) their contribution to traffic generation and their impact on congestion, particularly on the principal road network as defined in paragraph 14.14 of the plan, and (ii) the present and potential availability of public transport, and its capacity to meet increased demand.

Policy AM7 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that the local planning authority will consider whether the traffic generated by proposed developments is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic. The local planning authority will not grant permission for developments whose traffic generation is likely to: (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network; or (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety;

(iii) diminish materially the environmental benefits brought about by new or improved roads; or (iv) infiltrate streets classed as local roads in the borough road hierarchy unless satisfactory traffic calming measures can be installed. Traffic calming schemes should, where appropriate, include environmental improvements such as hard and soft landscaping, and should be completed before the development is first used or occupied.

Policy 6.3 'Assessing effects of development on transport capacity' of the London Plan (2016) states that development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network.

The access to the site would remain in a similar location to existing. However, the plans indicate that it would be enhanced by improving the grass verge and visibility. The access is unlikely to raise any highway safety concerns, although should this application be approved a S106 to secure highway works would be required.

The development would increase the number of units from 3 to 9. This level of intensification is not considered likely to cause significant traffic implications given the capacity of surrounding roads.

The development provides parking at basement level accessed via a ramp. It would have a gradient of 1:12 which is considered acceptable. However, it contains bends which could raise highway safety concerns. Therefore, should the application be approved, a condition should be imposed to ascertain a signal scheme for the ramp to safeguard future users or to deliver other measures to address this highway safety concern. In addition, the parking space at ground level has potential to raise highway safety concerns by causing a conflict between vehicles entering/exiting the basement and vehicles manoeuvring in and out of the space. However, the Council's Highway Engineer considers the proposal to provide more car parking than is needed. Therefore, this space could be removed from the scheme to make it acceptable.

Subject to conditions, the proposal is considered to be acceptable in terms of access, traffic impact, and pedestrian safety, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 6.3 of the London Plan (2016).

CAR/CYCLE PARKING

Policy AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that new development will only be permitted where it is in accordance with the council's adopted car parking standards.

Policy AM15 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that all car parks provided for new development shall contain conveniently located reserved spaces for disabled persons in accordance with the council's adopted car parking standards.

Policy 6.9 'Cycling' of the London Plan (2016) states that development should provide a secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 and the guidance set out in the London Cycle Design Standards (or subsequent revisions).

Policy 6.13 'Parking' of the London Plan (2016) sets maximum standards laid out in Table 6.2 in the parking addendum. In addition, developments must:

- ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles
- provide parking for disabled people
- meet the minimum cycle parking standards set out in Table 6.3
- provide for the needs of businesses for delivery and servicing.

The development would provide 16 car parking spaces and 3 disabled parking bays. Although, given the comments above, should the scheme be considered acceptable, both of these figures would be likely to be reduced by 1. Nevertheless, given the site has a PTAL of 1a/1b, this level of provision would be considered acceptable. The level of disabled car parking is also satisfactory. Should the application be approved, a condition should be imposed to secure a satisfactory level of electric charging points.

The proposal includes provision for 24 cycle parking spaces which would be located at basement level. They would be secure and sheltered, however, there is concern regarding their access. Specifically, whether there is cycle friendly doors and lift with adequate width and automation. Should the application be granted, a condition to secure adequate access to/from the cycle parking for cyclists would be required.

Overall, subject to conditions, the level of parking would be considered policy compliant and acceptable, in accordance with policies AM14 and AM15 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 6.9 and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

URBAN DESIGN

Please see 'Impact on the character & appearance of the area' section of this report for consideration of how the design of the development impacts the visual amenity of the area

ACCESSIBILITY

Subject to a condition to ensure that all of the units would be designed to the standards of 'accessible and adaptable' M4(2) of Approved Document M of the Building Regulations (2015), the proposal would be considered to comply with policy 3.8 'Housing Choice' of the London Plan (2016) and ensure the delivery of a range of housing types that meet the diverse needs of Londoners and an ageing population.

SECURITY

Please see 'Living conditions for future occupiers' section of this report for consideration of security.

7.12 Disabled access

Please see 'Living conditions for future occupiers' and 'Urban design, access and security' sections of this report for consideration of disabled access.

7.13 Provision of affordable & special needs housing

Should this application be approved, highways works to secure an appropriate access from 'The Drive' would be sought.

In addition, local and mayoral CIL would be required.

7.14 Trees, Landscaping and Ecology

TREE AND LANDSCAPING

Policy BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

Policy BE39 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that the Local Planning Authority recognises the importance of Tree Preservation Orders in protecting trees and woodlands in the landscape and will make orders where the possible loss of trees or woodlands would have a significant impact on their surroundings.

Policy OL26 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) recommends that the Local Planning Authority will protect trees and woodlands and encourage the preservation, proper management and in appropriate locations the extension of woodlands. Proposals for development in the more rural areas of the borough should be accompanied by proposals for landscaping and tree planting wherever practicable, and the retention of existing landscaping features where appropriate.

Policy 7.21 'Tree and Woodlands' of the London Plan (2016) stipulates that existing trees of value should be retained and any loss as the result of development should be replaced.

A number of significant trees have been removed from the site which were not subject to any protection. An Arboricultural Impact Assessment report dated 25 February 2016 (ref: JBA 15/146 AR02) prepared by James Blake Associates was submitted with the previous application. The Council's Tree and Landscaping Officer is satisfied that the development would not adversely impact adjacent nearby trees of significant value.

The Tree and Landscaping Officer has confirmed that there is adequate scope for new planting within the site. Therefore, should the application be considered acceptable, a condition to ascertain a landscaping scheme would be imposed. Subject to conditions as requested by the Council's Tree and Landscaping Officer, the proposal would be considered acceptable in terms of tree protection and landscaping, in accordance with local, regional and national planning policy.

ECOLOGY

An Ecological Appraisal report dated January 2016 prepared by Skilled Ecology Consultancy Ltd accompanies the planning application and concludes that the site is of low ecological value, with minimal potential to support protected, priority or rare species, or with significant abundance of common or widespread species, and with no UK priority habitats present. The Council's Ecology Officer has raised no objection to the proposal. Therefore, the development is considered acceptable in terms of ecology, in accordance with policies EC2, EC3, EC4, EC5, and EC6 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 7.19 of the London Plan (2016).

7.15 Sustainable waste management

Waste storage would be provided at ground level in a self contained refuse building next to the access road to the basement. The plans indicate that sufficient space would be provided to accommodate adequate capacity for waste and recycling. It would also be

conveniently located for future occupants and for collection. Therefore, the refuse and recycling storage proposed would be acceptable, in compliance with policy 5.17 of the London Plan (2016).

7.16 Renewable energy / Sustainability

Given the scale and nature of the proposed development, it is not considered likely to raise significant sustainability concerns.

7.17 Flooding or Drainage Issues

The site is not located in an area at risk from flooding. However, when determining proposals for basement and other underground development, the Council will require an assessment of the impact of the scheme on drainage, flooding, groundwater conditions and structural stability. A site investigation should be undertaken to inform the proposal, and where groundwater is found then suitable mitigation should be provided.

In the absence of this site investigation/assessment, the proposal is recommended for refusal by the Council's Flood and Water Management Officer due to potential adverse impact from the development on drainage, flooding, ground water conditions, and structural stability.

The proposed development has failed to demonstrate that it would not result in adverse impact on drainage, flooding, ground water conditions, and structural stability, contrary to policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

7.18 Noise or Air Quality Issues

Given the scale and nature of the proposed development, it is not considered likely to cause significant noise or air quality issues, in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 7.14 and 7.15 of the London Plan (2016).

7.19 Comments on Public Consultations

Please see 'external consultees' section of this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

CONTAMINATION

The Council's Environmental Health Officer has been consulted on the proposal and raises no concern regarding contamination subject to the imposition of a condition for soil testing. On this basis, the proposal is not considered likely to cause harm to future occupiers or construction workers, in accordance with policy 5.21 of the London Plan (2016).

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

On balance and having considered the proposal against all of the relevant planning policies

the development is not considered acceptable and should be refused for the following reasons:

The development proposal would result in the loss of a non designated heritage asset of significant historic, architectural, and social value, and the development by virtue of its design, bulk, scale, built form, and positioning within the site, represents an incongruous over development of the site, failing to respect the established building line or existing urban grain of the area, appearing dominant and out of keeping with its character and appearance and therefore, harmful to the visual amenity of the area, contrary to adopted policies BE1 and HE1 of the Local Plan Part 1 (2012); policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); and policies 7.4, 7.6, 7.8, and 7.9 of the London Plan (2016).

The proposed development incorporates balconies/habitable room windows within close proximity of and facing habitable room windows that serve neighbouring properties that would allow overlooking, resulting in loss of privacy, and harming the residential amenity of occupiers within Nos. 50 & 54 'The Drive', contrary to policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

The proposed development, by virtue of its design, width, depth, height and proximity to neighbouring properties would result in loss of daylight, outlook, and a detrimental sense of enclosure to neighbouring properties, particularly, Nos. 50 & 54 'The Drive', harmful to the residential amenity of occupiers and contrary to policy BE21 and BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Hillingdon Design and Accessibility (HDAS) Supplementary Planning Document - Residential Layouts.

The development proposal, by virtue of insufficient/inadequate external amenity space provision and lack of defensible space would offer substandard residential accommodation for future occupiers to their detriment, contrary to policy BE23 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

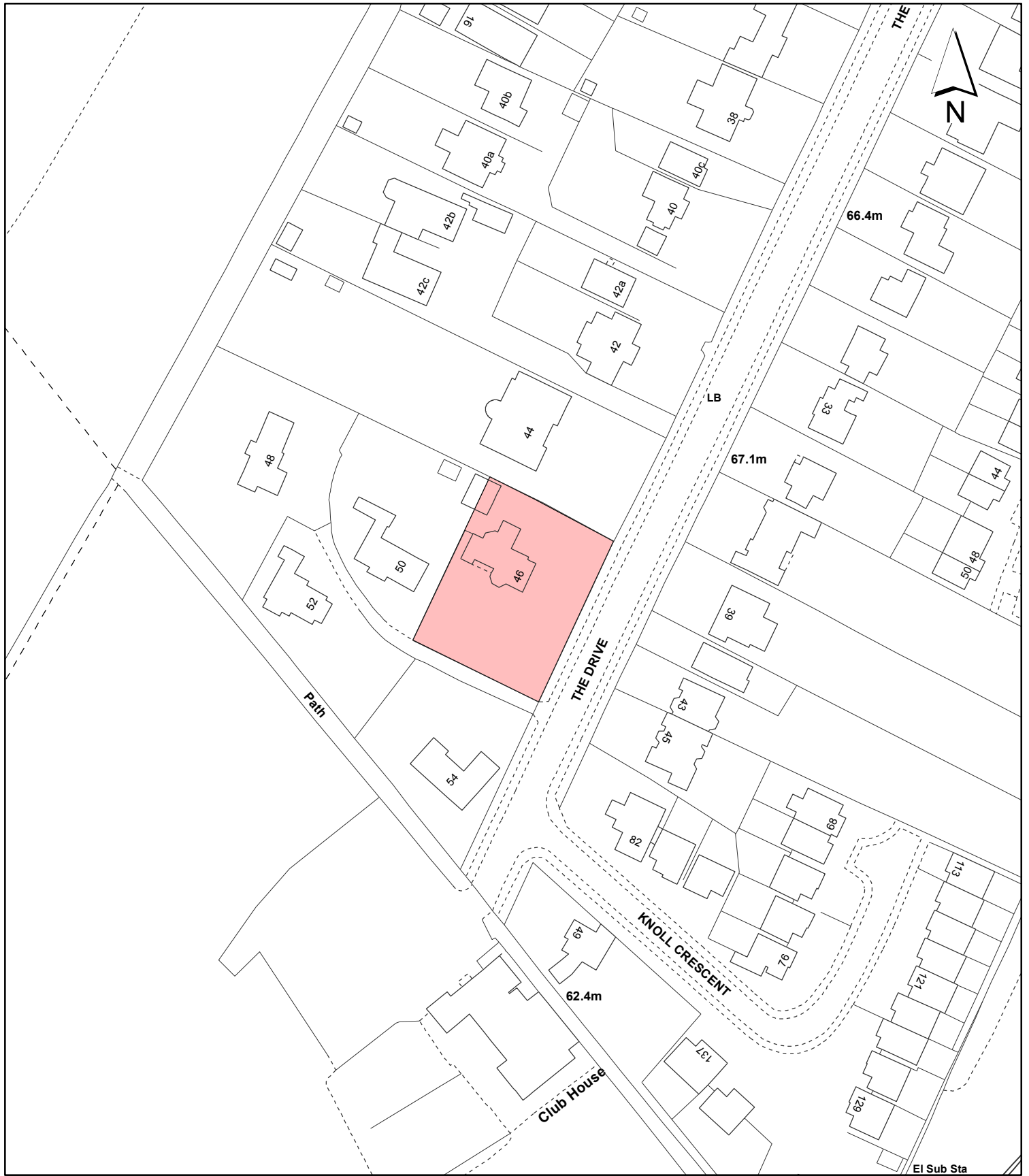
The proposed development has failed to demonstrate that it would not result in adverse impact on drainage, flooding, ground water conditions, and structural stability, contrary to policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)
Technical Housing Standards - Nationally described space standards (2015)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Affordable Housing
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations
The Mayor's Housing Supplementary Planning Guidance

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**46 The Drive
 Northwood**

Planning Application Ref:

65098/APP/2016/3555

Planning Committee:

North Page 63

Scale:

1:1,250

Date:

December 2016

**LONDON BOROUGH
 OF HILLINGDON**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 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

DEFERRED ON 16th November 2016 FOR FURTHER INFORMATION ON

This application was deferred at the committee of the 16th November to provide further information regarding the planning status of the roof conversion to No.5 Burlington Close.

Officers have identified a certificate of lawfulness granted for 5 Burlington Close in 2015. Whether that certificate was correctly granted is under investigation. Nonetheless what is not in doubt is that the legal position is that the Council granted a certificate of lawfulness. The construction of the dormer roof alteration was implemented in accordance with the submitted plans and therefore the dormer window erected is considered a lawfully erected structure. The dormer window in question is: 2.37m high x 7.9m wide x 2.7m deep and 25.276 cubic metres. The dormer window proposed to No. 46 Burlington Close is 2.37m high x 8.0m wide x 2.95m deep and 27.96 cubic metres. In simple terms the dormers are of very similar size and proportions.

In order to justify an extension or alteration to a dwelling-house it is common practice for applicants to cite similar works adjacent to or in close proximity to their own property, but this does not always constitute good planning. Both national and local planning policies seek high quality design in all new development and whilst a response to the architectural form of neighbouring dwellings may assist an applicant, the key aim is for all new development to promote or reinforce 'local distinctiveness' by contributing positively to the character and appearance of an area.

Planning appeals are determined in this way. In dismissing an appeal earlier this year for a single storey rear extension, first floor side extension and detached garage at 16 Blacklands Drive, Hayes (PIN's ref: APP/R5510/D/16/3156107) the Planning Inspector held that a first floor extension opposite the appeal site exhibited similarities with the appeal scheme but afforded it little weight in the determination of the appeal as it was

not typical of the character and appearance of the area.

The Inspector stated:

'During my site visit, I also observed the first floor extension on the opposite corner at 18 Blacklands Drive. This exhibits similarities with the appeal scheme. Even so, the mere existence of a similar extension is not a sufficient justification to allow the appeal. In my view, the extension at No 18 is not typical of the character and appearance of development in the surrounding area, including other corner properties in the locality. Therefore, it does not represent an example of development which should inevitably be repeated'.

In this case example an extension was being referenced that was approved over 20 years earlier to a neighbouring property, and therefore that extension pre-dated the Councils HDAS Guidance and adopted planning policies. However a similar principal applies in this case whereby a certificate of lawfulness was granted but for something that would not be considered complaint with the Councils HDAS guidance and adopted planning policies.

To this end, each application needs to be determined on its own merits and it has been found in this case that the alterations and extensions to the dwellings-house at 46, Burlington Close, Pinner 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.

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: Stephen Volley

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**46 Burlington Close
Northwood Hills**

**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:

1:1,500

Planning Committee:

North Page 73

Date:

December 2016



HILLINGDON
LONDON

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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 rooflight 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 09-02/LB Rev A
MC/CL 09-03/LB Rev A
MC/CL 09-04/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 permission for the conversion of roofspace to habitable use to include a rear dormer window and 2 front rooflights.

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 0.3 m down from the ridge, 0.3 m above the eaves and at least 0.5 m from the sides of the roof.

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 amended plans have removed the change from a hip to gable and substantially reduced the size of the proposed dormer window, setting it in further from the edge of the roof. The proposed dormer window now complies with HDAS requirements and appears secondary to the size of the roof face within which it is set.

As such it is considered that the proposal respects the character and appearance of the original house and is subordinate to the original dwelling and would not be detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and 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 that amenities of existing houses should be 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 21 m. The amended proposal includes one new side window facing no. 237, however this 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. Furthermore the rear dormer window would be in addition to first floor windows which already give some views over boundary features to other nearby properties and vice versa, and thus it would be difficult to argue that the dormer window could be refused planning permission. 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.

Judged against parking standards, there is no impact on the existing parking provision as a result of these proposals.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MC/CL 09-02/LB Rev A and MC/CL 09-03/LB Rev A.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO6 Obscure Glazing

The window facing 237 Tolcarne Drive shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

INFORMATIVES

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

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

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

- 3** 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.

- 4** On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

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

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

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

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

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

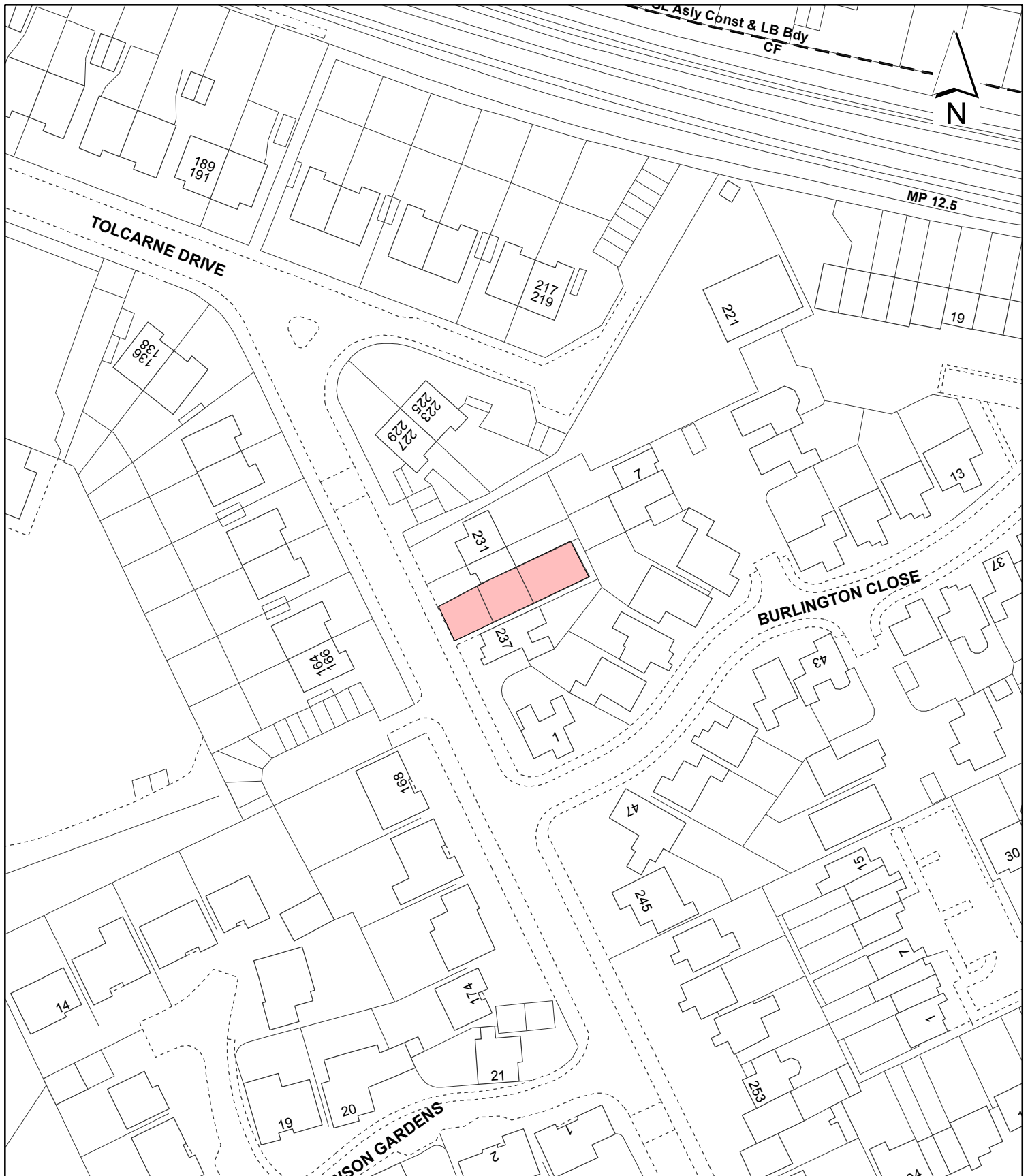
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

235 Tolcarne Drive

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:

1:1,000

Planning Committee:

North Page 84

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD

Development: Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective)

LBH Ref Nos: 36910/APP/2016/3323

Drawing Nos: A102
A201
A202
A203
A101

Date Plans Received: 02/09/2016

Date(s) of Amendment(s):

Date Application Valid: 09/09/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway.

Prior to its redevelopment, No. 2 Linksway was one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees. The site has since been extended to the north and south with two storey extensions.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property and to the rear of the site is No.3 Copse Wood Way, which is also a two storey detached dwelling.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

1.2 Proposed Scheme

This application seeks consent for a number of alterations to the 'as built' scheme. The applicant has implemented application 36910/APP/2015/621 on the site, which granted consent for a "Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front

dormer and 2 new gable end windows to front".

During the construction of these extensions on the site, the Council was informed that the development was not being built in accordance with the approved plans. Following a visit by the Councils Enforcement Team, it was identified that there were a number of internal and external discrepancies between the approved scheme and the extensions being constructed on site. A full survey of the building has been carried out by the Architect and the plans detail that the following amendments have been carried out to the approved scheme:

1. Eaves height of the extension has increased from 4.5 metres to 5.4 metres - Increase of 0.92 metres;
2. Ridge height of the extension has increased from 8.7 metres to 9.5 metres - Increase of 0.8 metres;
3. Width of the ground and first floor extensions has decreased by approximately 1.2 metres, the ground floor extensions are now set off the boundary by 1.3 metres;
4. The height of the single storey additions have increased from 2.9 metres to 3.4 metres;
5. Size of the first floor rear windows have increased in width and height;
6. Internal alterations have occurred on the ground, first and second floors. The most relevant are the alterations to the first and second floors as the location of bathroom and bedroom windows has altered.

1.3 Relevant Planning History

36910/APP/2012/1981 2 Linksway Northwood

Two storey, detached, 7-bed dwelling with habitable roofspace and detached single storey garage involving the demolition of the existing detached dwelling and detached garage

Decision Date: 18-10-2012 Withdrawn **Appeal:**

36910/APP/2013/107 2 Linksway Northwood

Two storey, detached, 6-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage

Decision Date: 26-06-2013 Withdrawn **Appeal:**

36910/APP/2013/2338 2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

Decision Date: 25-03-2014 Refused **Appeal:**22-JUL-14 Dismissed

36910/APP/2014/2869 2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling

Decision Date: 05-02-2015 Approved **Appeal:**

36910/APP/2014/3930 2 Linksway Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front

Decision Date: 10-02-2015 Approved **Appeal:**

36910/APP/2015/1797 2 Linksway Northwood

Details pursuant to discharge condition Nos. 4 (Site Levels) and 6 (Method Statement) of planning permission Ref: 36910/APP/2015/621 dated 28/04/2015 (Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front)

Decision Date: 01-07-2015 **Approved** **Appeal:**

36910/APP/2015/621 2 Linksway Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front

Decision Date: 28-04-2015 **Approved** **Appeal:**

Comment on Planning History

There are a number of planning applications associated with this site.

The most relevant previous applications are:

36910/APP/2014/3930 - Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front. Approved at committee 10.02.2015.

Planning application 36910/APP/2014/2869 - Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling. This application was referred to the North Planning Committee on 21st January 2015 with a recommendation for refusal. However Councillors overturned the Officer's recommendation and approved the scheme, considering that the design, scale and siting of the building was acceptable within the street scene and in terms of its impact on the neighbouring properties.

Also of relevance also to the consideration of the application are the following applications:
- 36910/APP/2013/2338 - application for the demolition of the existing house and garage and erection of a new 5 bed detached dwelling. This application was refused at planning committee.

This applicant appealed this planning decision, however the scheme was dismissed on appeal on the 22nd July 2014. Within the appeal decision, the Inspector made the following comments:

1. The proposals mass would change the character of the site from one within which a house nestles amongst trees to one where built development would become the sites dominant feature.
2. The existing house fits comfortably in the site and any replacement dwelling should be appropriately scaled in order for it to be respectful of the character of the surrounding area
3. The proposed house would be unduly dominant and would fail to be respectful of the area's character, resulting in unacceptable harm being caused to its appearance.

4. Whilst the scheme is not considered to cause an unacceptable loss of privacy for either the occupiers of No. 3 or occupiers of the proposed house, there is concern that the proposed dwelling would have an overbearing impact, and result in a loss of outlook in the south eastern of No. 3.

As a result, the Inspector considered that the proposal would have a harmful effect on the character and appearance of the area and the outlook for the occupiers of No. 3 Copse Wood Way and dismissed the appeal.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 comments were received which raised the following concerns:

1. The height of the extension is now the same as application 36910/APP/2013/2338. The appeal was rejected on the grounds that the development would be overbearing in nature, this submission should therefore be refused;
2. The development needs to comply with the approved plans;
3. The roof space is already habitable and overlooks No. 3 Copsewood Way, no further applications should be permitted on this site;
4. The application includes work to 4 Linksway, the plans do not show the correct boundaries and a passageway should remain between the site;
5. Concern with drainage pipes, inspection chambers, gas flue, rainwater down pipes and rear patio.

OFFICER COMMENTS - In respect of comment 4. The plans of the 'as built' scheme correct the site boundary for the property, and show the extensions retaining the gap between No. 2 and No. 4.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

5. MAIN PLANNING ISSUES

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

CHARACTER AND APPEARANCE

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

This is a prominent key site at the entrance to the Estate and the surrounding area, is characterised and defined by large detached dwellings set within spacious plots.

In respect of the 'as built' alterations to the building, it is noted that the width of the extensions has decreased, to which no objection is raised. This has brought the ground and first floor away from the boundary with No. 4 Linksway to ensure that the works do not encroach on land within the ownership of No. 4. Similarly, no objections are raised to the alterations to the ground floor fenestration, which by virtue of its location, would not detract from the appearance of the building within the street scene.

Notwithstanding such, there are concerns with regards to the alterations that have occurred to the height of the extensions. The eaves and ridge of the extension has increased from 4.5 metres to 5.4 metres once built and the ridge height has increased

from 8.7 metres to 9.5 metres. These substantial increases in the overall height of the building have meant that the roof, dormers and first floor windows, appear more prominent in view from the surrounding area.

Within the appeal decision for a replacement dwelling on this site (APP/R5510/A/14/2217522), the Inspector described the character of the immediate area of consisting of "...dwellings of individual design, set within spacious plots". The Inspector considered that a replacement dwelling of approximately 9.8 metres in height and 23.3 metres in width would possess a much greater mass than the existing dwelling. Paragraph 6 of this decision is of particular relevance to the consideration of this case and states:

"The proposal's mass would change the character of the site from one within which a house nestles amongst trees to one where built development would become the site's dominant feature. The proposed house would therefore not be well proportioned when viewed from within Linksway and would be visible, given that the bases of the trees' crowns are between 2.0 and 3.0 metres above the site's ground level...The excessive mass of the proposed development would be accentuated by its corner location, exposing it to views from both Linksway and Copse Wood Way".

Whilst it is noted that the overall width of the 'as built' extensions are less than that of the appeal scheme (21.6 metres), the 'as built' height of the building is only 0.3 metres below that of the appeal scheme. When visiting the site, it was apparent that the development is highly prominent in view from Linksway and Copse Wood Way, by virtue of its height, design and finish. The increase in the height and scale of the roof, in combination with its prominent corner location, is therefore considered to result in a development which dominates the street scene to an unacceptable degree, and detracts and conflicts with the modest proportions and form of the existing development adjacent.

The unacceptable scale and massing of the development now built is further emphasised by the disproportionate increase in the height of the single storey additions to the side and rear. These have increased by 0.5 metres and now extend close to the cill level of the enlarged first floor windows. The result of such, is that the proportions of the building appear visually at odds with the scale and form of the host building and dominate the ground floor to an unacceptable degree. These also make these additions more prominent in view from surrounding properties/street scene and result in the elevations appearing cramped and contrived in form.

The first floor windows on the rear elevation have been enlarged and are now proposed to match the size of those in the other elevations of the dwelling. From a design perspective, it is considered that the enlarged first floor windows appear more in keeping with the overall design and appearance of the dwelling, and help to break up the massing of the rear elevation of the building. Notwithstanding such, there are concerns in respect of the impact of these windows on the adjoining residents, which will be assessed in later paragraphs of this report.

Overall, the 'as built' alterations to the height of the approved extensions are considered unacceptable. The resultant scale and massing of the extensions are considered to dominate the prominent corner setting to an unacceptable degree. The alterations would detract from, and fail to harmonise with, the character, form and modest scale of development within the surrounding street scene and Area of Special Local Character to the detriment of the building's appearance. The scheme would thereby be contrary to Policies 3.5 and 7.4 of the London Plan, policy BE1 of the Hillingdon Local Plan: Part One -

Strategic Policies, BE5, BE13 and BE19 of the Hillingdon Local Plan - Saved policies and HDAS ' Residential Extensions'.

NEIGHBOUR IMPACT

HDAS Residential Extensions states that the 45° principle will be applied to extensions to ensure the amenity of adjoining occupiers and future occupiers are protected. A minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy is required. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The extensions are located approximately 10 metres away from the side flank wall of No. 3 Copse Wood Way to the west of the site. No.3 Copse Wood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling, however these are obscure glazed and of a secondary nature including a narrow bedroom window and staircase. Whilst the extensions as altered would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linksway, there are however concerns with the visual impact of the 'as built' extensions following the increase in the size of the extensions, and overlooking which can occur to the garden area of the neighbour.

Within application 36910/APP/2015/621, to which this application seeks amendments, the presence of windows on this rear elevation was not considered to result in a loss of privacy given the orientation of the windows in the proposed extension relative to those within No. 3 Copse Wood Way. Further, a number of the windows at first and second floor served ensuite bathrooms and were therefore to be obscurely glazed.

The main changes between this application and those previous, is that the internal layout of the first and second floors of the extensions has altered, meaning that the dormer and first floor rear windows serve bedrooms. The location of the bathrooms on this elevation has also altered meaning that the windows most prominent in view from No. 3 Copse Wood Way, would not be obscurely glazed.

Of relevance to the consideration of this alteration is an appeal decision on the opposite side of Copse Wood Way. An appeal at Woodlands, Northgate to the north west of No. 2 Linksway presented a scheme with a similar set of circumstances in relation to the impact on the neighbour to the rear. Within this appeal decision (APP/R5510/D/16/3151565) the Inspector considered the impact on No. 4 to the south of the application site and specifically the impact on the privacy of this neighbour. No. 4 Copse Wood Way is positioned at an angle to Woodlands and has a relatively small enclosed garden. Within this scheme, the rear extension extended closer to the boundary between the two dwellings resulting in a separation distance between the rear of the application dwelling and boundary of 8-9 metres. It was not considered that the angles between the two sites would give rise to a loss of privacy to the occupants of No. 4 Copse Wood Way when they were inside their dwellings. However, the Inspector considered that the reduction in the separation distance between the appeal site and garden of No. 4 would result in an increased threat to their privacy when they were in their garden, as the bedroom windows on the rear elevation of the application dwelling would face directly towards the amenity space of No. 4. The appeal was dismissed on the grounds that the scheme would be detrimental to the occupiers enjoyment of their property and garden.

A very similar set of circumstances exist between No. 2 Linksway and No. 3 Copse Wood Way. The extensions at No. 2 bring the building within 8-9 metres of the boundary with No.

3 Copse Wood Way, and No. 3 has part of their main garden located adjacent to this boundary. The first and second floor windows in the extension at 2 Linksway face this garden space. Given the orientation of the site and location of the windows, the alterations are not considered to result in a loss of privacy to the windows and internal space of No. 3. Notwithstanding such, given the conclusions of the Inspector in respect of the site opposite, the proximity, number and size of the windows facing the garden of No. 3 Copse Wood Way, and the increase in the height of the extensions, making these more prominent and visible on the rear elevation of the building, the 'as built' alterations are considered to have a detrimental impact on the garden area of No. 3. It is considered that the alterations that have occurred would be detrimental to the occupiers enjoyment of their property and make their garden less private. This matter hinges on the level of neighbour impact and what constitutes an acceptable level of harmful impact. The difference between this scheme and those previously approved is considered to be material and to represent a harmful neighbour impact.

In terms of the visual impact of the extension on the occupiers of No. 3, previous schemes for new dwellings and extensions in this location have been refused and upheld on appeal, as it was considered that the greater mass created would reduce the outlook from the south eastern corner of No. 3's rear garden to an unacceptable degree.

The bulk and scale of this application is much increased beyond this scheme for extensions approved under application (36910/APP/2015/621) to the existing dwelling. The 'as built' increase to the height and scale of the extensions is considered to result in additions that appear unduly dominant and overbearing when viewed from the surrounding area and particularly No. 3 Copse Wood Way.

The alterations are not considered to have a detrimental impact on the amenities of No. 4 Linksway, or other surrounding properties, as the depth of the extensions has not increased to an unacceptable degree and other properties are located some distance from the application site.

Overall, the alterations are considered to result in a development that would appear unduly dominant and overbearing when viewed from the neighbours garden at No. 3 Copse Wood Way. Further, by reason of the proximity, siting, size and alteration to the internal layouts of the extension, the extension is considered to overlook the private garden of No. 3 to an unacceptable degree, to the detriment of the privacy and living conditions occupiers.

LIVING CONDITIONS

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards and it is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

PARKING

No changes are proposed to the parking provision on the site. Two spaces are proposed on the site, which is the same as the existing, and as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site.

Overall, for the reasons referred to within the report, the application is recommended for

refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Scale and bulk

The resultant scale and massing of the 'as built' extensions are considered to dominate the prominent corner setting to an unacceptable degree. The alterations would detract from, and fail to harmonise with, the character, form and modest scale of development within the surrounding street scene and Area of Special Local Character to the detriment of the building's appearance and setting. The scheme would thereby be contrary to Policies 3.5 and 7.4 of the London Plan, policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, BE5, BE13 and BE19 of the Hillingdon Local Plan - Saved policies and HDAS 'Residential Extensions'.

2 NON2 Impact to neighbours

The 'as built' alterations to the extension by reason of the proximity, siting, size of the windows and alteration to the internal layouts of the extension, are considered to overlook the private garden of No. 3 Copse Wood Way to an unacceptable degree, to the detriment of these occupiers. The application would thereby erode the privacy and living conditions of these occupants to an unacceptable degree. Further, the increase in the height of the extensions would result in a scheme that would appear unduly dominant and visually overbearing to the detriment of the amenities of No. 3 Copse Wood Way. The application therefore fails to comply with the NPPF, Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS 'Residential Extensions'.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- LPP 7.8 (2016) Heritage assets and archaeology

Standard Informatives

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

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

Part 1 Policies:

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

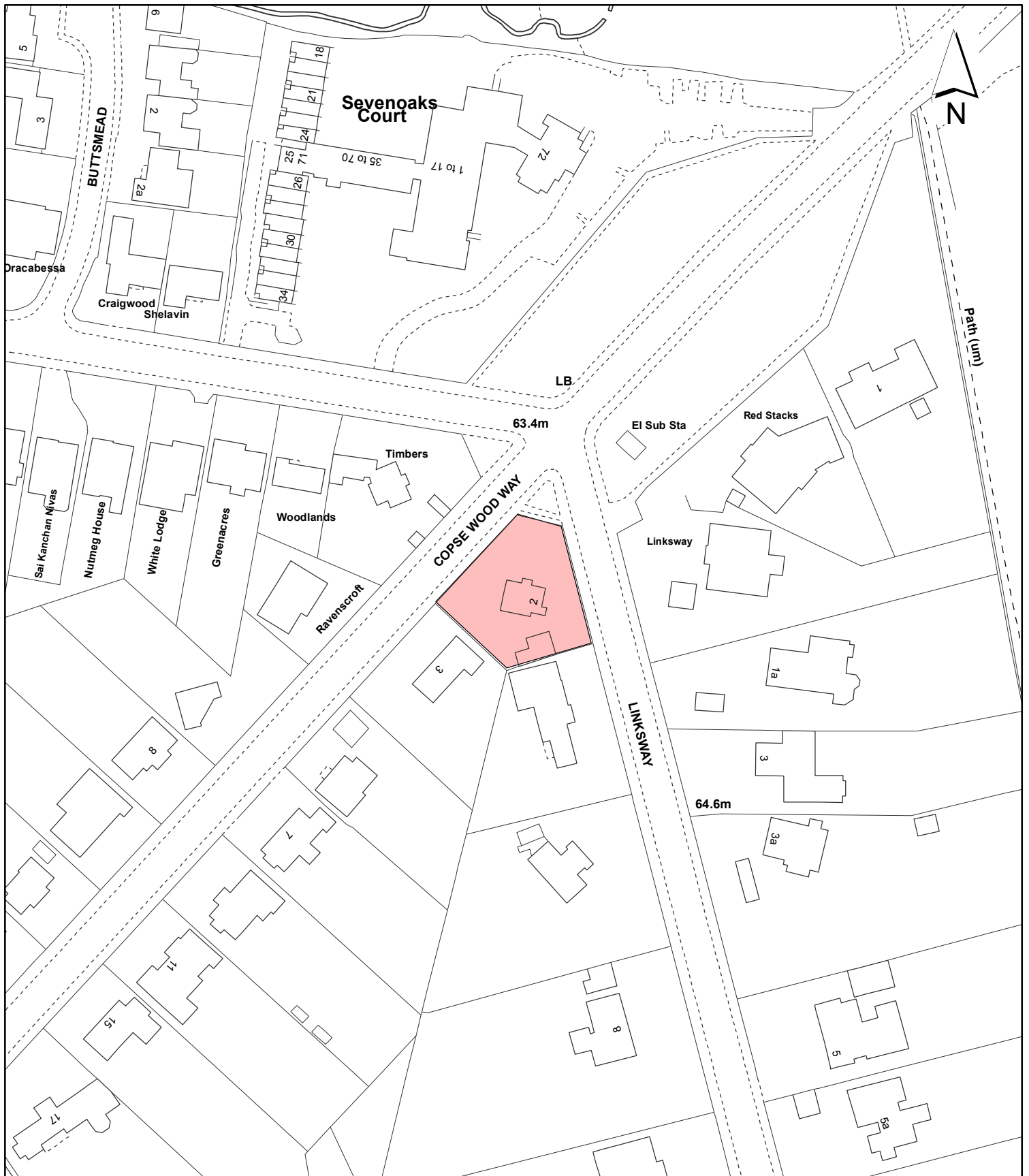
Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



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Site Address:

**2 Linksway
 Northwood**

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

Planning Application Ref:
36910/APP/2016/3323

Scale:
1:1,250

Planning Committee:
North Page 96

Date:
December 2016



Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGH STREET RUISLIP

Development: Change of use from cafe/bistro (Use Class A3) to bar and craft beer shop (Use Class A4)

LBH Ref Nos: 15618/APP/2016/3285

Drawing Nos: RE88
Location Plan

Date Plans Received: 31/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 15/09/2016

1. **SUMMARY**

The proposal is for a change of use from Use Class A3 (cafe / bistro) to Use Class A4 (bar and craft beer shop). The proposed site is located in Ruislip Town Centre and Ruislip Village Conservation Area as identified in the saved UDP. The proposal does not involve the loss of an A1 unit and there are no UDP/London plan policies which resist the loss of cafe use in this location. As such the loss of an A3 cafe is acceptable in principle. There would be no impact on the streetscene, increase in traffic or an un-neighbourly development, in compliance with Policy.

This 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 RE88 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 HO4 **Materials**

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

REASON

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

4 NONSC Non Standard Condition

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

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

5 NONSC Non Standard Condition

The Drinking Establishment shall not be used for the delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 08:00 and 18:00 on Saturdays. There shall be no deliveries on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:00. There shall be no staff allowed on the premises outside these hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - 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
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 7.8	(2016) Heritage assets and archaeology
LPP 5.3	(2016) Sustainable design and construction

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.

4 147 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the West side of High Street, Ruislip near its junction with the Oaks and forms part of a terrace of commercial units on the ground floor with two floors of residential above. The street scene is commercial in character and appearance and the application site lies within the secondary shopping area of the Ruislip Town Centre and the Ruislip Village Conservation Area as identified in the adopted Unitary Development Area. The application site also lies within an Archaeological Priority Area, however, given the nature of the proposal, no archaeological remains would be affected.

3.2 Proposed Scheme

The proposal is for a change of use from Use Class A3 (cafe / bistro) to Use Class A4 (bar and craft beer shop).

3.3 Relevant Planning History

15618/APP/2012/733 18 High Street Ruislip

Variation of condition 3 of Planning Permission reference 15618/APP/2006/2842 dated 09/02/2012 (Change of use from class A1 (shops) to class A3, restaurant/cafe) to permit the premises to prepare and sell food and beverages until 23:00

Decision: 22-05-2012 Approved

Comment on Relevant Planning History

Planning application ref: 15618/APP/2006/2842 was approved for the change of use from class A1 (shop) to Class A3 (Restaurant, snack bars and cafes).

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

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

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

LPP 7.8 (2016) Heritage assets and archaeology

LPP 5.3 (2016) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

71 neighbours consulted on 16th September, a site notice displayed and also advertised in the Uxbridge Gazette.

62 letters of support received, summarised below:

1. This type of business will provide a valuable alternative to the local night time economy. In line with

the current trend for this type of outlet, I believe this will bring new customers to the High Street adding value to existing businesses and strengthening the retail offering.

2. It is intended this establishment will become a variant of a micropub. Micropubs are small by design. They don't have music (recorded or live) and have limited opening hours. Micropubs become hubs of the community and do not have the anti-social issues that bedraggle larger premises.

3. At a time when both High Street shops and Pubs are closing at an alarming rate we should commend the entrepreneurship of this enterprise as it will bring both trade and mature customers to Ruislip.

4. After the Duck Pond was tragically converted into yet another chain establishment the High Street needs a replacement watering hole that is more independent and community focused.

Internal Consultees

Trees and Landscape: No objection.

EPU comment:

Hours of use

Please set an hours of operation condition in line with the hours on their application.

H6 Loading/unloading/deliveries (~ old H2 / HLC6)

The [premises] shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 08:00 and 18:00 on Saturdays. There shall be no deliveries on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

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

Statement: Accessible Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the principle of the development, the proposed site is located in Ruislip Town Centre and Ruislip Village Conservation Area as identified in the saved UDP. The proposal does not involve the loss of an A1 unit and there are no UDP/London plan policies which resist the loss of cafe use in this location. As such the loss of an A3 cafe is acceptable in principle.

7.02 Density of the proposed development

Not applicable to this proposal.

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

The site falls within Ruislip Village Conservation Area. The streetscene comprises shopfronts with centrally recessed doorways. There would be no alterations to the

shopfront. The proposal would preserve and enhance the character and appearance of the conservation area and the streetscene would therefore be in compliance with Policies BE4, BE13 and BE28 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this proposal.

7.05 Impact on the green belt

Not applicable to this proposal.

7.07 Impact on the character & appearance of the area

No changes are proposed to the shop front. Any changes required to the units signage will be the subject of a separate application for advertisement consent.

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Environmental Protection Officer has raised no concerns subject to conditions to restrict opening hours, details of any extraction fans and control of noise levels. These conditions would ensure there would be no unacceptable level of disturbance on nearby residential flats. As such the proposal complies with Policies OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM2 and AM7 states that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand.

The A4 drinking establishment use does not lead to an increase in traffic generation given its use and location within a town centre.

The Council's Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires 1 space per 50 sq m for A3 uses. This requirement is the same for A4 uses. No additional floorspace is proposed and no additional parking spaces are required.

Given the site's location in a Local centre, it is considered the change of use would not generate additional parking demand over and above the previous use. Therefore, the proposal is considered to comply with Policies AM7 & AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

No changes are proposed to the shop front or to the units access arrangements.

7.12 Disabled access

The proposal provides level access from the pavement. As the application appears to be for a straightforward change of use with only minor internal alterations proposed to the existing building, no accessibility improvements could reasonably be required within the remit of planning. It is considered that the proposed development would be accessible to all and would comply with the Hillingdon Design and Accessibility Statement: Accessible

Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

Not applicable to this proposal.

7.15 Sustainable waste management

Guideline / Requirement:

Proposed:

Comment:

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Not applicable to this proposal.

7.18 Noise or Air Quality Issues

The Environmental Protection Officer has raised no concerns subject to conditions to restrict opening hours, details of any extraction fans and control of noise levels. These conditions would ensure there would be no unacceptable level of disturbance on nearby residential flats. As such the proposal complies with Policies OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

Not applicable to this proposal.

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 proposal.

10. CONCLUSION

The proposal does not involve the loss of an A1 unit and there are no UDP/London plan policies which resist the loss of cafe use in this location. As such the loss of an A3 cafe is acceptable in principle. There would be no impact on the streetscene, increase in traffic or an un-neighbourly development, in compliance with Policy.

This application is recommended for approval.

11. Reference Documents

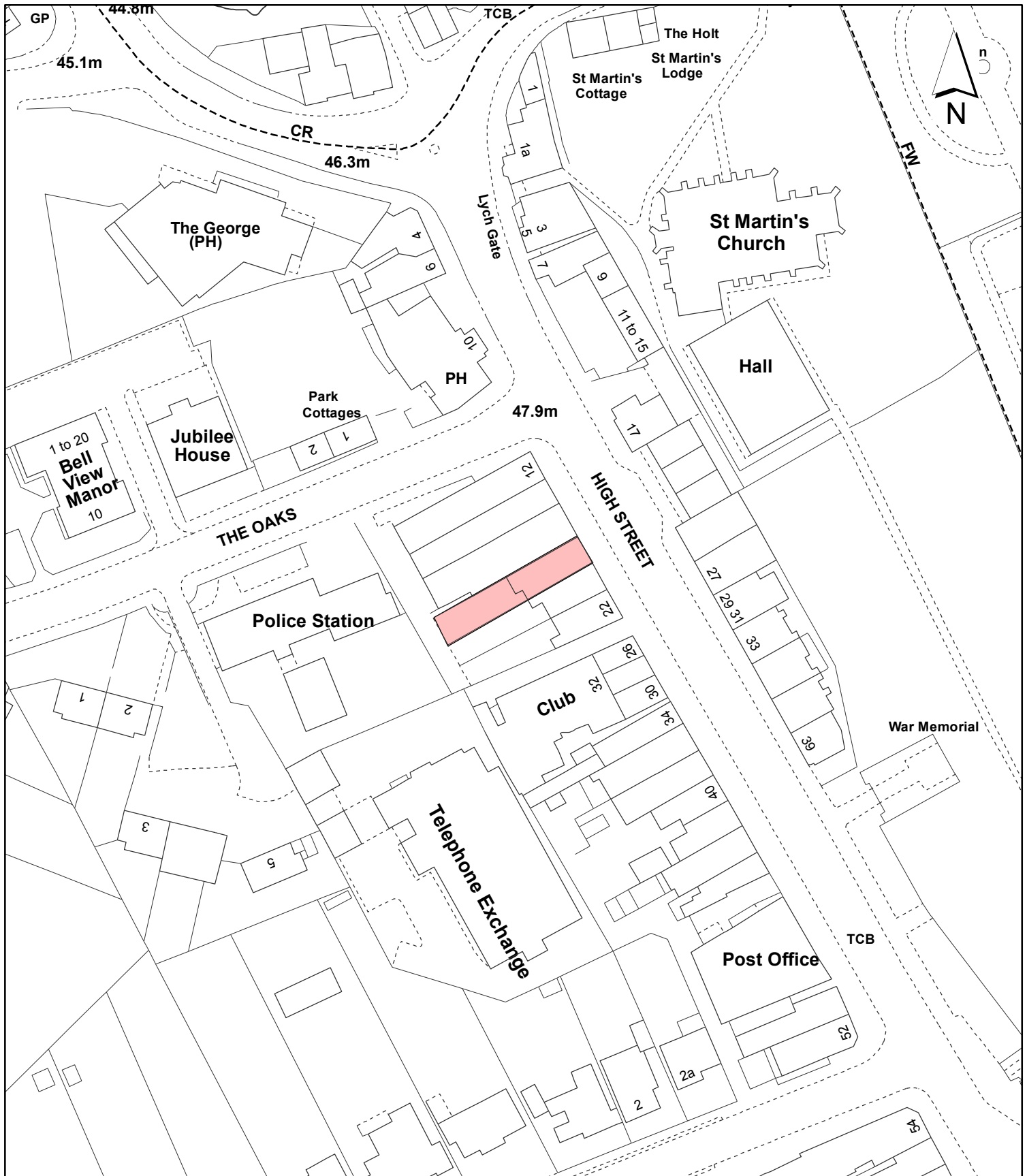
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

The London Plan (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**18 Highstreet
Ruislip**

Planning Application Ref:

15618/APP/2016/3285

Planning Committee:

North Page 106

Scale:

1:1,000

Date:

December 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 22 HIGH STREET RUISLIP

Development: Change of use from retail (Use Class A1) to use as a Beauty Treatment/Nail Bar (Sui Generis)

LBH Ref Nos: 10250/APP/2016/2839

Drawing Nos: Existing Floorplan
Proposed Floorplan
Location Plan

Date Plans Received: 22/07/2016 **Date(s) of Amendment(s):** 10/08/2016
Date Application Valid: 10/08/2016

1. **SUMMARY**

Planning permission is sought to change the use of vacant A1 retail unit in Ruislip Town Centre to a Beauty Treatment/Nail Bar (Sui Generis use).

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 57.1%. (52% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. Therefore the proposal would comply with the criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

It is recommended that planning permission be granted.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plan reference 'Proposed Floor Plan' 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 (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE26	Town centres - design, layout and landscaping of new buildings
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.15	(2016) Town Centres
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 4.9	(2016) Small Shops
S1	New retail development within the shopping hierarchy
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
S11	Service uses in Primary Shopping Areas
S12	Service uses in Secondary Shopping Areas
S2	Location of retail warehouse and superstore developments and retail developments on sites that do not meet the requirements of policy S1
S3	Increasing the attractiveness of town centres

S4	Retention of retail markets in town centres
S5	Proposals for new or expanded markets or other retail use of open land
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S8	Change of use of corner shops
S9	Change of use of shops in Local Centres

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 115 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.

5

The applicant is advised to seek advertisement consent for any outdoor advertising and planning permission if any changes to the shopfront are proposed.

6

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. However, as the planning issues under consideration were straightforward no negotiation was considered necessary in this case.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a three-storey end of terrace property. The ground floor is currently vacant and the upper floors are occupied by a single residential unit. The application is located on the South-Western side of High Street, Ruislip.

The neighbouring properties comprise similar secondary parade units with residential above. To the rear of the site is an access road and rear service yard. Some of the properties have access via external staircases, with the entrance to the upper floor flats being from a door at first floor level in the rear elevation.

The site forms part of Ruislip Town Centre, Ruislip Village Conservation Area, a Secondary Shopping Parade and is within a Archaeological Priority Areas as identified in the Local Plan Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Change of use from retail (Use Class A1) to use as a Beauty Treatment/Nail Bar (Sui Generis). The internal arrangements comprise an open plan treatment area, store room and WC. It will have a total floor area of approximately 75 square metres.

3.3 Relevant Planning History

10250/C/85/1674 22 High Street Ruislip
Alterations to elevation (P)

Decision: 13-11-1985 Approved

Comment on Relevant Planning History

Nothing to note.

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.E5 (2012) Town and Local Centres

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with

- disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE26 Town centres - design, layout and landscaping of new buildings
- DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 2.15 (2016) Town Centres
- LPP 4.7 (2016) Retail and town centre development
- LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
- LPP 4.9 (2016) Small Shops
- S1 New retail development within the shopping hierarchy
- S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
- S11 Service uses in Primary Shopping Areas
- S12 Service uses in Secondary Shopping Areas
- S2 Location of retail warehouse and superstore developments and retail developments on sites that do not meet the requirements of policy S1
- S3 Increasing the attractiveness of town centres
- S4 Retention of retail markets in town centres
- S5 Proposals for new or expanded markets or other retail use of open land
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- S8 Change of use of corner shops
- S9 Change of use of shops in Local Centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 12/08/2016 and site notices were displayed on 17/08/2016.

By the end of the notification/consultation periods one comment was received. This is considered below.

Internal Consultees

Highways and Traffic - There is a row of existing shops adjacent to the site with pedestrian access from the High Street. The site has a PTAL value of 3 (moderate) which is a result of nearby bus services. There is a bus stop immediately outside of the site. There are public parking spaces within easy walking distance of the site. There are parking restrictions outside the site on the High Street. The shop is a single fronted shop. The proposals involve changing the use from existing A1 uses to a beauty treatment/nail bar (Sui Generis) and that is unlikely to cause significant changes to traffic generation and demand for car parking.

Conservation and Urban Design - No objections but advises that advertisement consent will be required for signage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and would not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function; and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses. Should the above be satisfied then a change of use on the ground floor would be acceptable subject to meeting the requirements of Policy S6 which refers to considerations relating to visual amenity; shop frontage design; compatibility and road safety. Ruislip High Street has a total frontage of 1,295 m within its boundary. A shopping survey was published by the Council in October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area stands at 57.1% (52.3% A1 units).

In this regard, if planning permission was to be granted, the share of A1 uses in the Shopping Area would remain as the majority use.

7.02 Density of the proposed development

Not applicable.

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

No operational development is involved. As such no archaeological issues arise. The site is within the Ruislip Village Conservation Area. The change of use raises no issues. However, if an application for a shopfront or an application for advertisement consent were to be submitted, the impact on the conservation area will be considered. The Council's Conservation and Urban Design Officer has no objections.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

The site is not within the Green Belt.

7.07 Impact on the character & appearance of the area

The proposal is a change of use only. Any proposals for a replacement shopfront or display of advertisements will be subject of further applications in due course.

7.08 Impact on neighbours

The proposed development is a change of use. The hours of operation are likely to be

consistent with the existing use and as such, the proposal is considered to have no material impact on the residential amenity of the neighbouring occupiers, in compliance with Policy OE1 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The traffic generation and car/cycle parking requirements are unlikely to be materially altered by the proposal. As such, no adverse issues arise. No adverse pedestrian safety issues arise.

7.11 Urban design, access and security

The proposal makes no changes to the external appearance or raises any adverse access or security issues.

7.12 Disabled access

The proposal makes no changes to access arrangements. The Council's Access Officer has no objections.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

One comment was received. This was from the adjoining occupier which is a hairdressing business. The writer is concerned that hairdressing will take place which would be in competition with her business. This is a commercial matter which is not a relevant planning consideration.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

Planning permission is sought to change the use of the unit from Use Class A1 (Shops) to

Sui Generis use as a Beauty Treatment/Nail Bar.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 57.1%. (52% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. Therefore the proposal would comply with the criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

It is recommended that planning permission be granted.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
Supplementary Planning Document Noise.
The London Plan 2016.
National Planning Policy Framework (March 2012).
Shopping Survey Ruislip October 2016

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**22 High Street
 Ruislip**

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

Planning Application Ref:

10250/APP/2016/2839

Scale:

1:1,000

Planning Committee:

North Page 116

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD WORKHOUSE DUCKS HILL ROAD RUISLIP

Development: Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles (involving demolition of existing sheds).

LBH Ref Nos: 8378/APP/2016/2495

Drawing Nos: HERITAGE IMPACT ASSESSMENT
10561 101 Rev. P2 Location Plan
Design and Access Statement
10561 115 Rev. P1 Block Plan
110 Rev. P2 Proposed Plans_Elevations and Section A-A
10561 105 Rev. P2 Existing Plans_Elevations and Section A-A

Date Plans Received: 28/06/2016 **Date(s) of Amendment(s):** 30/06/2016
Date Application Valid: 30/06/2016 04/10/2016
28/06/2016
30/08/2016

1. SUMMARY

Planning permission is sought for the demolition of the existing stables/shed building, to be replaced with a new structure, which would be larger in terms of height and footprint, on the grounds of a statutory Grade 2 listed building known as the Old Workhouse. The proposed structure would be used as horse stables and for the storage of motor vehicles, ancillary to the main use of the site as a dwelling house.

It is not considered that the replacement building would have a detrimental impact on the main Workhouse residential building, or the nearby 6 Bells Public House, subject to appropriate materials and the structure remaining ancillary to the dwelling house.

The site is designated Green Belt land. However, it is not considered that the proposed new building would harm the visual amenity of the Green Belt as it will be and is very well screened by existing vegetation and and it will be only slightly larger than the structure it replaces.

The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HH-M1 Details / Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and

finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. This shall include details of plinth material, external timber cladding, roof tiles, guttering, downpipes, doors and windows (including roof lights).

REASON

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

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES10 Tree to be retained

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

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

REASON

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

5 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

6 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Car Parking Layouts

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

7 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purposes stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) .

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OL4	Green Belt - replacement or extension of buildings
NPPF	National Planning Policy Framework

3 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to

be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

4 I6 Property Rights/Rights of Light

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

5 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the eastern side of Ducks Hill Road and is designated Green Belt land. The site also falls within a nature conservation site of local importance. To the north and east, the site abuts Green Belt land, whilst to the south the site adjoins a garden centre.

The Old Workhouse is a two storey property set within a large garden area with dense mature tree and shrub boundary. The main building is detached, with a number of outbuildings and associated structures within the curtilage.

The Workhouse dates from approximately 1789 and is brick built, with an attic and a high pitched tile roof. The Old Workhouse, which is now a residential dwelling, fell out of use and became redundant in 1838 as a result of the Uxbridge Union Workhouse having been erected in Uxbridge, in accordance with the Poor Law Amendment Act.

The existing stables/shed buildings which are due to be demolished, most likely date from the interwar period. They are modest in size and L-shaped in plan form. One wing is characterised by a rendered external finish while the other comprises of weatherboarding. The roof to the rear slopes almost to ground level.

The site is located within the Ruislip Motte and Bailey Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing stables/shed building, to be replaced with a new structure, which would be larger in terms of height and footprint, on the grounds of a statutory Grade 2 listed building known as the Old Workhouse. The proposed structure would be used as horse stables and for the storage of motor vehicles, ancillary to the main use of the site as a dwelling house.

The existing structure to be demolished has a footprint of approximately 200 sq. metres,

whilst the proposed new structure would have a footprint of approximately 315 sq. metres. The eaves height of the new building would be between 3 to 4 metres, depending on the adjoining ground levels which vary across the site. Similarly the maximum ridge height would vary between 5 to 6 metres, depending on the topography of the adjoining garden.

The replacement building will be constructed in timber with a timber finish, roof tiles with roof lights and oak timber doors. The proposed structure will be slightly larger in width and height than the existing structure it replaces but will remain as single storey.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- AM14 New development and car parking standards.
- BE1 Development within archaeological priority areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- OL4 Green Belt - replacement or extension of buildings
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring households and an adjoining local business were notified of the proposal and a site notice was erected. At the time of writing this report, 1 response was received which raised the

following concerns:

The stables will attract rodents. Building is too close to neighbouring residential properties.

HISTORIC ENGLAND (GLAAS)

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.

Although within an Archaeological Priority Area, the proposed development is too small-scale to cause significant harm in this location. No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters

RUISLIP RESIDENTS ASSOCIATION

No response.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

The proposal is for the demolition of the existing stables/shed building, to be replaced with a new structure. The building would be larger in regards to its overall footprint and height. There are some concerns in regards to the proposed 'traditional' garage doors. Ideally these would need to be revised in order to be more in keeping with the 'stables' style building. Therefore it is recommended that these are revised to double leaf, side hinged garage doors, in keeping with the character of the proposed building.

Following a site visit, the amended plans have been submitted showing the proposed building in association to existing ground levels. The doors proposed to the eastern elevation of the building have been duly omitted and replaced by windows.

Traditional materials would need to be used in all aspects of the proposed building.

Conditions:

. Prior to the commencement works the existing building would need to be recorded up to Level 2 as set by Historic England. This would primarily need to include photographs of the exterior and interior of the existing building.

. Prior to the commencement of relevant works, details and samples of the proposed materials, colours and external finishes would need to be submitted for approval. This would include external timber cladding, roof tiles, guttering, down-pipes, doors and windows (including roof lights). The proposed plinth material would also need to be stated.

. The use of the building would need to be appropriately conditioned to ensure it remains ancillary to the main house.

CONCLUSION: Minor amendments required by conditions.

TREE AND LANDSCAPE OFFICER

The site is occupied by existing sheds, arranged in an 'L' shape with one arm parallel to the southern boundary of the site - and parallel to the main building of Ducks Hill Garden Centre. The sheds are set well back from / to the east of Ducks Hill Road and are barely visible through the intervening trees and other vegetation. On the southern boundary there is a line of trees / outgrown boundary hedge between the Old Workhouse site and the garden centre.

COMMENTS

None of the trees in this area are protected by TPO or Conservation Area designation. The site lies within the Green Belt, a designation which restricts development. The proposed building footprint is similar to the existing layout, with a north-south and east-west axis. However, the proposed building is bigger, being wider and higher.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the surrounding natural and built environment.

RECOMMENDATION

No objection, subject to conditions RES8, RES9 (parts 1,2,4,5,6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies the Metropolitan Green Belt. Accordingly, the proposal is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). In addition, the the stables/shed building is curtilage listed under the listing of the main house. However, the proposed replacement structure would remain ancillary to the use of the dwelling house, and as such, no objections are raised to the principle of the development, subject to Green Belt and heritage considerations being satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this application.

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

The existing timber outbuildings which are to be demolished to make way for the replacement building is as ancillary structure to the Grade II Listed, 18th Century (possibly earlier) Old Workhouse situated on the site. Therefore the stables/shed building is curtilage listed under the listing of the main house.

IMPACT ON LISTED BUILDINGS

The building subject to this application comprises a number of linked garages/stable/storage units, with an 'L' shaped layout. The structures are single storey of timber construction throughout. There are however, two stable units of brick with tile roof construction. The buildings in the main are 'ship lap' weather boarded finished with plastic roofing. Internally the structures are unremarkable and have no distinguishing architectural or historical fittings or fixtures. Evidence suggests the structures date from the early 20th century. The existing outbuilding is not considered to have any heritage significance in itself. No objections are therefore raised to the demolition of the existing outbuilding.

In terms of the impact on the main Workhouse building, the replacement building will be located on the same position as the existing structure it replaces and although slightly larger, it is not considered that its impact would have a detrimental impact on the main Workhouse building, subject to materials and the structure remaining ancillary to the dwelling house.

The Six Bells Public House is located opposite on Ducks Hill Road and is an early to mid 18th century former public house, brick built at 2 storey, with pitch tiled roof. The Six Bells will not be directly impacted upon by the proposal.

ARCHAEOLOGY

The site is located within the Ruislip Motte & Bailey Archaeology priority Area as designated on the 24/1/2014. The Old Workhouse is located to the far north west edge of the area. The Heritage Statement submitted in support of this application notes that there is no evidence, documents or references of any archaeological finds listed or indexed on The Heritage Gateway or the Archaeology Data Service.

Historic England (GLAAS) have stated that no further assessment or conditions are necessary as the proposed development is too small-scale to cause significant harm in this location.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL4 Deals with the replacement of or extension to buildings in the Green Belt. It is not considered that the proposed new storage structure would harm the visual amenity of the Green Belt as it will be and is very well screened by the existing vegetation and by the mature nature of the vegetation lining the site's boundaries. The existing sheds are set well back from Ducks Hill Road and are barely visible through the intervening trees and other vegetation.

The replacement building would be built on the footprint of the existing out building, and whilst slightly higher, is not considered that the proposed new ancillary building would significantly increase the built up appearance of the site or change the bulk or character of the existing dwelling house.

The proposed structure would remain ancillary to the use of the dwellinghouse and as such would not lead to an intensification of use on the site.

It is considered that the development has been designed to minimise impacts on the openness and visual amenity of the Green Belt, in compliance with Policy OL1 and OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

The impact on the Green Belt is discussed in Section 7.05.

7.08 Impact on neighbours

There are no immediate neighbours within the vicinity of the site. As such, it is considered that the proposed replacement building would not impact on residential amenity, in terms of outlook loss of privacy or light. The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no implications in terms of traffic generation, as the use of the building will

remain ancillary to the main dwellinghouse. In terms of parking, the proposed development provides covered parking for domestic use. No objections are raised in this regard.

No objections are raised on highways and transportation grounds. In terms of traffic generation, on-site parking and access issues, in compliance with Policies AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Design issues are discussed in Section 7.03. No issues have been identified in terms of access and security.

7.12 Disabled access

The proposal seeks to replace an existing out building and there would be no change to the existing accessibility of the building.

Comment:

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

None of the trees in this area are protected by TPO or Conservation Area designation. The proposed building footprint is similar to the existing layout, with a north-south and east-west axis. Although the proposed building would have a larger footprint, this would extend to an area of existing hard standing. As such, no trees need to be removed as part of the proposal. Nevertheless, the Tree and Landscape officer recommends that if the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the surrounding natural and built environment.

Subject to the above mentioned conditions, it is considered that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Local Plan Part 1 Policy EM7 and Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek the promotion of nature conservation interests. Saved Policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

Although the trees in the site may be valuable for biodiversity, the application site itself is not considered to have a high ecological value, due to the lack of potential for protected species. The current built form and hard surfacing of this part of the site reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals.

It is considered that the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area, in accordance with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

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**
- One response was received as part of the public consultation. The issue of rodent infestation is covered by separate legislation and is not a planning matter in this case.
- 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.

10. CONCLUSION

It is considered that there will be no adverse impact from the proposal on the The Old Workhouse or any other heritage asset that would justify planning approval should be withheld. The development has been designed to minimise impacts on the openness and visual amenity of the Green Belt.

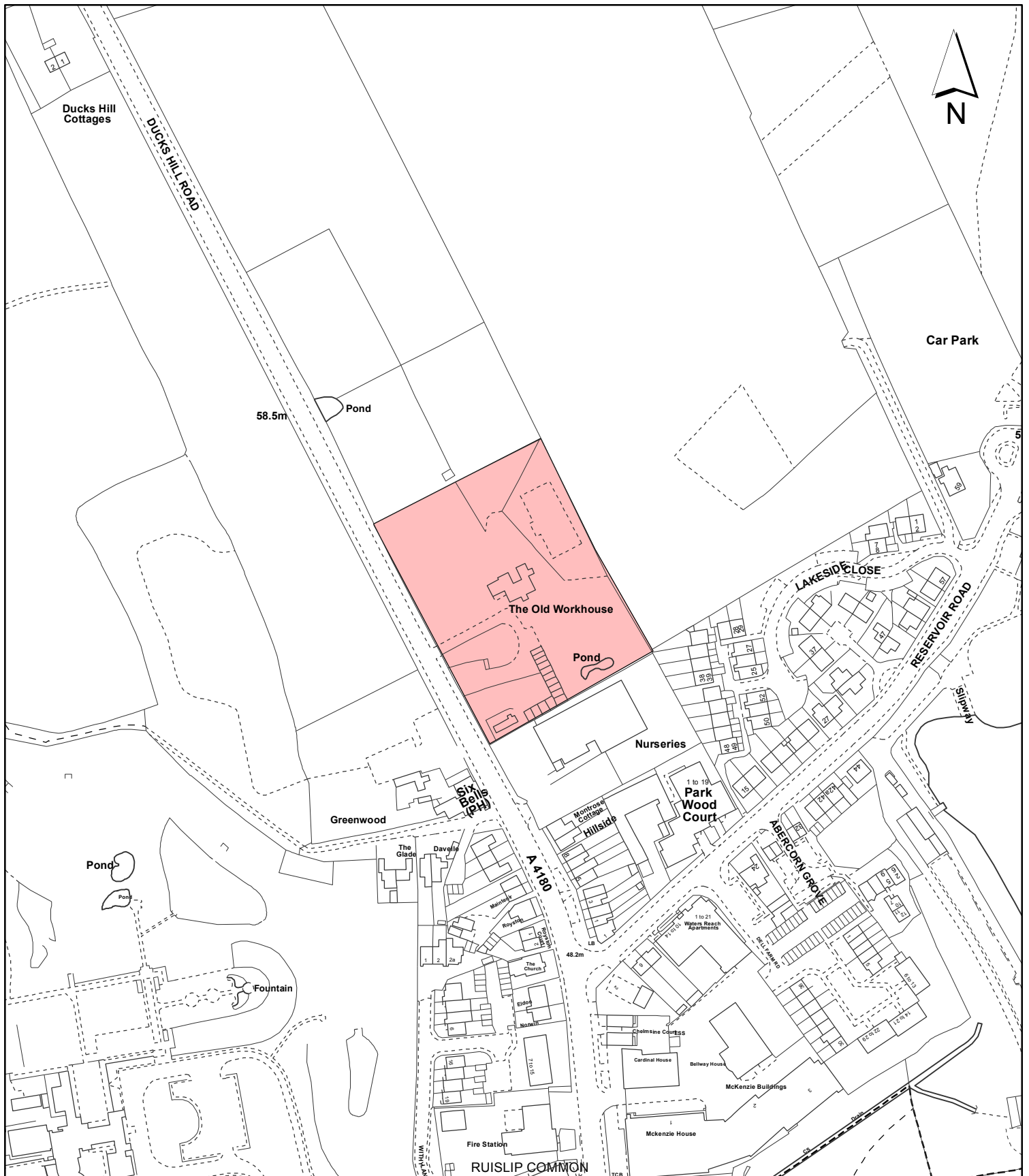
The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2016
National Planning Policy Framework (NPPF)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Old Workhouse,
Ducks Hill Road
West Ruislip**

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

Planning Application Ref:

8378/APP/2016/2495

Scale:

1:2,500

Planning Committee:

North Page 129

Date:

December 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE OLD WORKHOUSE DUCKS HILL ROAD RUISLIP

Development: Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles, involving demolition of existing sheds (Application for Listed Building Consent).

LBH Ref Nos: 8378/APP/2016/2705

Drawing Nos: 10561 101 Rev. P2 Site Location Plan
10561105 Rev. P2 Existing Plans Elevations and Section
10561 110 Rev. P2 Proposed Plans_Elevations and Section A-A
Heritage Impact Assessment
10561 115 Rev. P1 Block Plan
Design and Access Statement

Date Plans Received: 13/07/2016

Date(s) of Amendment(s):

Date Application Valid: 15/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the eastern side of Ducks Hill Road and is designated Green Belt land. The site also falls within a nature conservation site of local importance. To the north and east, the site abuts Green Belt land, whilst to the south the site adjoins a garden centre.

The Old Workhouse is a two storey property set within a large garden area with dense mature tree and shrub boundary. The main building is detached, with a number of outbuildings and associated structures within the curtilage.

The Workhouse dates from approximately 1789 and is brick built, with an attic and a high pitched tile roof. The Old Workhouse, which is now a residential dwelling, fell out of use and became redundant in 1838 as a result of the Uxbridge Union Workhouse having been erected in Uxbridge, in accordance with the Poor Law Amendment Act.

The existing stables/shed buildings which are due to be demolished, most likely date from the interwar period. They are modest in size and L-shaped in plan form. One wing is characterised by a rendered external finish while the other comprises of weatherboarding. The roof to the rear slopes almost to ground level.

The site is located within the Ruislip Motte and Bailey Archaeological Priority Area.

1.2 Proposed Scheme

Listed building consent is sought for the demolition of the existing stables/shed building, to be replaced with a new structure, which would be larger in terms of height and footprint, on the grounds of a statutory Grade 2 listed building known as the Old Workhouse. The proposed structure would be used as horse stables and for the storage of motor vehicles,

ancillary to the main use of the site as a dwelling house.

The replacement building will be constructed in timber with a timber finish, roof tiles with roof lights and oak timber doors. The proposed structure will be slightly larger in scale width and height than the existing structure it replaces but will remain as single storey.

The existing structure to be demolished has a footprint of approximately 200 sq. metres, whilst the proposed new structure would have a footprint of approximately 315 sq. metres. Depending on adjoining ground levels, the eaves height will vary from between 3 to 4 metres, whilst the ridge height will vary between 5 to 6 metres.

1.3 Relevant Planning History Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 17th August 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

The proposal is for the demolition of the existing stables/shed building, to be replaced with a new structure. The building would be larger in regards to its overall footprint and height. There are some concerns in regards to the proposed 'traditional' garage doors. Ideally these would need to be revised in order to be more in keeping with the 'stables' style building. Therefore it is recommended that these are revised to double leaf, side hinged garage doors, in keeping with the character of the proposed building.

Following a site visit, the amended plans have been submitted showing the proposed building in association to existing ground levels. The doors proposed to the eastern elevation of the building have been duly omitted and replaced by windows.

Traditional materials would need to be used in all aspects of the proposed building.

Conditions:

. Prior to the commencement works the existing building would need to be recorded up to Level 2 as set by Historic England. This would primarily need to include photographs of the exterior and interior of the existing building.

. Prior to the commencement of relevant works, details and samples of the proposed materials,

colours and external finishes would need to be submitted for approval. This would include external timber cladding, roof tiles, guttering, downpipes, doors and windows (including roof lights). The proposed plinth material would also need to be stated.

. The use of the building would need to be appropriately conditioned to ensure it remains

ancillary to the main house.

CONCLUSION: Minor amendments required by conditions.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. MAIN PLANNING ISSUES

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

Of particular relevance are Part 1 Policy HE1 of the Local Plan, Saved Policies BE8, BE9, BE10, and BE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building. In assessing the impact, there are two main issues: the demolition of the existing curtilage structure and the impact on the setting of the listed building in terms of the location of the new building.

The existing timber outbuilding which is to be demolished to make way for the replacement building is an ancillary structure to the Grade II Listed, 18th Century (possibly earlier) Old Workhouse situated on the site. Therefore the existing stables/shed building is curtilage listed under the listing of the main house.

The building subject to this application comprises a number of linked garages/stable/storage units, with an 'L' shaped layout. The structures are single storey of timber construction throughout. There are however, two stable units of brick with tile roof construction. The buildings in the main are 'ship lap' weather boarded finished with plastic Sarnafil roofing. The Urban Design and Conservation Officer considers that Internally, the structures are unremarkable and have no distinguishing architectural or historical fittings or fixtures. Evidence suggests the structures date from the early 20th century. The existing outbuilding is not considered to have any heritage significance in itself. No objections are therefore raised to the demolition of the existing outbuilding.

In terms of the impact on the main Workhouse building, the replacement building will be located approximately on the same position as the existing structure it replaces and although slightly larger, it is not considered that its impact would have a detrimental impact on the main Workhouse building, subject to suitable materials and the structure remaining ancillary to the dwelling house.

The Six Bells Public House is located opposite on Ducks Hill Road and is an early to mid 18th century former public house, brick built at 2 storey, with pitch tiled roof. It is not considered that the Six Bells will be directly impacted upon by the proposal.

It is considered that the works are in accordance with the aims of Part 1 Policy HE1 of the

Local Plan, Part 2 Policies BE8, BE9, BE10, and BE11 of the Local Plan and the NPPF. It is therefore recommended that listed building consent be granted for the works subject to this application.

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 NONSC Level 2 Recording

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 2 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). The scope of recording is to be agreed with the LPA prior to the commencement of demolition. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

3 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) doors and windows, including garage doors and roof lights
- (b) plinth material
- (c) external timber cladding,
- (d) roof tiles
- (e) guttering and downpipes

REASON

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

INFORMATIVES

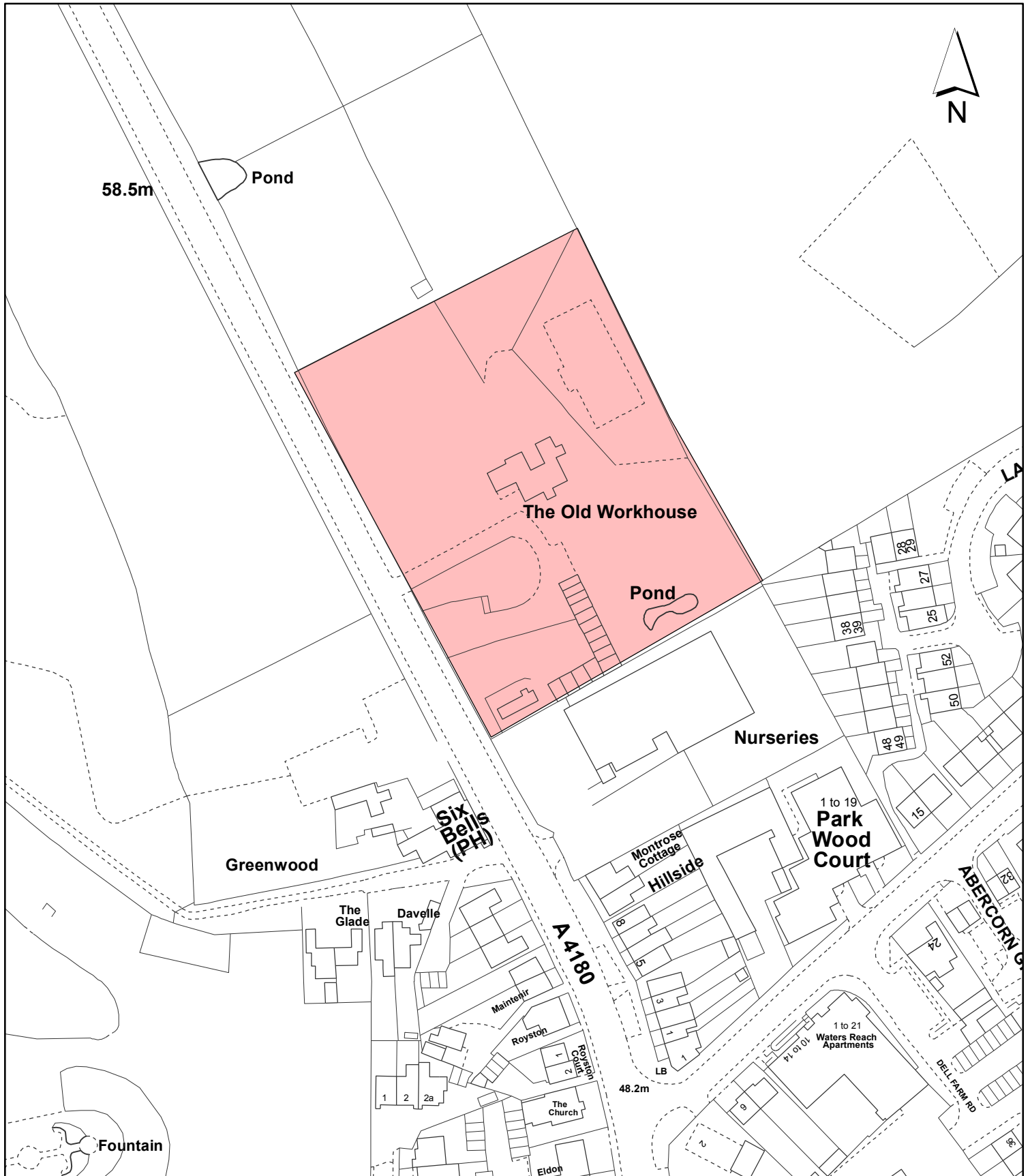
- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically

Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

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

Planning Application Ref:

8378/APP/2016/2705

Scale:

1:1,500

Planning Committee:

North Page 136

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 RESERVOIR ROAD RUISLIP
Development: Change of use to car wash and valeting.
LBH Ref Nos: 7112/APP/2016/856
Drawing Nos: 2 Reservoir Road red line site plan
location plan
Planning Statement
23548 R1
23548
23548 A2
23548 A1
VC/41/P-A/04
VC/41/P-A/02
VC/41/P-A/03

Date Plans Received: 29/02/2016 **Date(s) of Amendment(s):**

Date Application Valid: 11/07/2016

1. **SUMMARY**

The application seeks planning permission for a change of use of the premises to a car wash.

It is considered that the proposed development would not be detrimental to the amenities of the adjoining occupiers. The previous application ref: for a far more intense use (involving a car wash, car sales, tyre fitting and taxi business was only refused on noise grounds. The current application is for just a car wash use. The Council's EPU Officer has reviewed Noise Report submitted and has, subject to considerations, raised no objection to the proposed use. As such it previous issues of noise have been adequately addressed. Therefore, 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:

23548
23548 R1
23548 A1

23548 A2
VC/41/P-A/04
VC/41/P-A/02
VC/41/P-A/03

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 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until all noise mitigation measures have been implemented in accordance with the following specified supporting plans and/or documents:

Noise Impact Assessment 23548 R1
Noise Impact Assessment Addendum 23548 A1
Noise Impact Assessment Addendum 23548 A2

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

REASON

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

4 COM22 Operating Hours

The premises shall not be used except between:-
[0800 - 1900] Mondays - Fridays
[0900 - 1800] Saturdays
[1000 - 1700] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM21 Sound insulation /mitigation

The development shall not begin until a scheme for the control of noise transmission to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures to insulate the plant & machinery as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it: Manages Water The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

b) Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network.

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

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

d) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
- ii. Clear plans showing the responsibility of different parties should be provided, such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services. Where it is a PMC the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

7 0M11 Floodlighting

Any floodlighting or other form of external lighting shall be switched off outside the hours of operation as stipulated in condition 4.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM27 Traffic Arrangements - submission of details

Prior to the commencement of development, details shall be submitted showing markings within the site directing drivers to washing points, washing bays, and a one way system for cars with access from Reservoir Road and egress onto Ducks Hill Road. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LE1	Proposals for industry, warehousing and business development
LE5	Small scale business activities within the developed area
LPP 5.3	(2016) Sustainable design and construction

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a single storey building and covered forecourt. The site is currently vacant. It had previously been used as an unauthorised 'car wash' and a 'taxi' station, which ceased following Enforcement Action. The site is currently vacant. Previous to this the site was formerly used for 'car sales'.

The site is located on the southern side of Reservoir Road, adjacent to the junction where Bury Street, to the south of the site meets Ducks Hill Road, to the north. Directly east of the site are residential properties, comprising flats and houses.

18m north of the site on Ducks Hill Road, is a locally listed building, 'The Methodist Chapel'. To the north of the site is an area identified as being at risk of surface water flooding.

The site is located within the Developed Area in accordance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the change of use of the site to a hand car wash and valeting use.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning Application ref 7112/APP/2014/4276 for the Change of use from car sales to car wash and taxi Booking office involving installation of canopy to side for tyre fitting was refused for the following reason:

The proposal has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. The proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining residential occupiers, contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A previous planning Application ref 7112/APP/2014/2896 for the Change of use from car sales to car wash and taxi Booking office involving installation of canopy to side for tyre fitting was refused for the following reasons:

"The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigations measure, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining residential occupiers, contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)."

Planning application ref. 7112/APP/2013/3405 that was for the change of use from car sales to a car wash, taxi car business and MOT centre to include creating additional first floor level to existing building, two storey structure for use as MOT workshop, new covered area for car wash/taxi cars and installation of new pedestrian gate to side and reduction of canopy at front. The application was refused for the following reasons:

1. The proposal by reason of its siting, design, layout, size, and site coverage, would result in a cramped development of the site, which is visually incongruous and overdominant, therefore failing to harmonise with the established character of the surrounding area and detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The development is considered to represent an over-intensification of the use of the site, which results in undue noise and general disturbance through the scale and nature of activities involved, to the detriment of the amenities of nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The proposed two-storey MOT building, first floor office extension and canopy by virtue of their siting, position, layout, size, scale and height would be detrimental to the amenities of the adjoining occupiers, 6 and 8 Reservoir Road, by reason of over-dominance, loss of light, overshadowing, loss of outlook and visual intrusion. Therefore the proposed development would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. In the absence of accurate and detailed drawings of the proposed development and a lack of information on the proposed operations it is not possible to fully assess the planning merits of this proposal in terms of its impact upon the street scene, and the visual amenities of the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A further application for a car wash and taxi business was submitted (7112/APP/2014/1936) which was refused for the following reasons:

1. The proposal provides insufficient car parking provision for the proposed use due to the sub-standard size of the car parking spaces and the restricted manoeuvring area and circulation space within the site. As such, the proposal would be detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigation measure, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. In the absence of accurate and detailed drawings of the proposed development and a lack of information on the drainage, the applicant has failed to demonstrate that there would

be no potential issues for surface water drainage. The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

ENF/337/13/- An enforcement file was open on the 23 September 2013, on the basis that a change of use from car sales to car washing facility had occurred without the benefit of planning consent. An enforcement notice has been served. The Enforcement Notice stated the following breach had occurred:

i) Without planning permission, the material change of use of the land from car sales to a mixed use comprising a car wash, car tyre sales and fitment, taxi booking office and car sales.

The reasoning given for the enforcement Notice was:

The unauthorised use is considered to represent an over-intensification of the use of the site, which results in undue noise and general disturbance through the scale and nature of activities involved, to the detriment of the amenities of nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The unauthorised use is therefore contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Enforcement Notice has been complied with the unauthorised uses ceasing. The site is currently vacant.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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.

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

LE1 Proposals for industry, warehousing and business development

LE5 Small scale business activities within the developed area

LPP 5.3 (2016) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbours and the Ruislip Residents Association were consulted directly and a site notice was displayed. A total of 3 objections have been received raising the following issues:

1. Noise and disturbance,
2. Loss of privacy,
3. Impact on free flow of traffic resulting from cars queuing to use the car wash.
4. Drainage issues.
5. Increase in parking problems.

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

Internal Consultees

EPU NOISE OFFICER

Having looked at the raw noise data and the hours proposed in the email of the 18th October, I would recommend that they stop at 5pm not 6pm on a Sunday as this is when the noise levels appear to start falling.

A condition will be required to control these hours.

I would recommend a separate condition requiring that the external lighting is switched off outside of these hours.

I would also recommend the marked washing bays are conditioned and that all car washing/vacuuming shall take place within the marked bays

We will need to be able to enforce the construction of the noise enclosures as described in the email of the 18th of October and their maintenance so It may be best to condition them possibly a condition similar to the one below.

A sound insulation is required:

Before the use commences the plant shall be enclosed in sound insulated enclosures in accordance with a scheme agreed with the Local Planning Authority, and shall thereafter be maintained in accordance with the scheme.

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

HIGHWAYS

I have reviewed the material contained in the above application and have the following comments: This application is for the use of the site as a car wash on the corner of Reservoir Road, a local road and Ducks Hill Road (A4180) which is a classified road. The site has existing vehicular accesses on both Reservoir Road and Ducks Hill Road and there are parking restrictions outside the site. The site has been previously used as a car wash and tyre fitting facility but enforcement action was taken against such uses. The site proposals involve the use of the existing facilities as a legitimate

car wash. It is assumed that a one-way system will operate at the site with access from Reservoir Road and egress onto Ducks Hill Road. The site has sufficient space for 4/5 cars to queue while waiting for existing cars to be cleaned.

It is important that no queuing cars should block the access on Reservoir Road as it could affect the performance of the nearby junction. It would be helpful if markings were placed within the site to direct cars to the washing points. As cars are washed there is the possibility of water being drawn onto Ducks Hill Road and to limit this happening some form of drain should be installed. Providing the internal markings are provided along with a drain to limit water flowing onto the carriageway I have no significant highway concerns over such a proposal.

FLOODWATER MANAGEMENT

There are no objections in principle to the use of this site as a car wash. However it is crucial that the site manages its drainage appropriately. There is no information on the current drainage network serving the site and how foul and surface water are separated and managed appropriately with surface water being controlled on site. The applicant also states there is no trade effluent being discharged from this site, which is not correct, and the appropriate permissions need to be sought and provided to demonstrate that this is acceptable. Therefore the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it: Manages Water The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

b) Receptors i. Capacity demonstrated for Thames Water foul and surface water network.

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

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

d) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
- ii. Clear plans showing the responsibility of different parties should be provided, such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services. Where it is a PMC the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan

(March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site has permission and was last lawfully used as a car sales area, a Sui Generis commercial use. The proposed car wash is also an employment generating commercial use. As such there is no in principal objection to the proposal.

7.02 Density of the proposed development

Not applicable to this application.

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

The Site is not located in a designated area.

7.04 Airport safeguarding

No airport safeguarding issues arise from the proposed development.

7.05 Impact on the green belt

The site is not located within the green belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 & BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development in residential areas complements or improves the amenity and character, therefore the scale and character of a new development is a material consideration.

There would be no change to the existing building or the layout of the site. As such the proposed development does not impact on the established character of the area, in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

The National Planning Framework makes a presumption in favour of sustainable development. However it acknowledges that pursuing sustainable development involves 'seeking positive improvements in the quality of the built environment and peoples's quality of life'.

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

There are no new buildings or changes to the existing building proposed. The lack of any physical changes to the building and the nature of the proposed use does not raise any concerns regarding visual intrusion and possible loss of daylight and sunlight from habitable room windows.

The Council's EPU officer reviewed the submitted Noise Report and has raised no objection subject to the applicant complying with the Noise Management Strategy set out in the submitted Noise Impact Assessment and a condition requiring additional sound insulation of the building . The proposal is therefore considered to comply with policy OE3

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

7.09 Living conditions for future occupiers

Not applicable to this type of planning application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site has existing vehicular accesses on both Reservoir Road and Ducks Hill Road and there are parking restrictions outside the site. The site has been previously used as a car wash and tyre fitting facility but enforcement action was taken and these uses have ceased.

The site has sufficient space for 4/5 cars to queue while waiting for other cars to be cleaned. It is important that no queuing cars should block the access on Reservoir Road as it could affect the performance of the nearby junction.

The proposal would therefore be in compliance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new landscaping and planting to be provided in new developments, where appropriate. Although there are no trees present on the site, soft landscaping could be incorporated into the site. These matters could be dealt with by way of appropriate conditions, if the application were to be favourably considered.

The Access Officer has raised no objections to the proposed scheme.

7.12 Disabled access

Not applicable to this type of application.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

There are no trees on site.

7.15 Sustainable waste management

Not applicable to this type of application.

7.16 Renewable energy / Sustainability

Not applicable to this type of application.

7.17 Flooding or Drainage Issues

The NPPF at paragraph 103 advises that planning applications should ensure flood risk is not increased elsewhere. Policy 5.12 of the London Plan (March 2016) seeks to manage flood risk associated with development and Policy OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding due to surface waters.

The Council's Flood Water Management Officer has reviewed the scheme and raises no objection subject to a SUDs condition.

7.18 Noise or Air Quality Issues

The National Planning Framework makes a presumption in favour of sustainable development. However it acknowledges that pursuing sustainable development involves 'seeking positive improvements in the quality of the built environment and peoples's quality of life'.

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

The Council's EPU officer reviewed the submitted Noise Report and has raised no objection subject to a sound insulation condition. The proposal is therefore considered to comply with policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

No outstanding enforcement issues exist. An Enforcement Notice was issued against the previous Car Wash, Tyre Fitting and Taxi business that operated on the site. The Enforcement Notice stated the following breach had occurred:

i) Without planning permission, the material change of use of the land from car sales to a mixed use comprising a car wash, car tyre sales and fitment, taxi booking office and car sales.

The reasoning given for the enforcement Notice was:

The unauthorised use is considered to represent an over-intensification of the use of the site, which results in undue noise and general disturbance through the scale and nature of activities involved, to the detriment of the amenities of nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The unauthorised use is therefore contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Enforcement Notice has been complied with the unauthorised uses ceasing. The site is currently vacant.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks planning permission for a change of use of the premises to a car wash.

It is considered that the proposed development would not be detrimental to the amenities of the adjoining occupiers. The previous applictaion ref: 7112/APP/2014/4276 for a far more intense use (involving a car wash, car sales, tyre fitting and taxi business was only refused on noise grounds. The current application is for just a car wash use. The Council's EPU

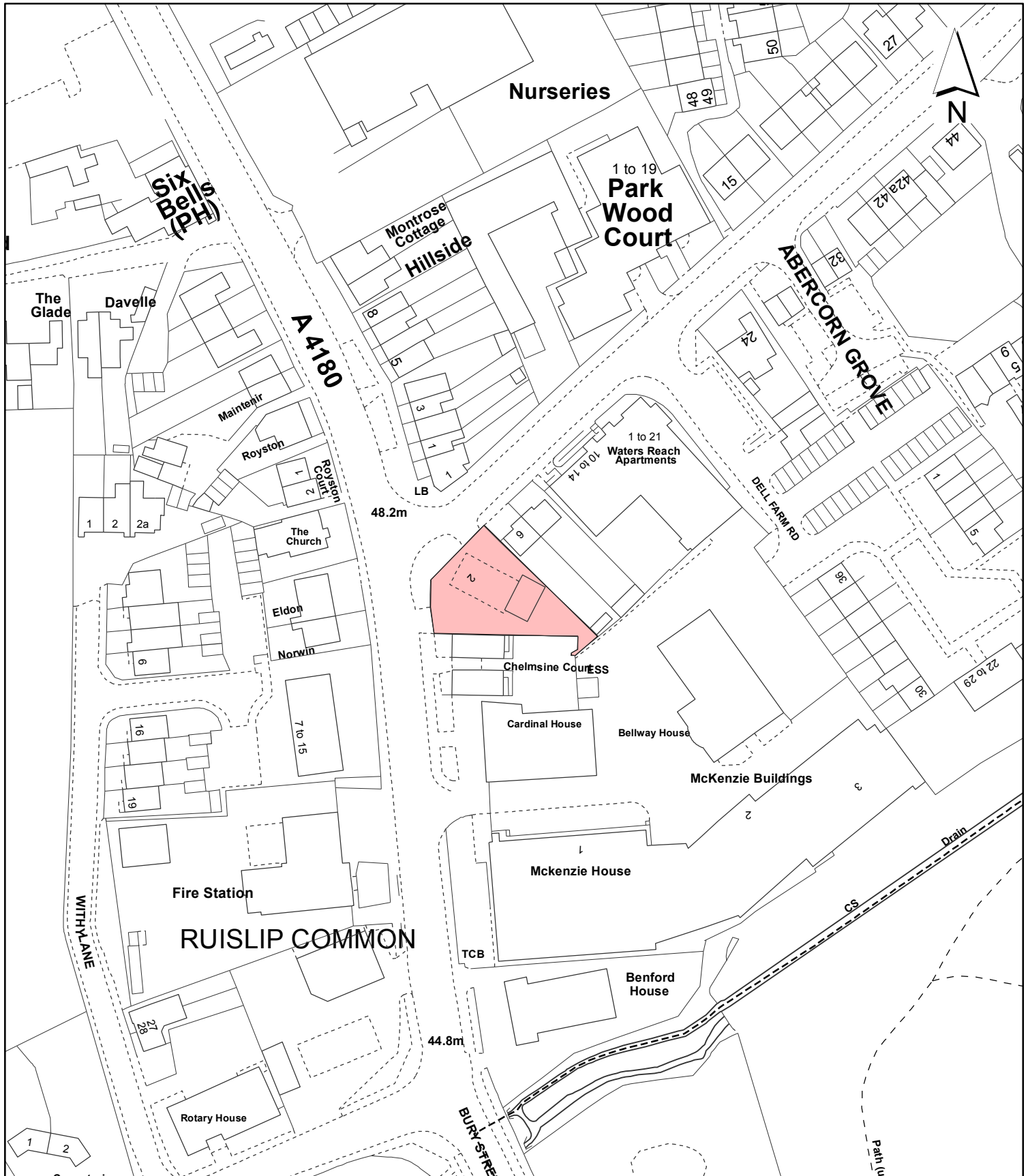
Officer has reviewed Noise Report submitted and has, subject to considerations, raised no objection to the proposed use. As such it previous issues of noise have been adequately addressed. Therefore, the application is recommended for approval.

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
Supplementary Planning Document Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**2 Reservoir Road
 West Ruislip**

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

Planning Application Ref:
7112/APP/2016/856

Scale:
1:1,250

Planning Committee:
North Page 151

Date:
December 2016



HILLINGDON
 LONDON

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Plans for North Applications Planning Committee

Tuesday 6th December
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 159

Report of the Head of Planning, Sport and Green Spaces

Address 54-56 PEMBROKE ROAD RUISLIP

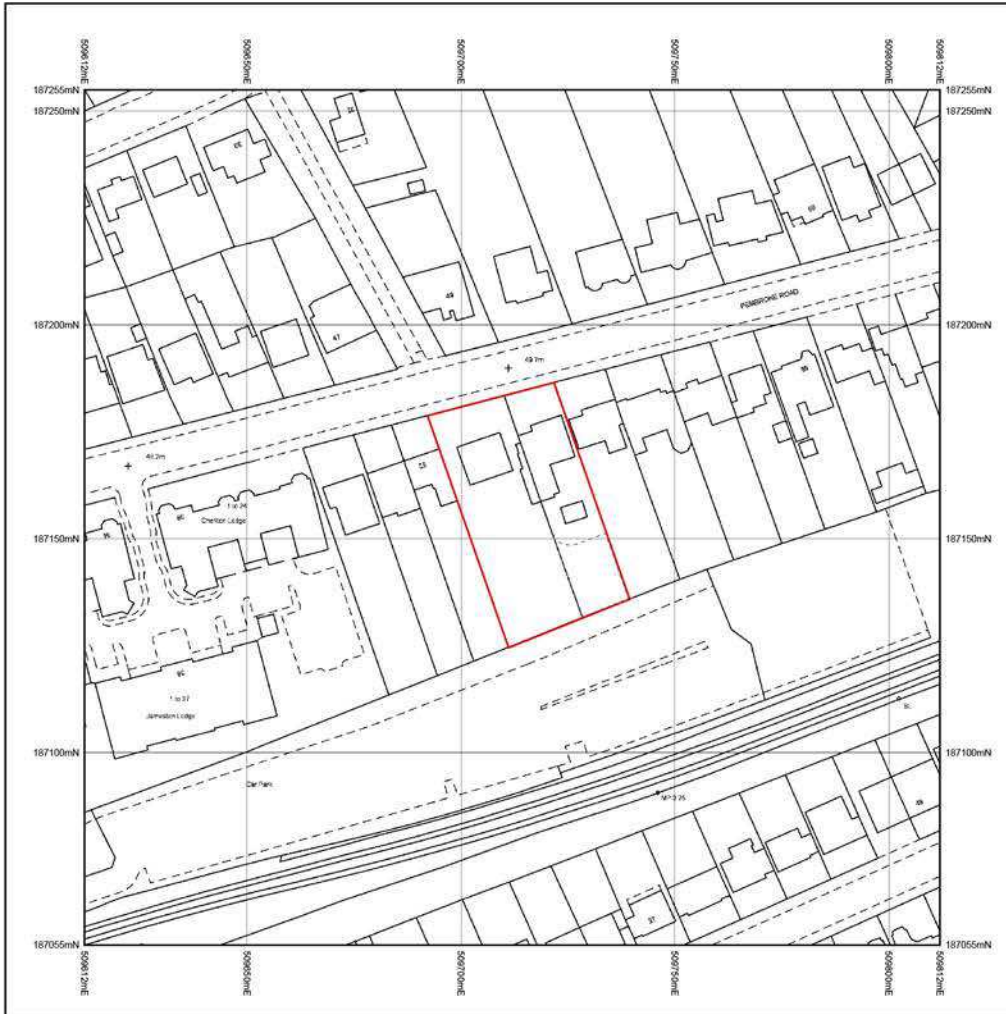
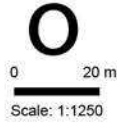
Development: Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.

LBH Ref Nos: 10793/APP/2016/2624

Date Plans Received: 06/07/2016

Date(s) of Amendment(s):

Date Application Valid: 17/08/2016



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Arden House



creating space for veterinary professionals

First Floor, 140 High Street
 Royal Wootton Bassett
 Wilts. SN4 7AY tel. 01793 850099

CLIENT:	Arden House Vets	SCALE: 1:1250 at A3
SITE:	54-56 Pembroke Road Ruislip HA4 8NF	Date : 9.9.14
DRAWING Title:	Location Plan	Drawn: ML
		DRAWING Number : 0177 / 14 / 07
		Rev: A -

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First Floor Layout



Ground Floor Layout



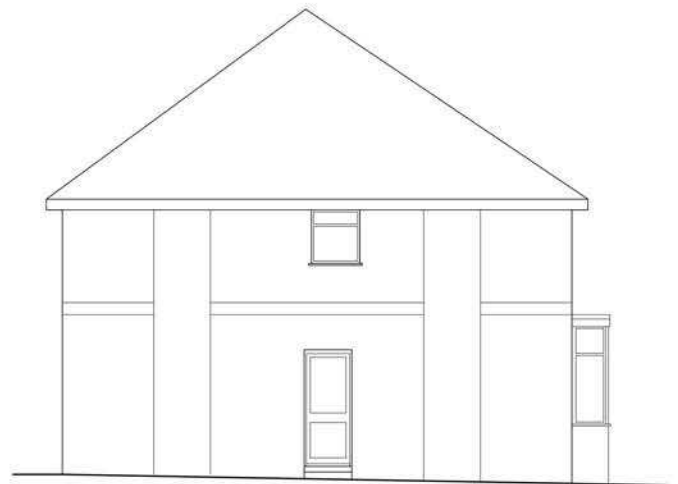
Ground Floor Layout



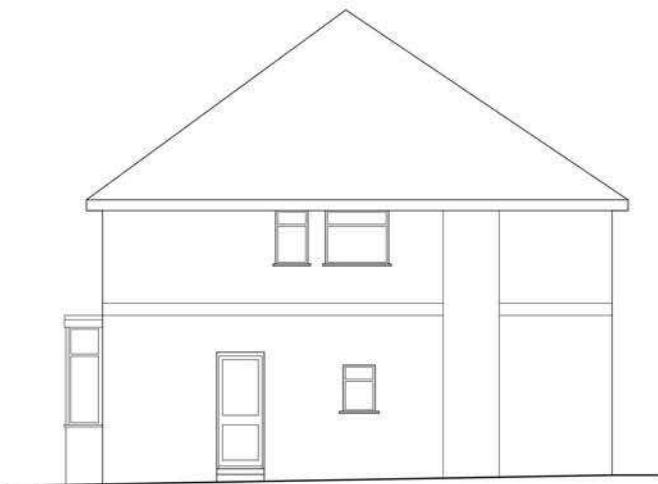
First Floor Layout



North (Front) Elevation No Change




West Elevation



East Elevation



South (Rear) Elevation

 <p>creating space for veterinary professionals</p> <p>First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099</p>	CLIENT:	SCALE: 1:100 at A3
	Arden House Vets	Date: 21.7.14
	SITE: 54-56 Pembroke Road Ruislip HA4 8NF	Drawn: ML
	DRAWING Title:	DRAWING Number:
Existing Premises Elevations	0177 / 14 / 02	



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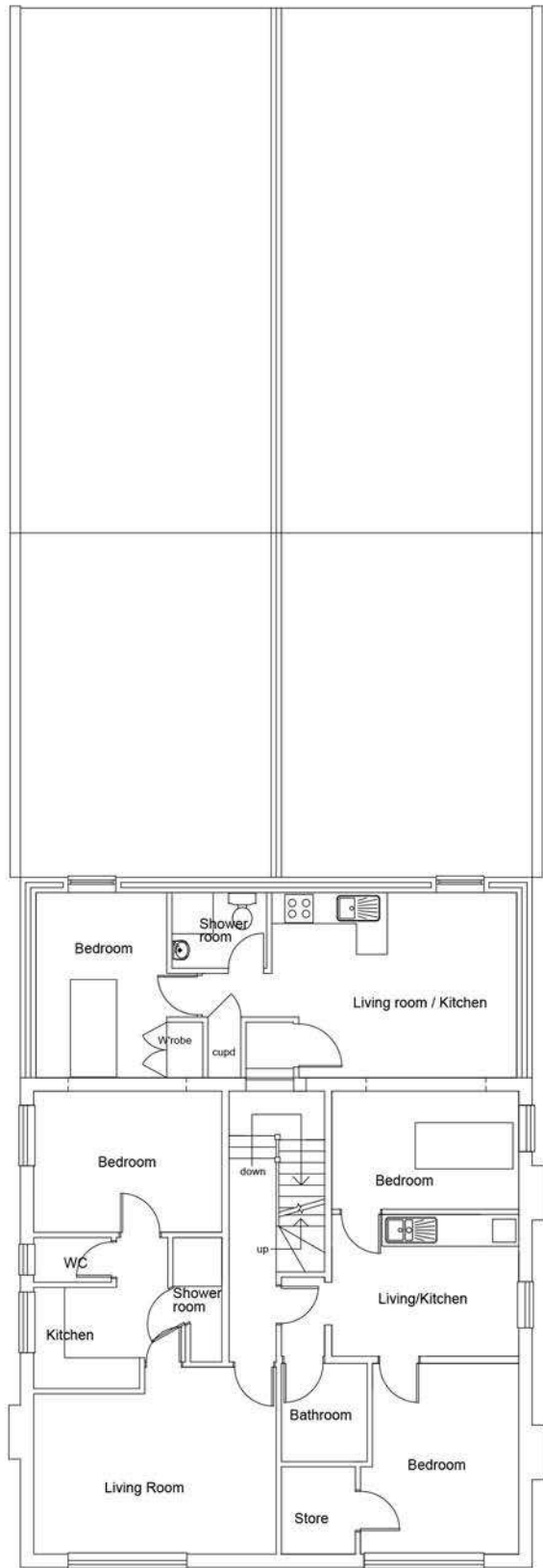
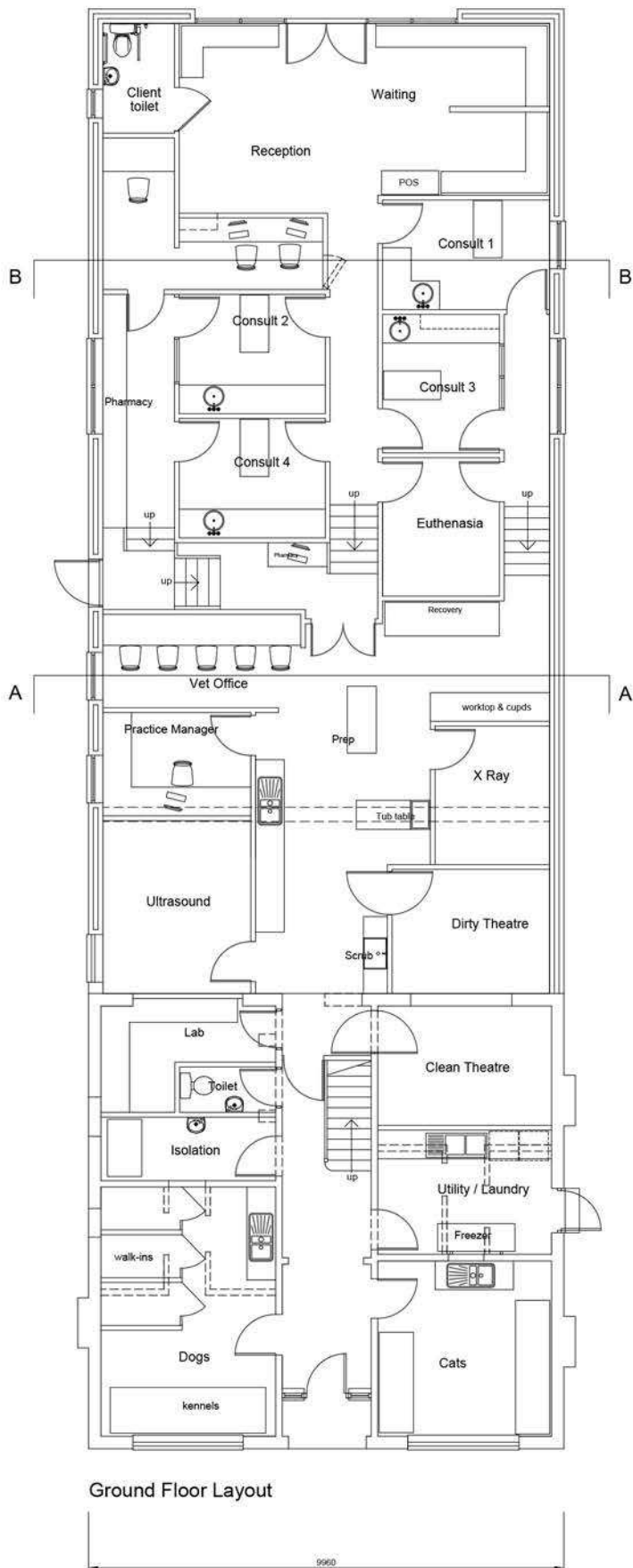

creating space for veterinary professionals


First Floor, 140 High Street
Royal Wootton Bassett
Wilts. SN4 7AY tel. 01793 850099

CLIENT:	Arden House Vets	SCALE: 1:200 at A3
SITE:	54-56 Pembroke Road Ruislip HA4 8NF	Date: 9.9.14
DRAWING Title:	Site Plan & Parking	Drawn: ML
		DRAWING Number: 0177 / 14 / 065
		Rev: A - 06/03/15 D - 12/05/16 B - 09/03/15 E - 13/06/16 C - 08/03/16

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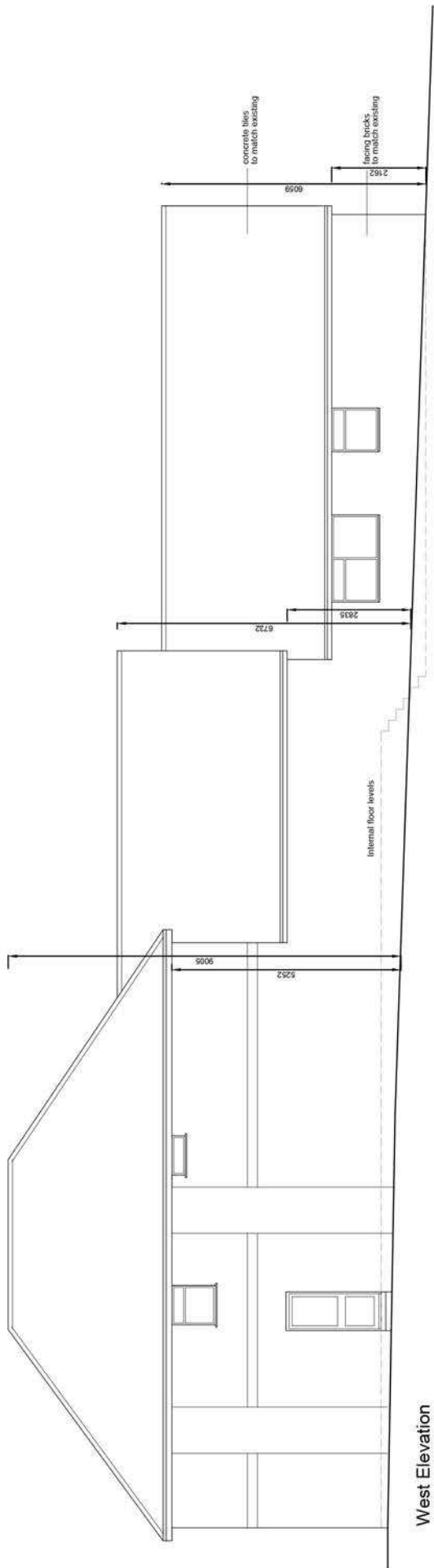


 <p>creating space for veterinary professionals</p> <p>First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099</p>	CLIENT:	SCALE: 1:100 at A3
	Arden House Vets	Date: 10.9.14
	SITE: 54-56 Pembroke Road Ruislip HA4 8NF	Drawn: ML
	DRAWING Title:	DRAWING Number: 0177 / 14 / 05 D
Proposed Plans	Rev: A - 7.10.14 B - 15.01.15 C - 3.02.15 D - 16.06.16	

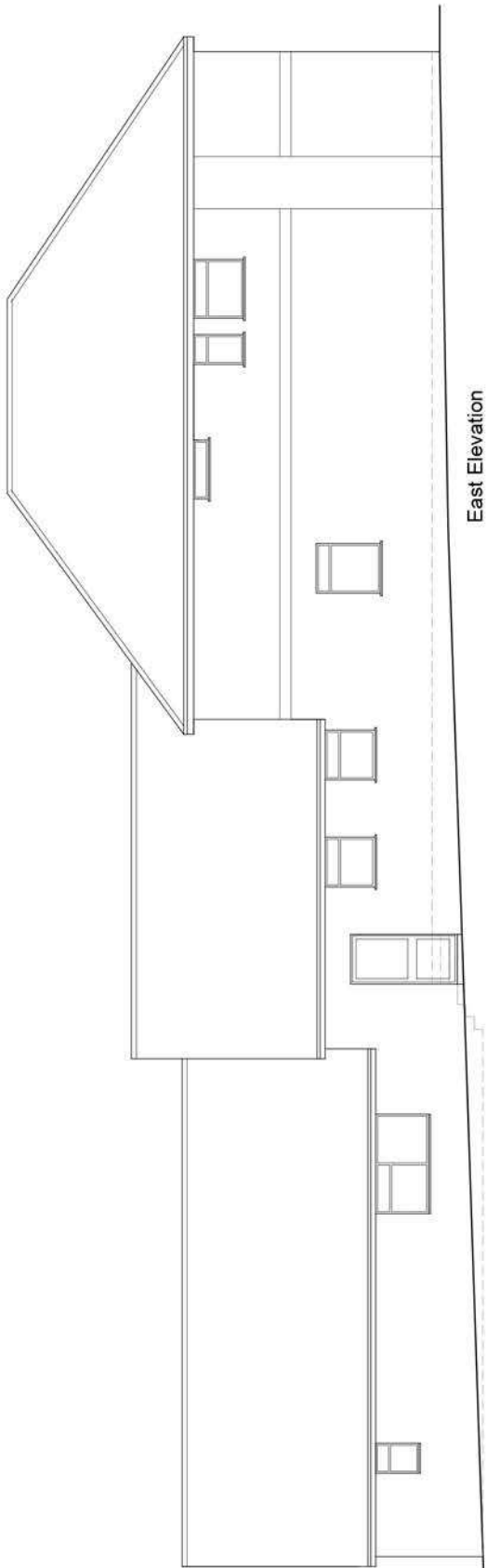


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West Elevation



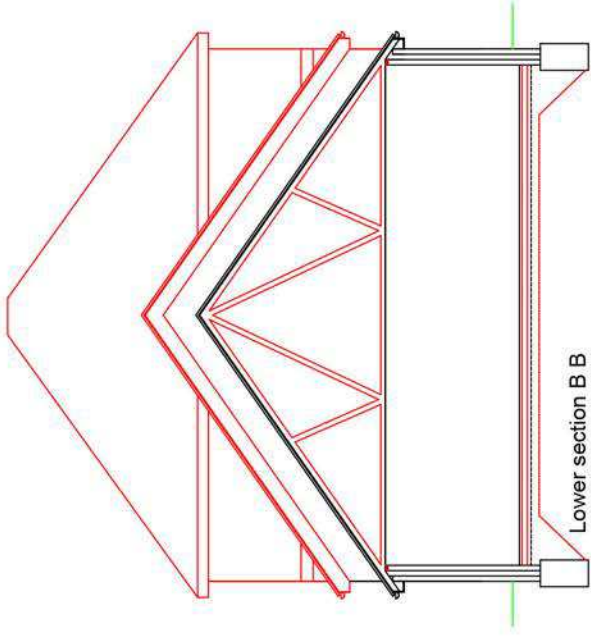
East Elevation



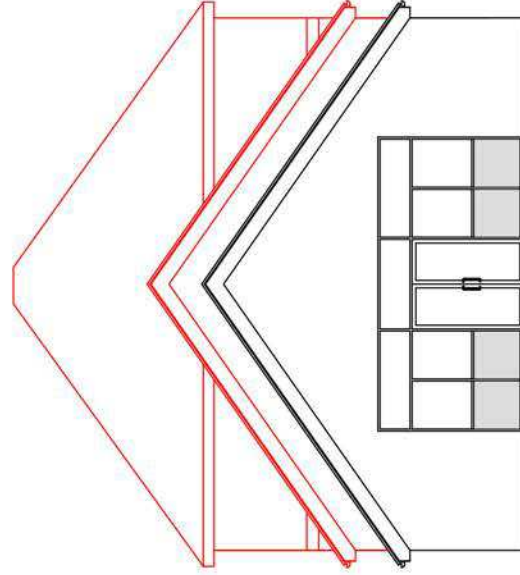
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	<p>SITE: 54-56 Pembroke Road Ruislip HA4 8NF</p>	<p>Date: 22.11.14</p>
<p>DRAWING TITLE: Proposed Elevations</p>	<p>Drawn: ML</p>	<p>DRAWING NUMBER: 0177 / 14 / 07 D</p>
	<p>Rev: B - 15.01.16 C - 06.03.16 D - 16.08.16</p>	

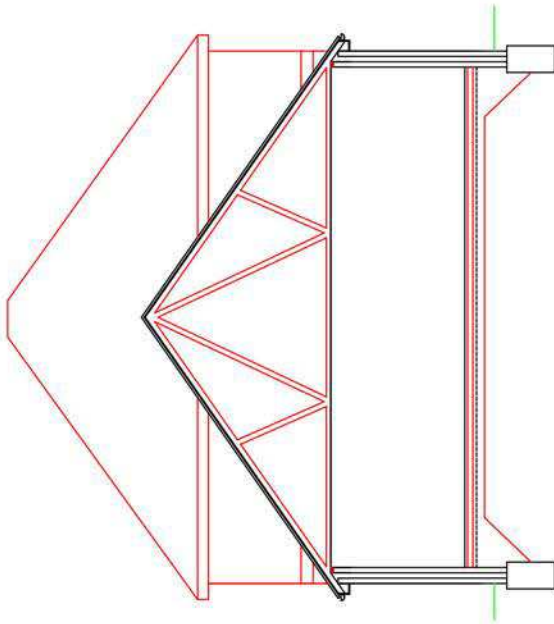
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Lower section B B



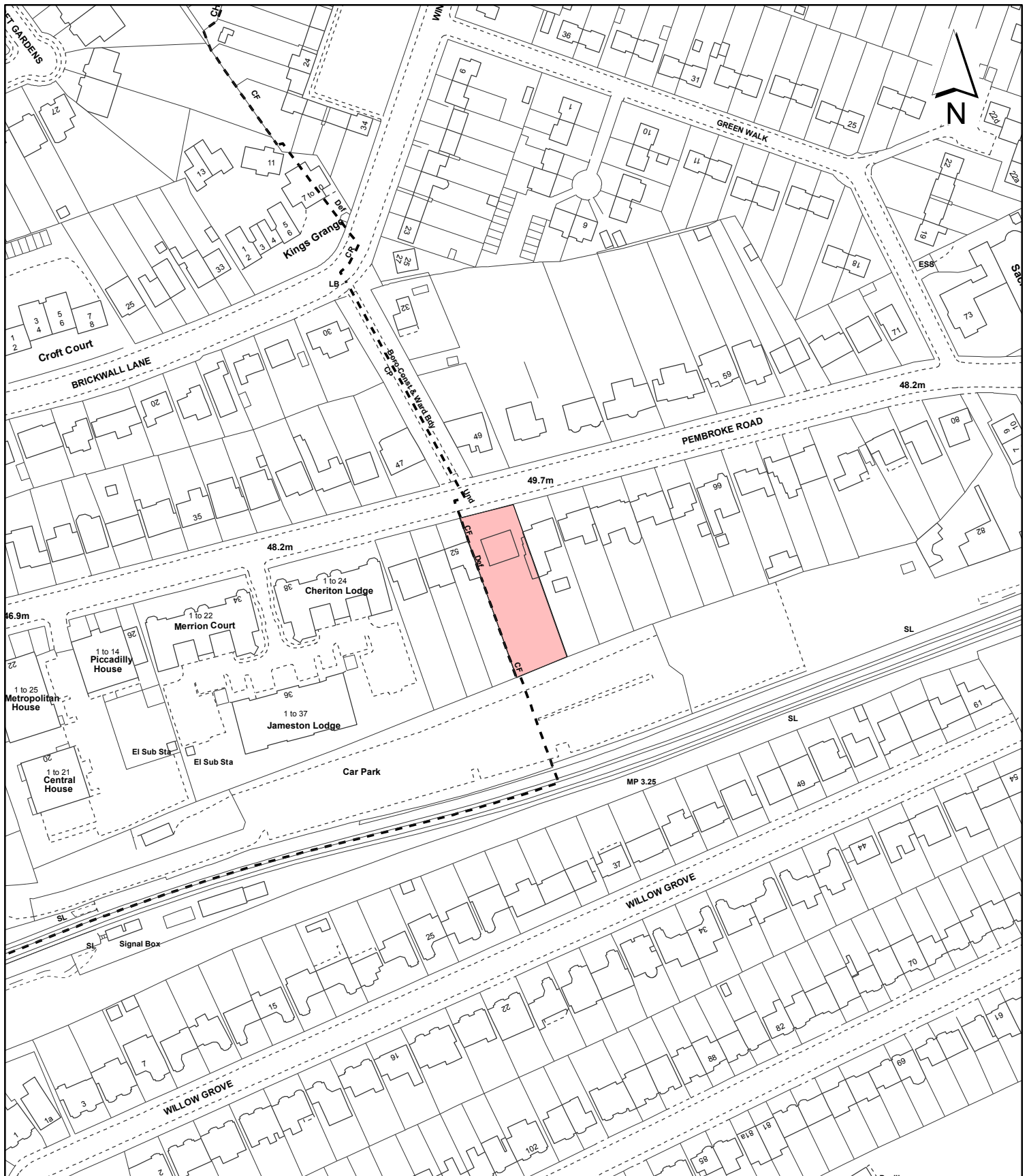
Rear Elevation
 Client Entrance



Higher section A A



 creating spaces for veterinary professionals First Floor, 140 High Street Royal Wootton Bassett Wills, SN4 7AY tel. 01793 850099	CLIENT: Arden House Vets	SCALE: 1:100 at A3
	SITE: 54-56 Pembroke Road Ruislip HA4 8NF	Date : 24.11.14 Drawn: ML DRAWING Number : 0177 / 14 / 08 Rev:
DRAWING Title: Proposed Sections		



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Site Address:

**54-56 Pembroke Road
 Ruislip**

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

Planning Application Ref:

10793/APP/2016/2624

Scale:

1:1,750

Planning Committee:

North Page 171

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 46 THE DRIVE NORTHWOOD

Development: Erection of detached three storey building with basement level to create nine self contained flats with associated landscaping works following demolition of existing building containing three self contained flats.

LBH Ref Nos: 65098/APP/2016/3555

Date Plans Received: 22/09/2016

Date(s) of Amendment(s):

Date Application Valid: 22/09/2016

46 THE DRIVE, NORTHWOOD, MIDDLESEX, HA6 1HP

PROPOSED FLOOR PLANS - 1:100

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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/28/11	J.P.	ISSUE FOR PERMIT
2	01/17/12	J.P.	ISSUE FOR PERMIT
3	02/01/12	J.P.	ISSUE FOR PERMIT
4	02/01/12	J.P.	ISSUE FOR PERMIT
5	02/01/12	J.P.	ISSUE FOR PERMIT
6	02/01/12	J.P.	ISSUE FOR PERMIT
7	02/01/12	J.P.	ISSUE FOR PERMIT
8	02/01/12	J.P.	ISSUE FOR PERMIT
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10	02/01/12	J.P.	ISSUE FOR PERMIT

CRISTINA KIMCADDY
ARCHITECTS

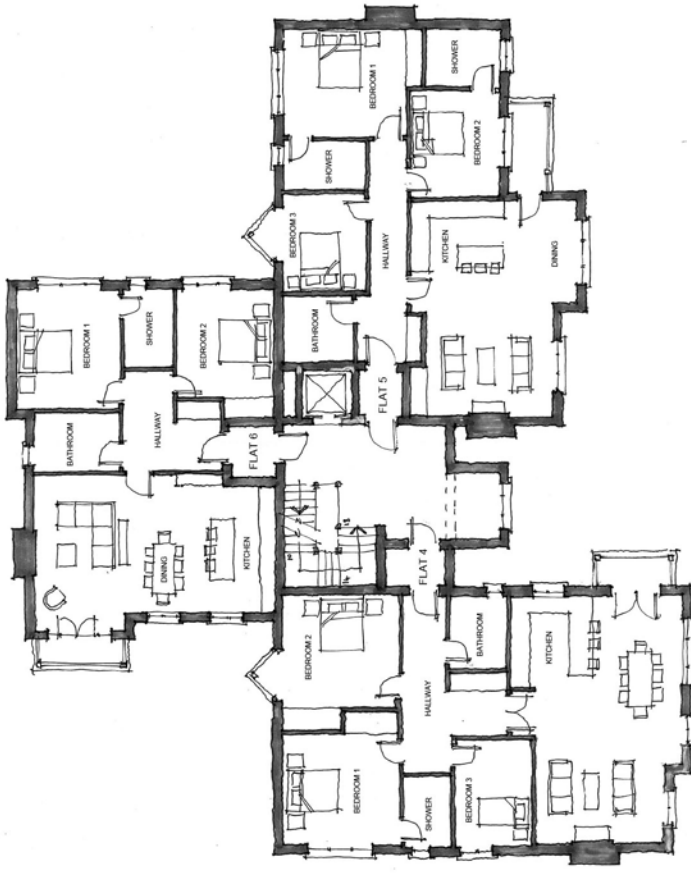
19 AUSTINWAY, GERRARDS CROSS, BUCKS, MK9 3RN
TEL: 01295 892877
WWW.CKARCHITECTS.CO.UK

CLIENT: WORLDGRID DEVELOPMENTS LIMITED

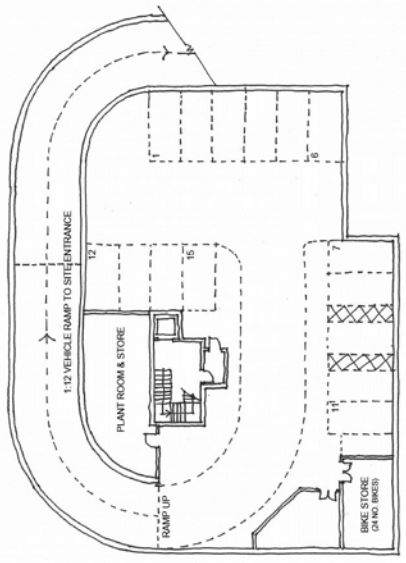
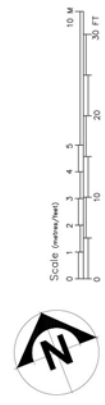
TITLE: 46 THE DRIVE, NORTHWOOD, MIDDLESEX, HA6 1HP
PROPOSED FLOOR PLANS

SCALE: 1:200 @ A1 | DATE: SEP-2010 | REF: JNH

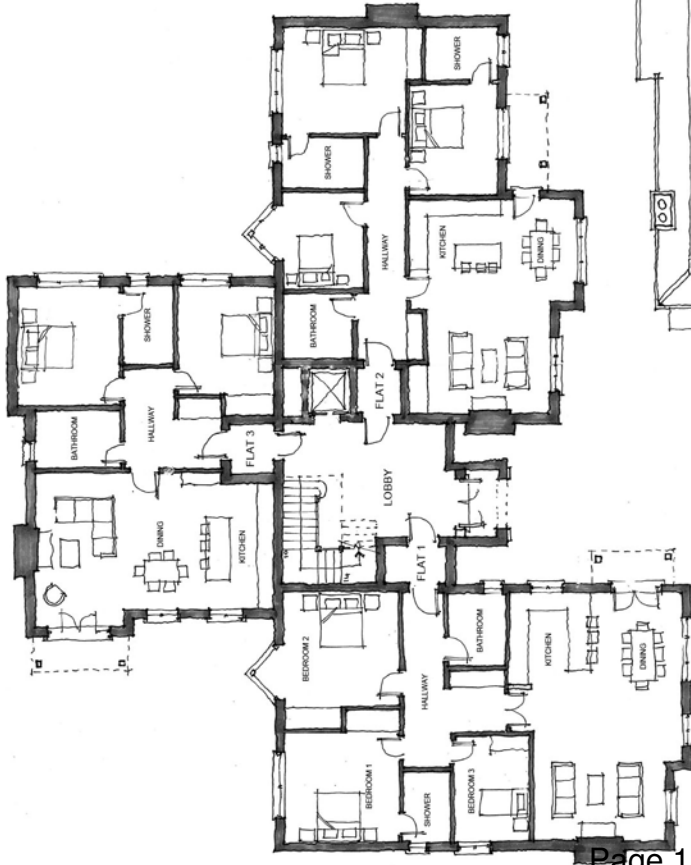
DRAWN: 16-08/100 A



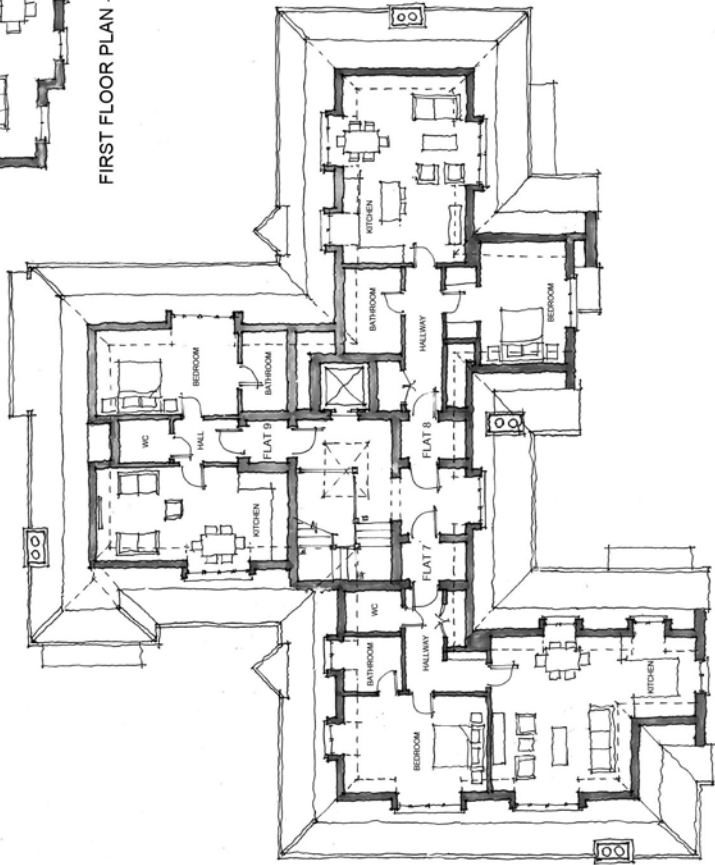
FIRST FLOOR PLAN - 1:100



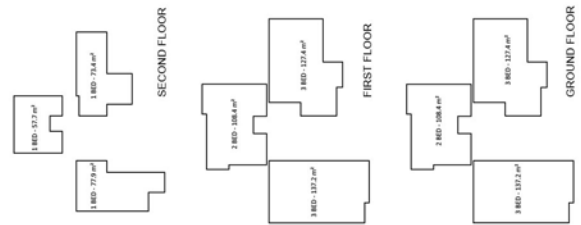
BASEMENT PLAN - 1:200



SECOND FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FLOOR AREAS - N.T.S.

46 THE DRIVE, NORTHWOOD, MIDDLESEX, HA6 1HP

PLANNING DRAWING

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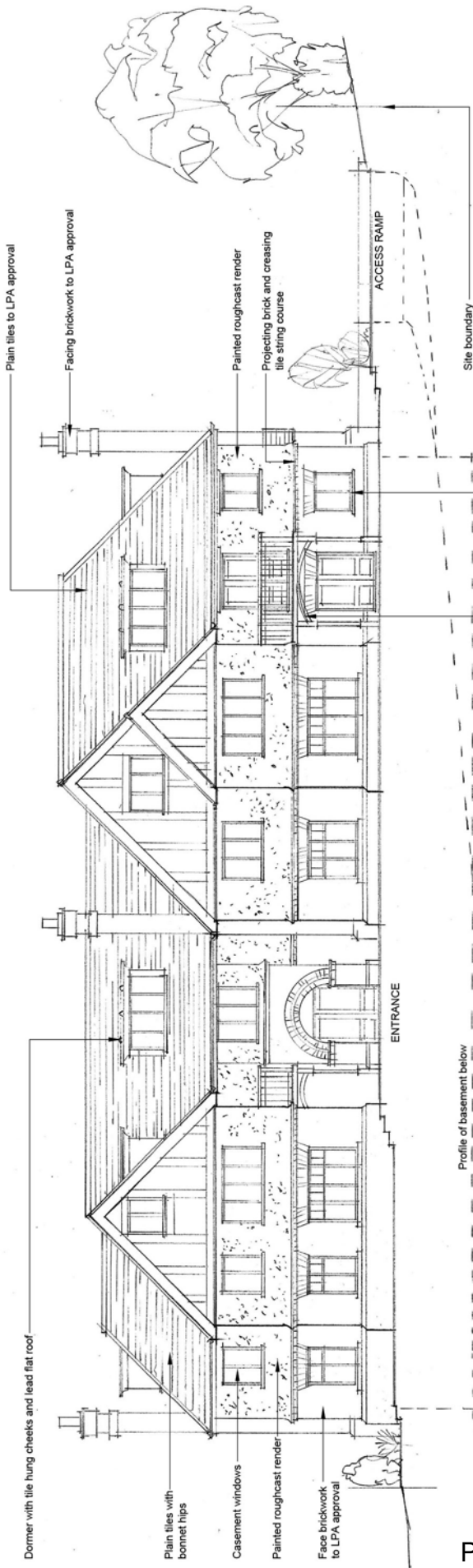
NO.	REVISIONS

Demolished
New Construction

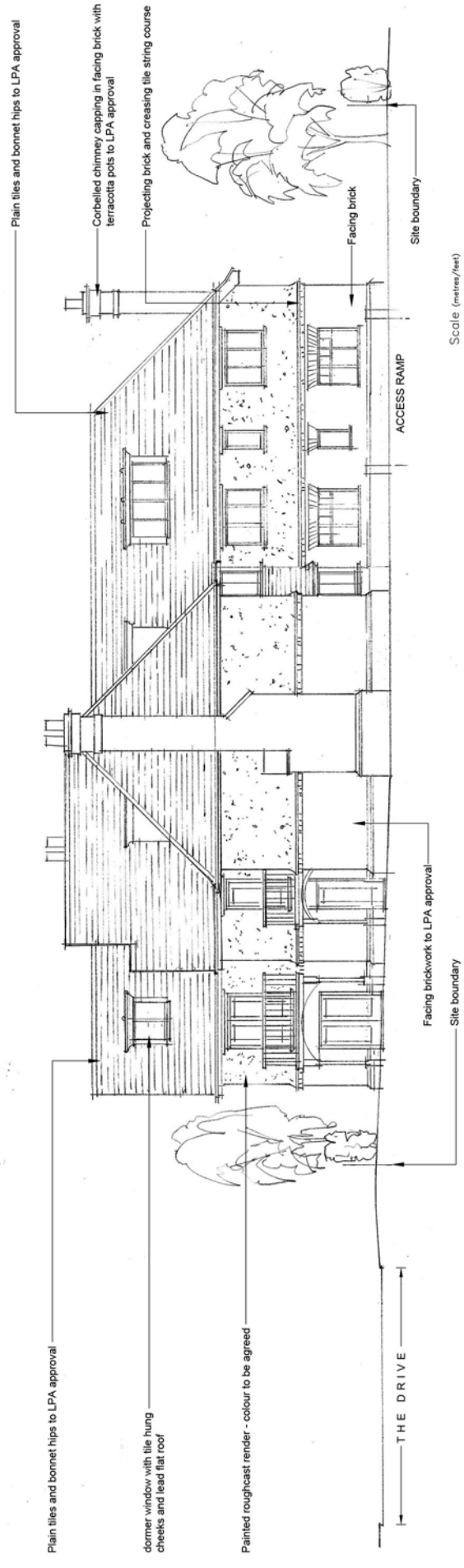
Roscoe Kincaid
ARCHITECTS
15 FORTNEY GARDENS, CHICKS BLACK, SLI 8RN
TEL: 01753 802277
www.roscoe-kincaid.com

WORLDGRID DEVELOPMENTS LIMITED

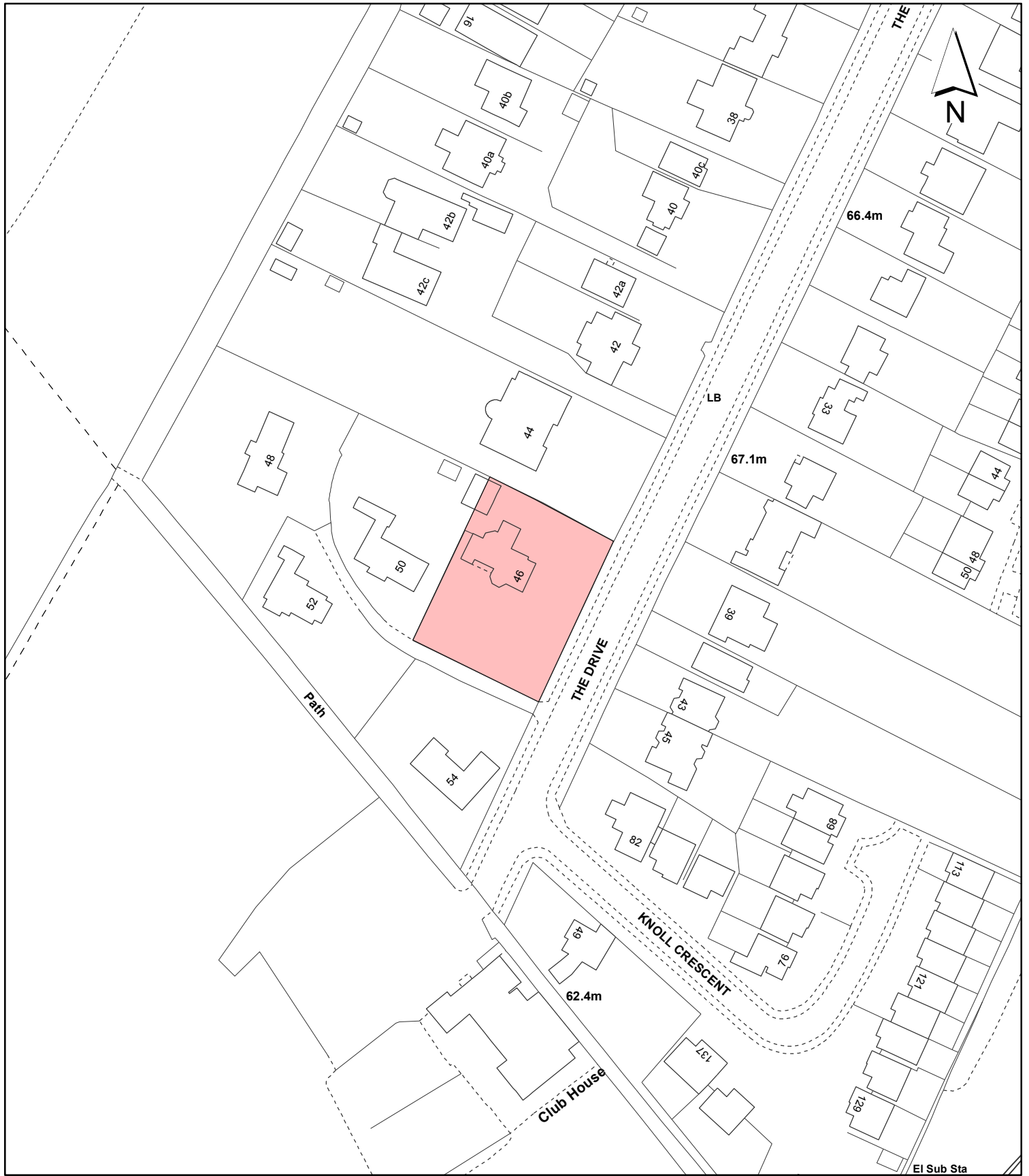
46 THE DRIVE, NORTHWOOD,
MIDDLESEX, HA6 1HP
PROPOSED ELEVATIONS - A
SCALE: 1:100 @ A2 DATE: SEP 2016 REF: JMH
DWG: 16-08/102



FRONT ELEVATION (EAST) - 1:100



SIDE ELEVATION (NORTH) - 1:100



Notes:

 Site boundary

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Site Address:

**46 The Drive
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

65098/APP/2016/3555

Scale:

1:1,250

Planning Committee:

North Page 179

Date:

December 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

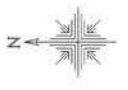
Date Plans Received: 06/09/2016

Date(s) of Amendment(s):

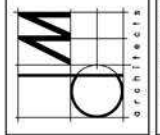
Date Application Valid: 08/09/2016



Scale 1:200
0 5 10 15 20m



LOCATION PLAN
1:1250

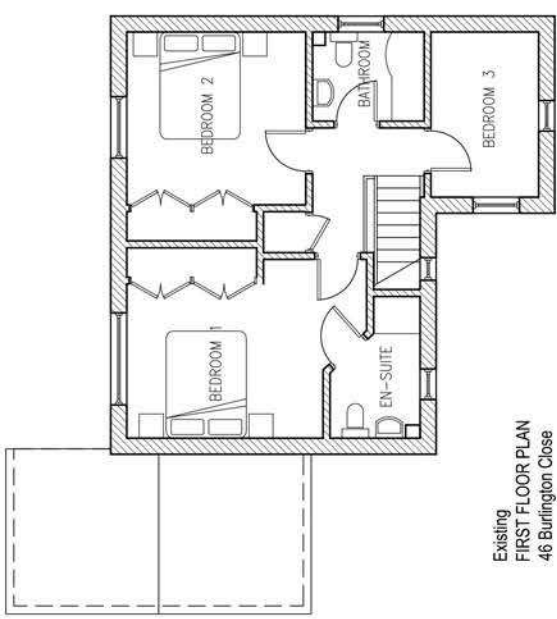
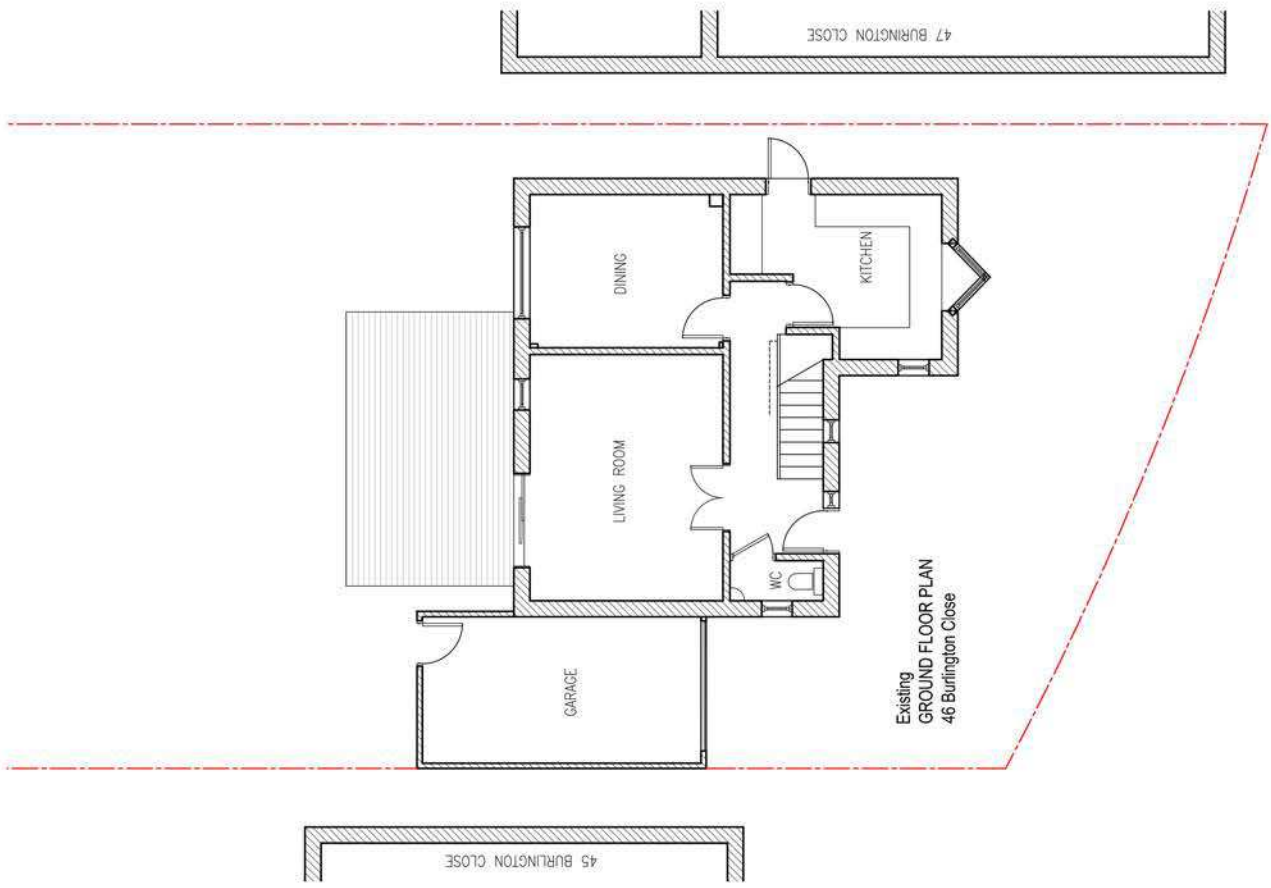


PROJECT
Mehul & Amisha Paur
Extension to
46 Burlington Close
Pinner
HA5 2TP

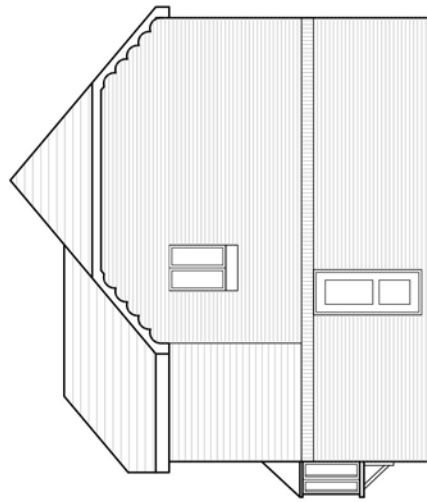
TITLE
Location Plan
& Block Plan

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

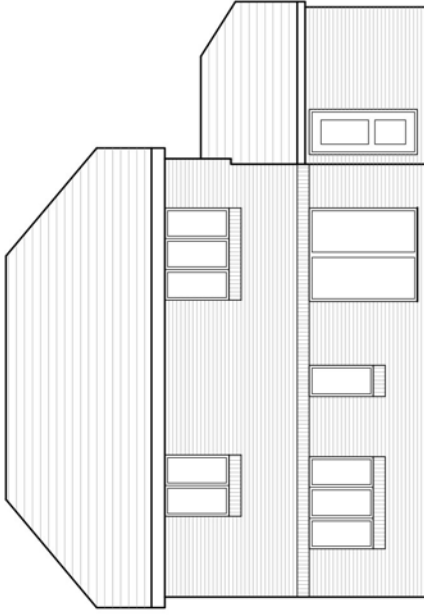
75 QUEENS DRIVE * SURBITON * SURREY * KTS 8PP * T 0208 241 9876



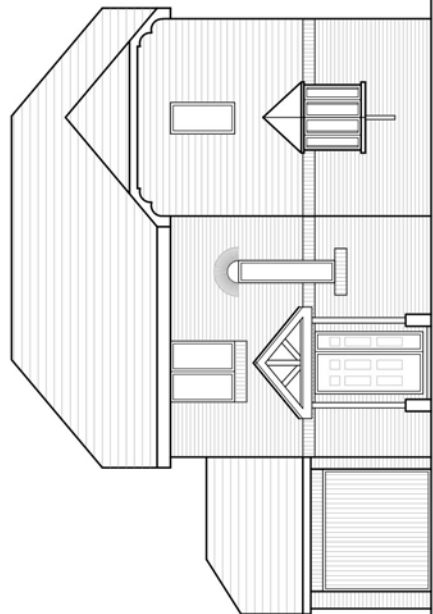
	PROJECT Mehul & Amisha Paa Extension to 46 Burlington Close Pinner HA5 2TP	TITLE Existing Ground & First Floor	SCALE 1:100 @ A3
			DATE Apr 15
			DRAWING No. 1507-02



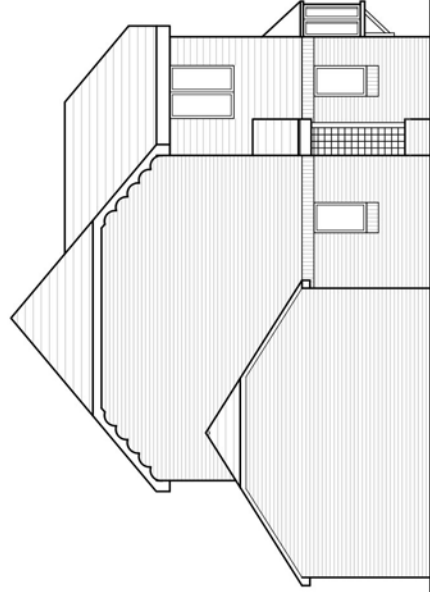
Existing
SIDE (North) ELEVATION



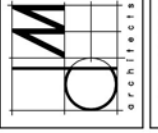
Existing
REAR ELEVATION



Existing
FRONT ELEVATION



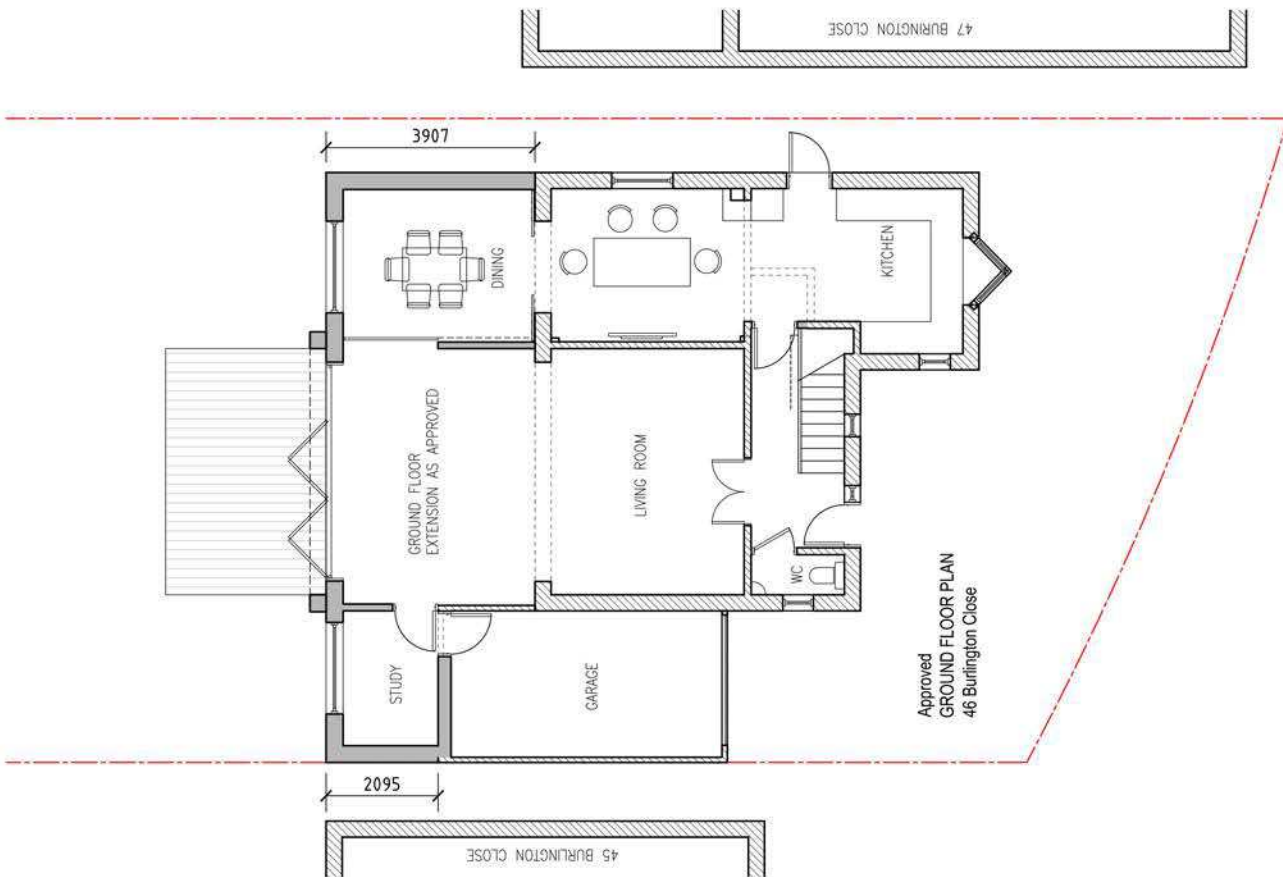
Existing
SIDE (South) ELEVATION



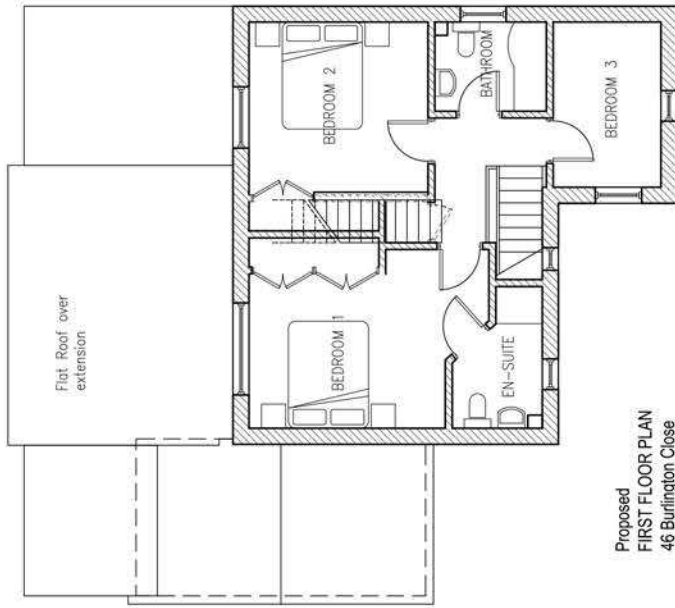
PROJECT
Mehul & Amisha Paa
Extension to
46 Burlington Close
Pinner
HA5 2TP

TITLE
Existing
Elevations

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



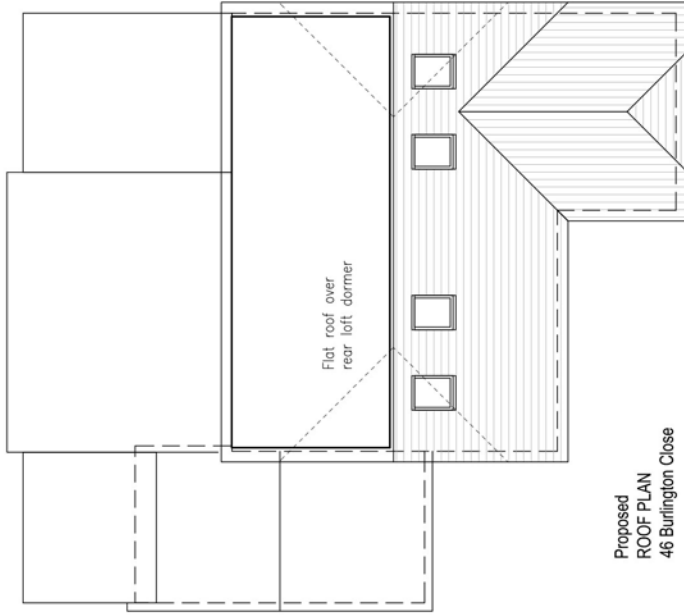
Approved
GROUND FLOOR PLAN
46 Burlington Close



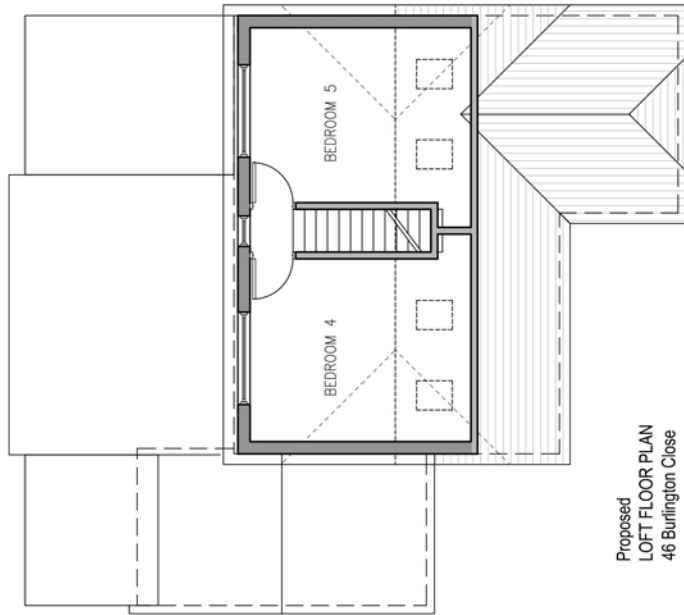
Proposed
FIRST FLOOR PLAN
46 Burlington Close



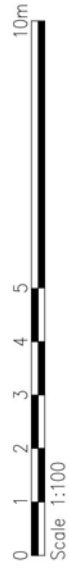
 M A A R C H I T E C T S	PROJECT Mehul & Amisha Paur Extension to 46 Burlington Close Pinnet HA5 2TP	TITLE Proposed Ground & First Floor	SCALE 1:100 @ A3
	DATE Sept 16	DRAWING No. 1507-201	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



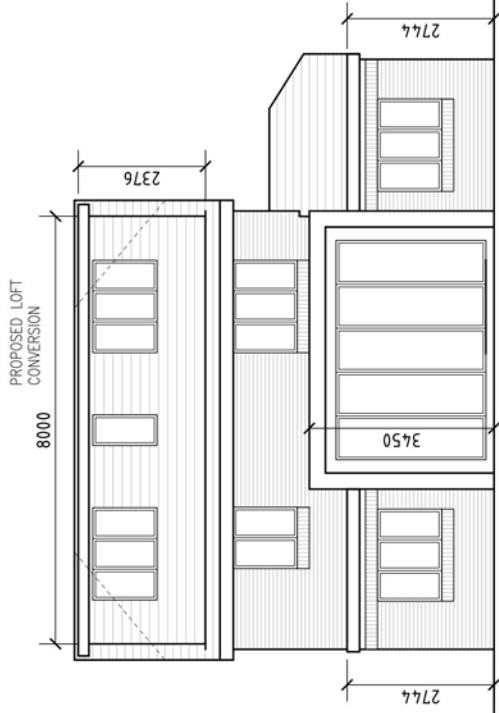
Proposed
ROOF PLAN
46 Burlington Close



Proposed
LOFT FLOOR PLAN
46 Burlington Close

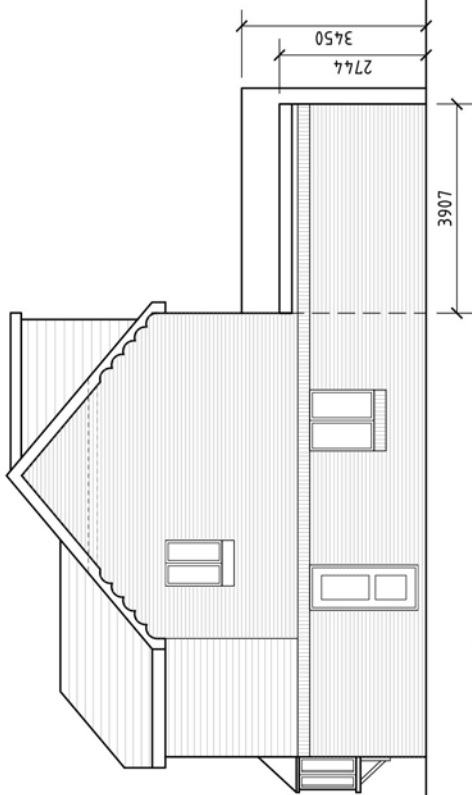


 M A r c h i t e c t s	PROJECT Mehul & Amisha Paur Extension to 46 Burlington Close Pinner HA5 2TP	TITLE Proposed 2nd Floor & Roof Plan	SCALE 1:100 @ A3
			DATE Sept 16
			DRAWING No. 1507-202
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976			

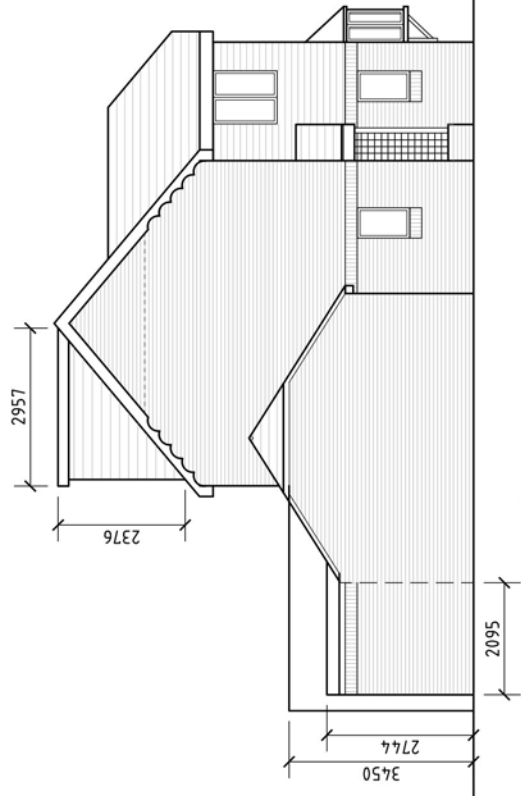


GROUND FLOOR EXTENSION AS APPROVED

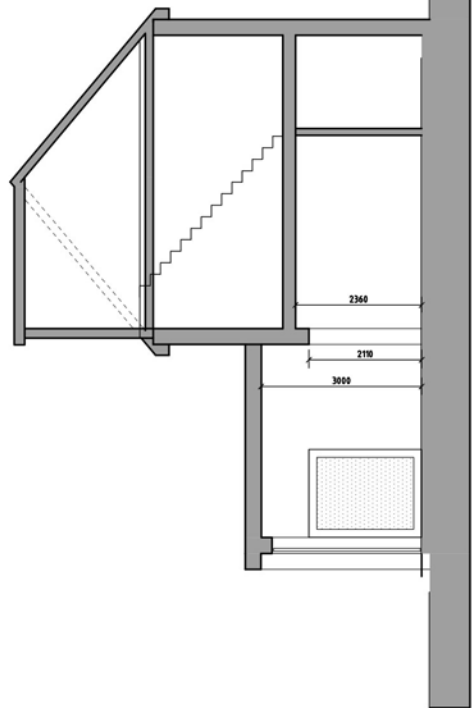
Proposed REAR ELEVATION



Proposed SIDE (North) ELEVATION



Proposed SIDE (South) ELEVATION



Proposed SECTION



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



Notes:

 Site boundary

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Site Address:

**46 Burlington Close
Northwood Hills**

**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:

1:1,500

Planning Committee:

North Page 187

Date:

December 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 235 TOLCARNE DRIVE PINNER

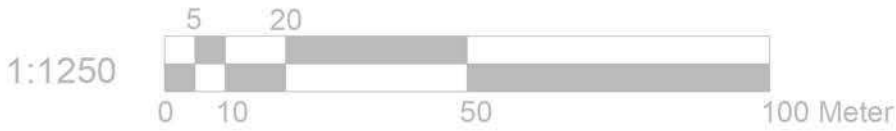
Development: Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflight and conversion of roof from half-hip to gable end with a new gable end window.

LBH Ref Nos: 64250/APP/2016/3211

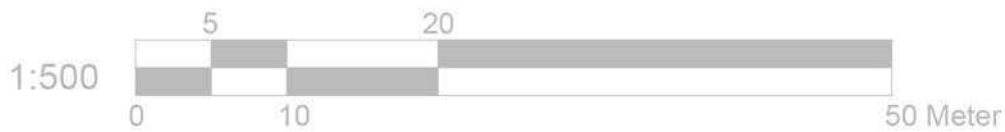
Date Plans Received: 23/08/2016

Date(s) of Amendment(s): 23/08/2016

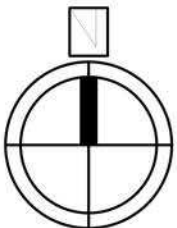
Date Application Valid: 23/08/2016



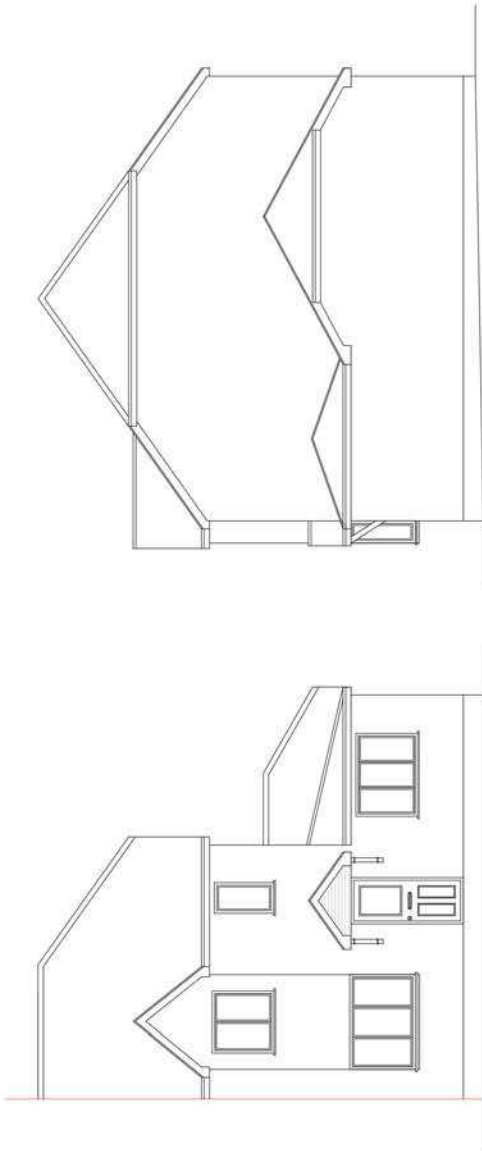
Location Plan
Scale:1:1250



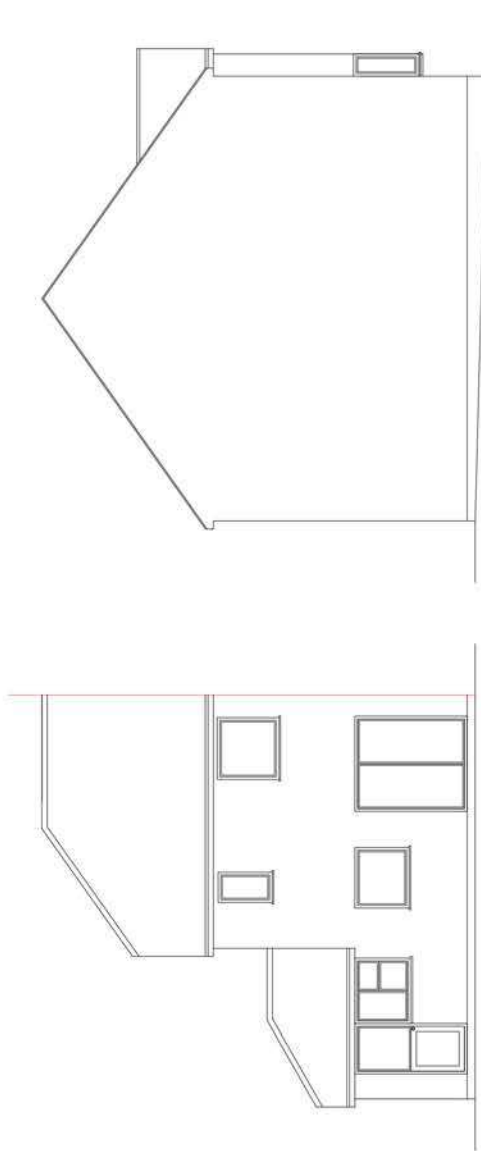
Block Plan
Scale:1:500



	Project:	Title:	Scale: 1:1250/1:500@A4	
	235 Tolcarne Drive, Pinner, HA5 2DW	Location Plan	Date: 18.08.2016	
	Block Plan	Drawing No.:		
		MC/CL 09 - 04/LB		
		Revision		
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk				



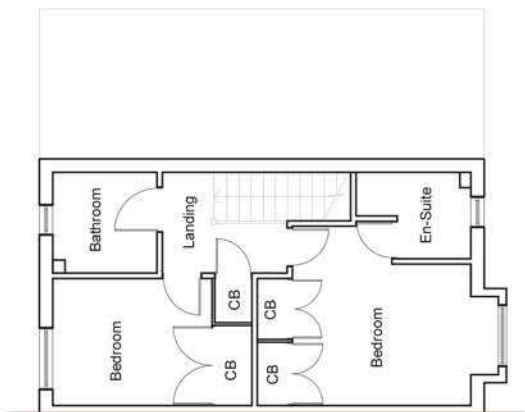
Existing Front Elevation
Scale: 1:100



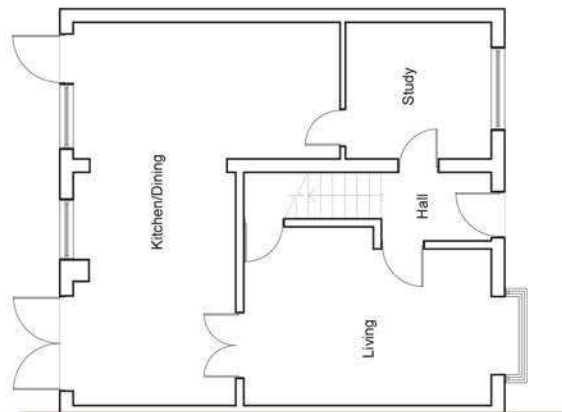
Existing Rear Elevation
Scale: 1:100

Existing Side Elevation
Scale: 1:100

Existing Side Elevation
Scale: 1:100




Existing First Floor Plan
Scale: 1:100



Existing Ground Floor Plan
Scale: 1:100



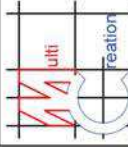


CITY LOFTS
LONDON

Scale: 1:100 @ A3
Date: 18.08. 2016
Drawing No.: MC/CL 09 - 01/LB
Revision:

Title:
Existing Plans
Existing Elevations

Project:
235 Tolcarne Drive,
Pinner,
HA5 2DW

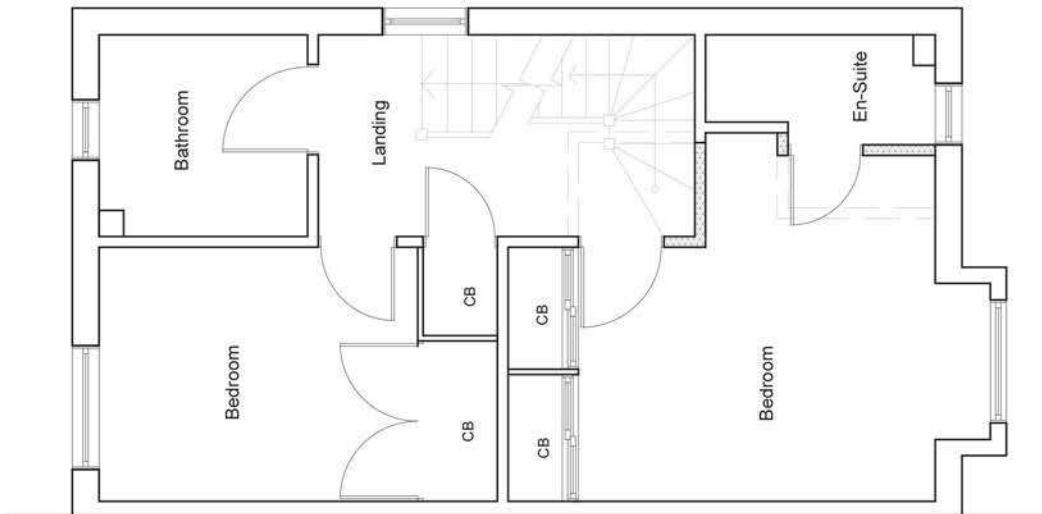


239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1359 info@multicreation.co.uk

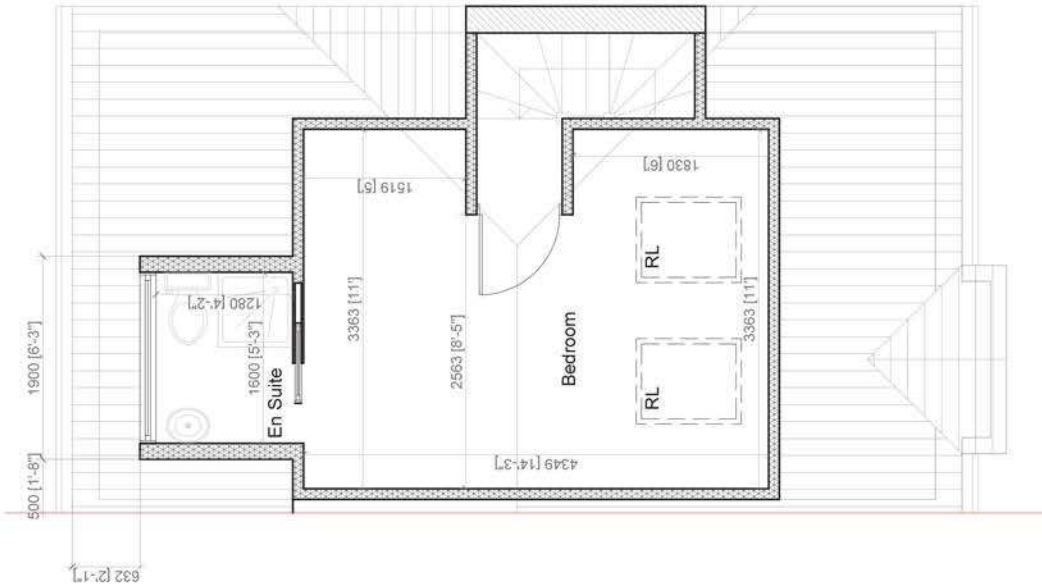
All work to comply with current building regulations and codes of practice

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



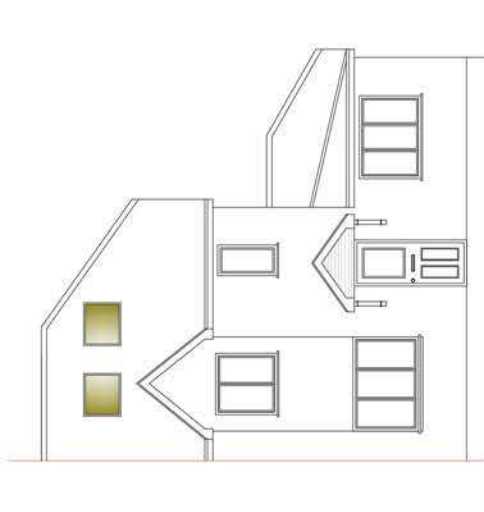
Proposed Loft Plan
Scale 1:50

		Scale: 1:50 @ A3
		Date: 18.06.2016
	Project: 235 Tolcarne Drive, Pinner, HA5 2DW	Drawing No.: MC/CL 09 - 02/LB
		Revision
Title: Proposed Floor Plans		Revision A 19/16
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@mullitcreation.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

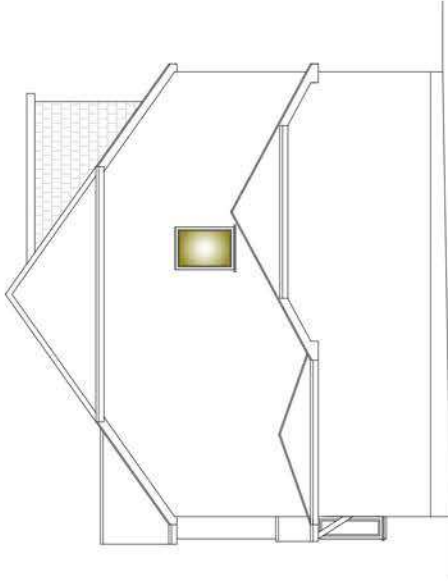
Proposed External Finish Materials to Match Existing External Finish Materials



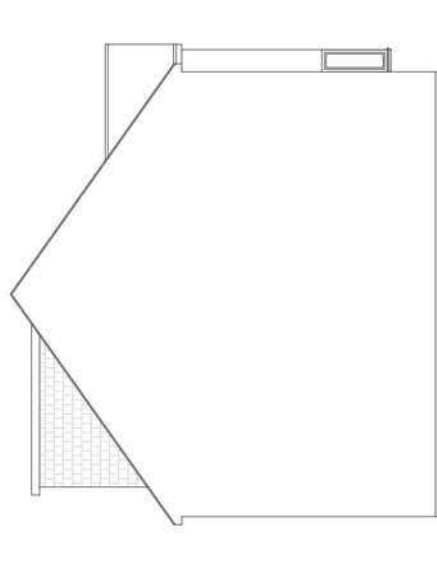
Proposed Front Elevation
Scale: 1:100



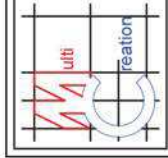
Proposed Rear Elevation
Scale: 1:100



Proposed Side Elevation
Scale: 1:100



Proposed Side Elevation
Scale: 1:100



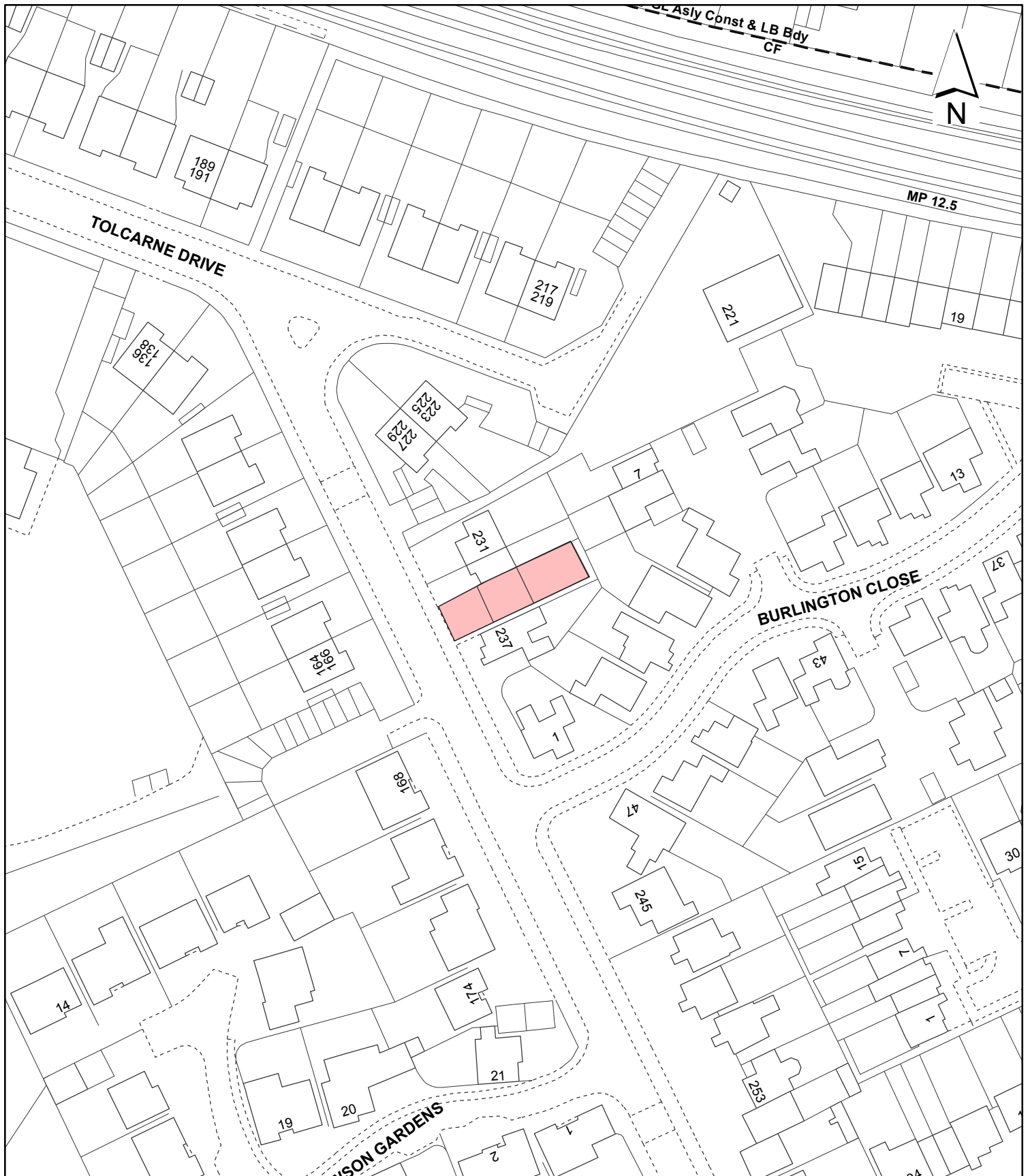
Project:
235 Tolcarne Drive,
Pinner,
HAS 2DW

Title:
Proposed
Elevations

Scale: 1:100 @ A3	
Date: 18.08.2016	
Drawing No.: MC/CL 09 - 03/LB	
Revision	
A	
10/16	



238 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multireation.co.uk



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Site Address:

235 Tolcarne Drive

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:

1:1,000

Planning Committee:

North Page 193

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD

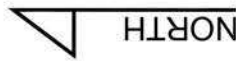
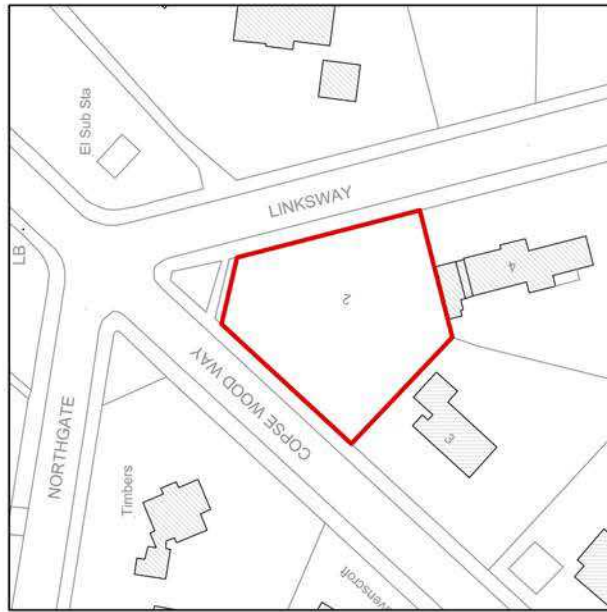
Development: Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective)

LBH Ref Nos: 36910/APP/2016/3323

Date Plans Received: 02/09/2016

Date(s) of Amendment(s):

Date Application Valid: 09/09/2016



Rev	Date	Description	Init

Client
MR. K. VHORA

Project Title
PROPOSED EXTENSION TO PROPERTY
2 LINKSWAY, NORTHWOOD, HA6 2XB
Drawing Title
LOCATION PLAN

Card File	Sheet Size	Scale
A001	A1	1:100
Drawn by	Drawing Date	Approved by
RP	SEP 2016	NJ
Project No.	Drawing No.	Revision
1440	A101	-



Argyle House, Joel Street,
Northwood Hills, Middlesex, HA6 1NW
1 01923 840077 / 01923 840078
info@jutla-architects.com
jutla-architects.com

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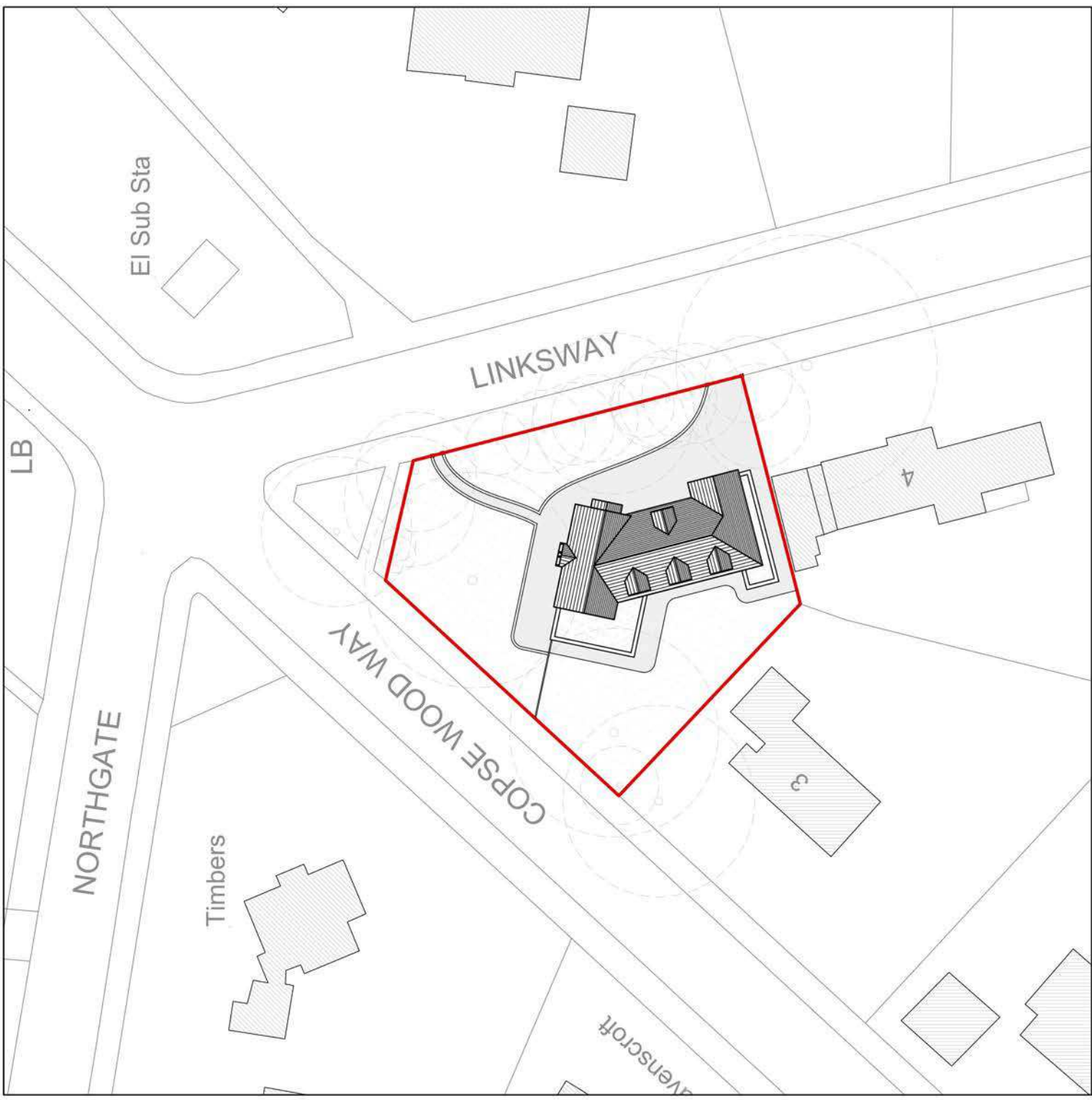
AS BUILT ISSUE



KEY:

— SITE BOUNDARY

— OULINE OF EXISTING TREE CANOPY



Rev	Date	Description	Init

Client
MR. K. VHORA

Project Title
PROPOSED EXTENSION TO PROPERTY

Drawing Title
2 LINKSWAY, NORTHWOOD, HA6 2XB

AS BUILT BLOCK PLAN

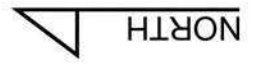
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Drawn by	Drawing Date	Approved by
RP	AUG 2016	NJ
Project No	Drawing No	Revision
1440	A102	-

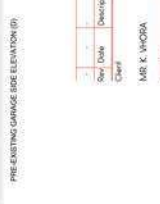
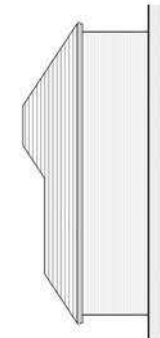
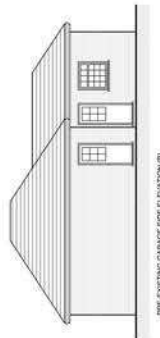
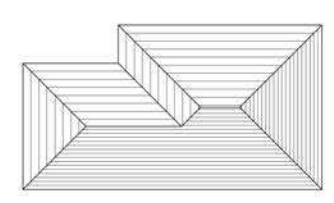
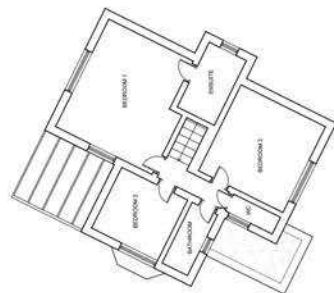
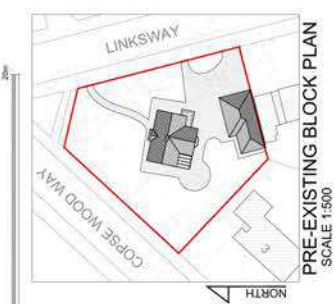


Argyle House, Joel Street,
Northwood Hills, Middlesex, HA6 1NW
1 01923 840077 1 01923 840078
info@jutla-architects.com
jutla-architects.com

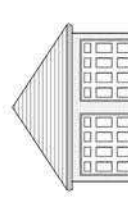
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AS BUILT ISSUE

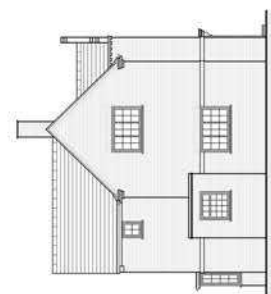




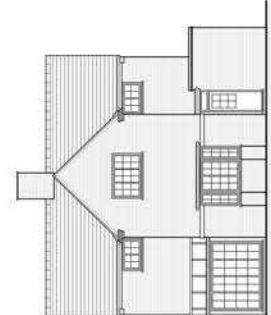
PRE-EXISTING BLOCK PLAN



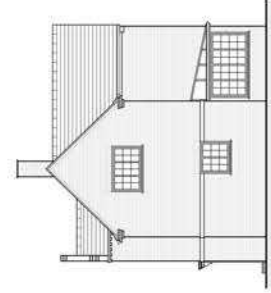
PRE-EXISTING STREET ELEVATION



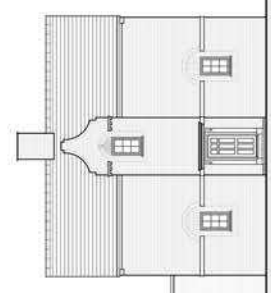
PRE-EXISTING SIDE ELEVATION (B)



PRE-EXISTING REAR ELEVATION (C)



PRE-EXISTING SIDE ELEVATION (B)



PRE-EXISTING FRONT ELEVATION (A)

Rev	Date	Description	By	Check

Client: MR. K. VORSA
 Project File: PROPOSED EXTENSION TO PROPERTY
 2 LINKSWAY, NORTHWOOD, HA6 2JB
 Drawing Title: PRE-EXISTING PLANS & ELEVATIONS

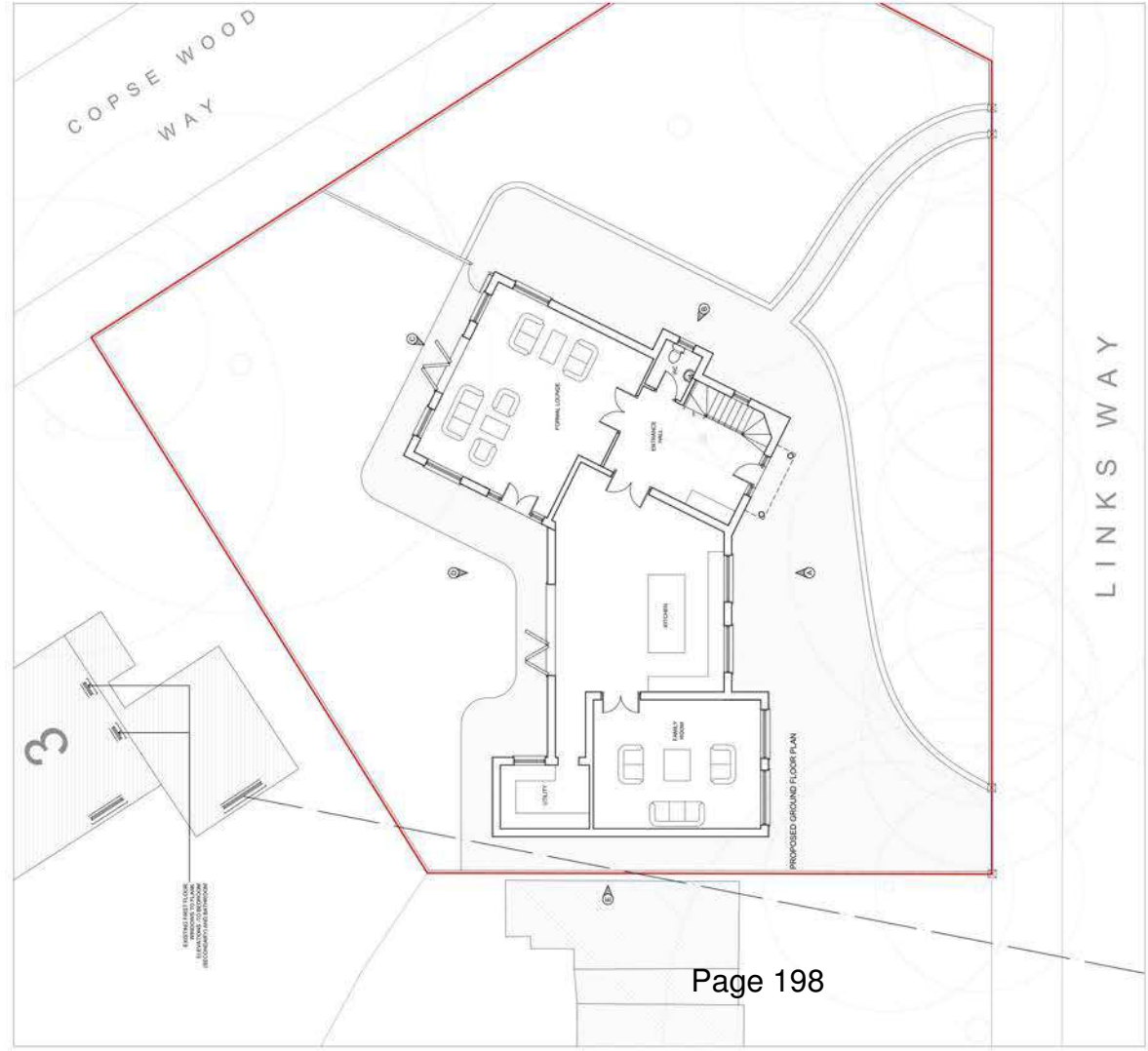
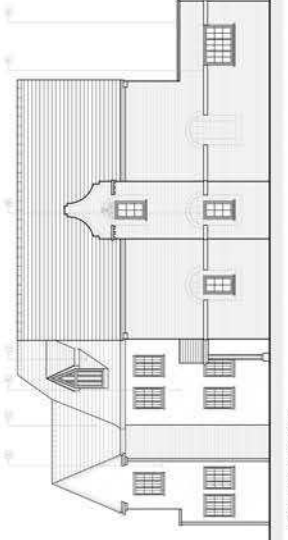
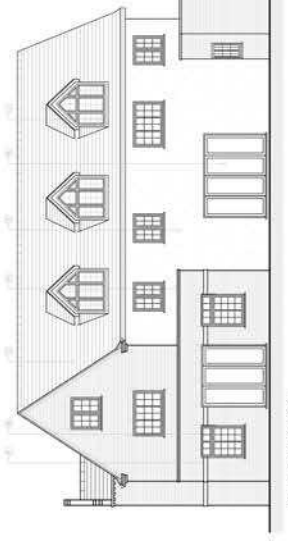
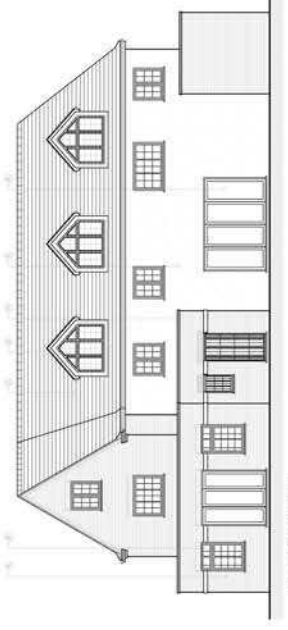
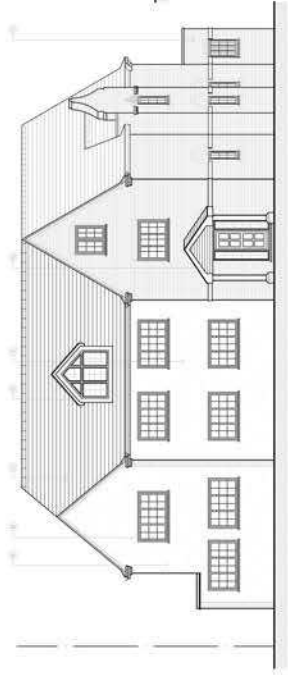
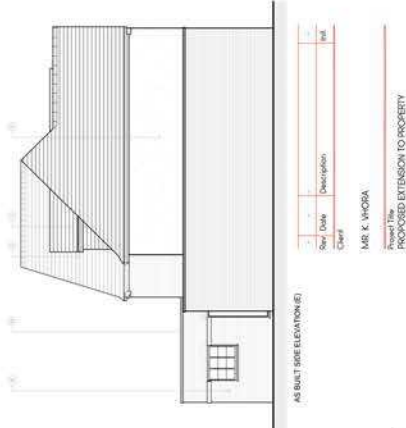
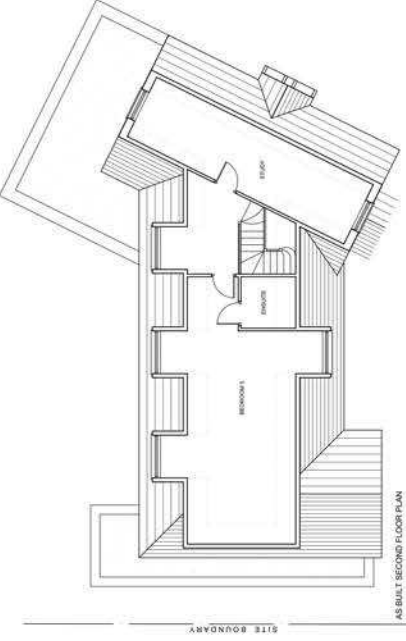
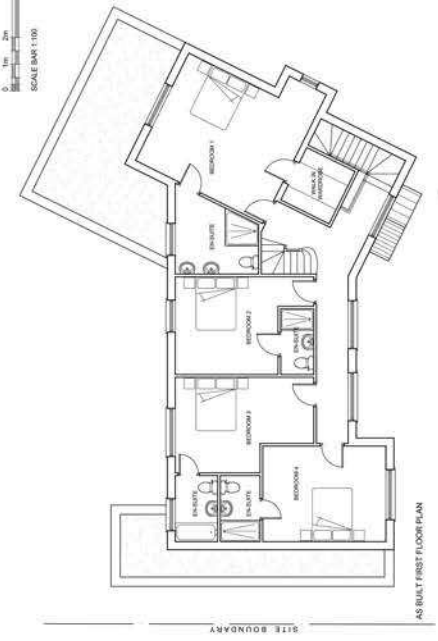
Scale: A1
 Drawing Size: A1
 Drawing Date: AUG 2018
 Drawn By: JN
 Checked By: JN
 Approved By: JN
 Project No: 1440
 Revision: -

Jutifa Architects
 Architects, Planners, and Interiors
 12-13 THE SQUARE, NORTHWOOD, MIDDLESEX, HA6 1NF
 02089 880077 / 02089 880078
 jutifaarchitects.com
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AS BUILT ISSUE



- ① AS-BUILT ROOFING
- ② AS-BUILT ROOFING WITH GABLE
- ③ AS-BUILT ROOFING WITH GABLE
- ④ AS-BUILT ROOFING WITH GABLE
- ⑤ AS-BUILT ROOFING WITH GABLE
- ⑥ AS-BUILT ROOFING WITH GABLE
- ⑦ AS-BUILT ROOFING WITH GABLE
- ⑧ AS-BUILT ROOFING WITH GABLE
- ⑨ AS-BUILT ROOFING WITH GABLE
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- ⑪ AS-BUILT ROOFING WITH GABLE
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- ⑭ AS-BUILT ROOFING WITH GABLE
- ⑮ AS-BUILT ROOFING WITH GABLE
- ⑯ AS-BUILT ROOFING WITH GABLE
- ⑰ AS-BUILT ROOFING WITH GABLE
- ⑱ AS-BUILT ROOFING WITH GABLE
- ⑲ AS-BUILT ROOFING WITH GABLE
- ⑳ AS-BUILT ROOFING WITH GABLE



Rev	Date	Description	By	Check
1				

Client: MR. K. HORSA
 Project Title: PROPOSED EXTENSION TO PROPERTY
 2 LINKSWAY, NORTHWOOD, HA6 2JB
 Drawing Title: AS-BUILT PLANS & ELEVATIONS

Scale: 1:100
 Drawing No: A203
 Drawing Date: AUG 2018
 Approved By: [Signature]
 Project No: 1440

Jutifa Architects

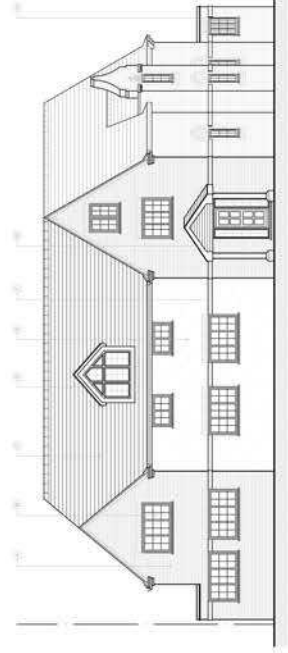
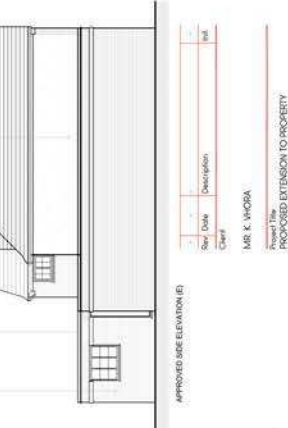
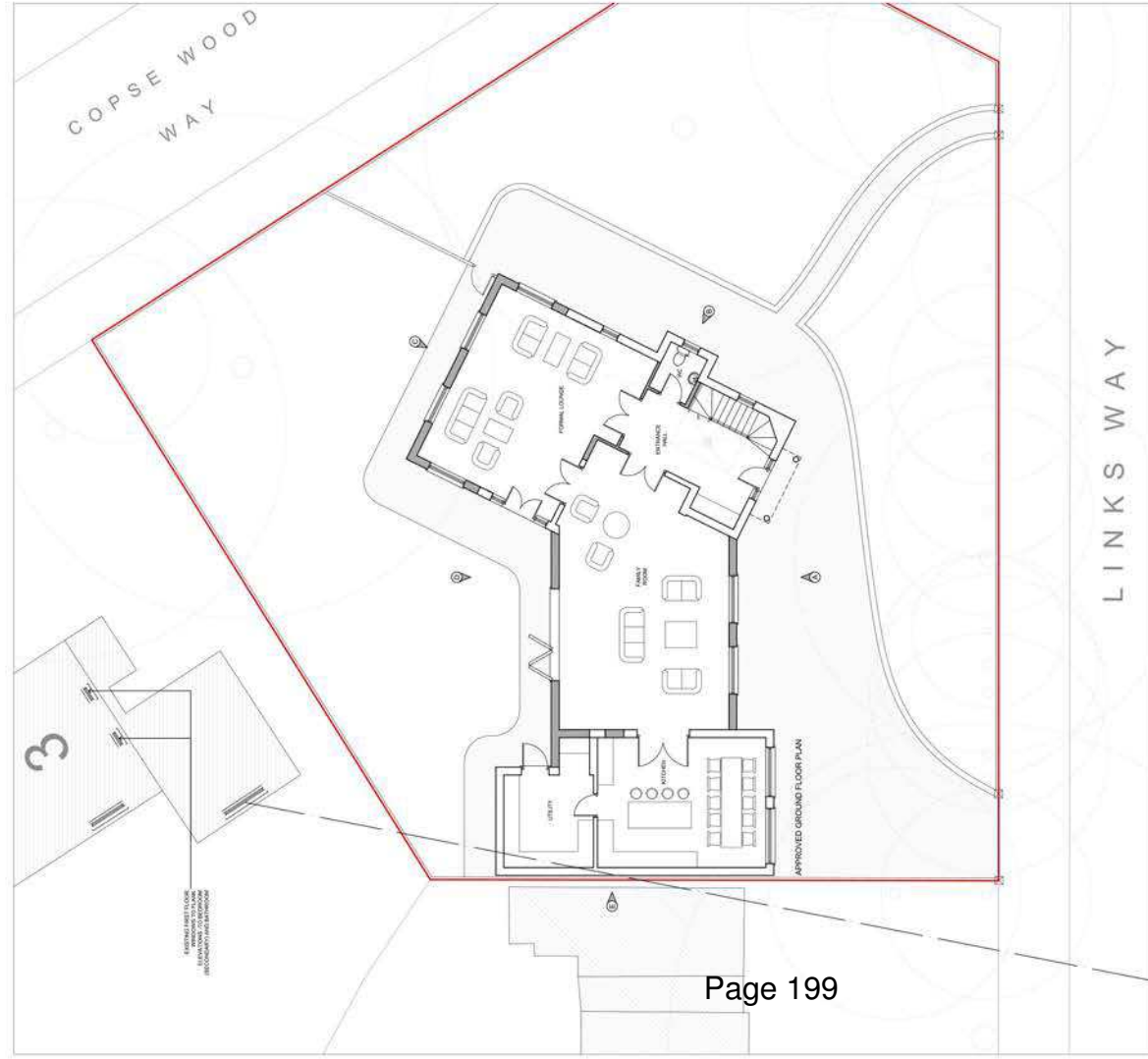
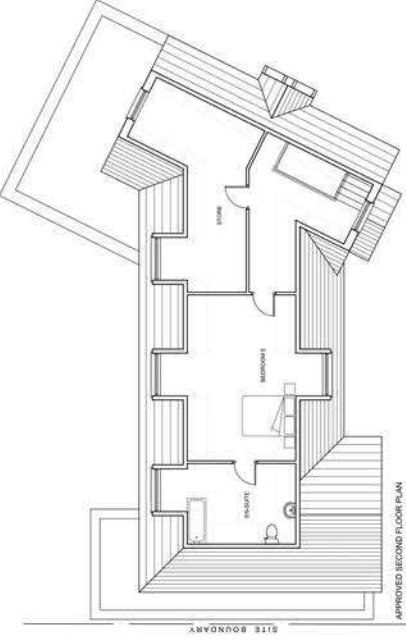
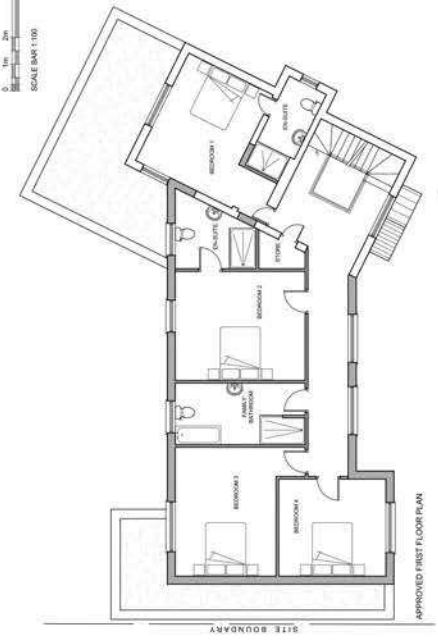
15-17 BARNET ROAD, BARNET, HA5 1NF
 02088 40077 / 02088 40078
 jutifaarchitects.com

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AS BUILT ISSUE



- ① FINISH LEVELS
- ② EXISTING BUILDING AND NEW BUILDING
- ③ EXISTING AND NEW ROOF LINES
- ④ EXISTING AND NEW WALL LINES
- ⑤ EXISTING AND NEW FLOOR LINES
- ⑥ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS)
- ⑦ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS)
- ⑧ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑨ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
- ⑩ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑪ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
- ⑫ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑬ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
- ⑭ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑮ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
- ⑯ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑰ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
- ⑱ EXISTING AND NEW ROOF CORNERS (WITH WALL CORNERS) TO WALL EXTENSION
- ⑲ EXISTING AND NEW ROOF CORNERS (WITHOUT WALL CORNERS) TO WALL EXTENSION
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Rev	Date	Description	By	Check

MR. K. VORSA

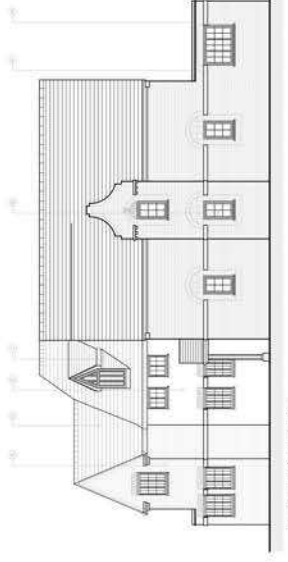
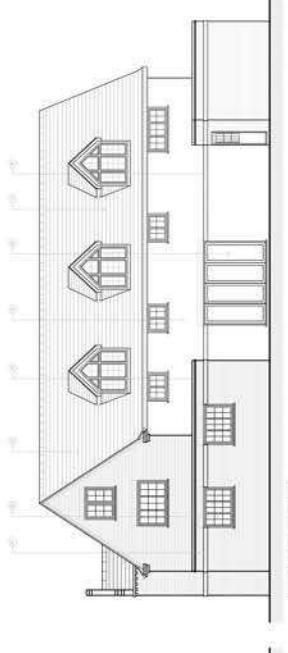
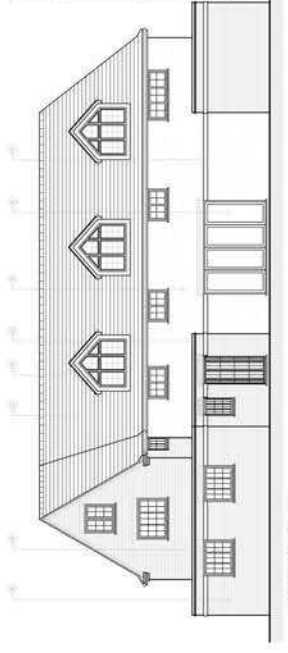
Project Title: PROPOSED EXTENSION TO PROPERTY
2 LINKSWAY, NORTHWOOD, HA6 2JG
Drawing Title: APPROVED PLANS & ELEVATIONS

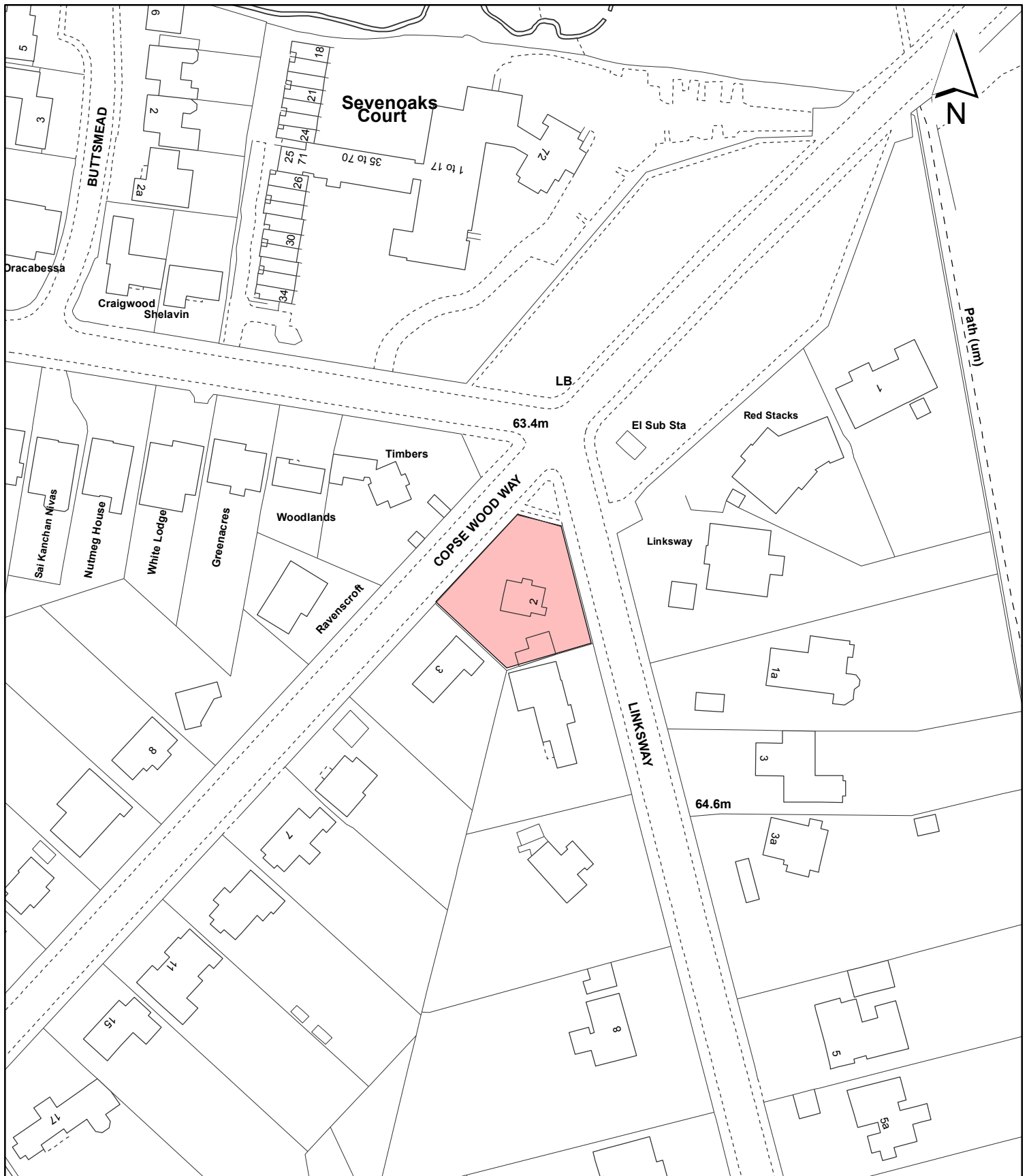
Scale: 1:100
Drawn by: J.A.
Approved by: J.A.
Date: AUG 2016
Drawing No: 1440
Revision: A202

Jutifa Architects
Jutifa Architects Ltd
11000 140077 / 0203 848378
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AS BUILT ISSUE





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Site Address:

**2 Linksway
 Northwood**

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

Planning Application Ref:
36910/APP/2016/3323

Scale:
1:1,250

Planning Committee:
North Page 200

Date:
December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGH STREET RUISLIP

Development: Change of use from cafe/bistro (Use Class A3) to bar and craft beer shop
(Use Class A4)

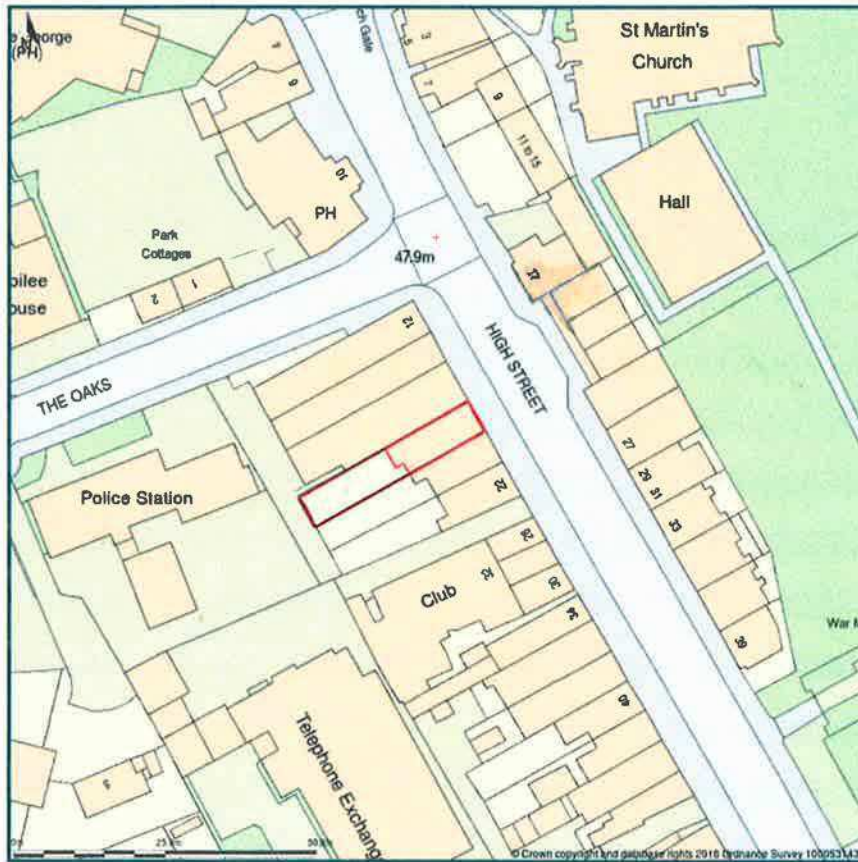
LBH Ref Nos: 15618/APP/2016/3285

Date Plans Received: 31/08/2016

Date(s) of Amendment(s):

Date Application Valid: 15/09/2016

18. High Street, Ruislip, Hillingdon, HA4 7AN

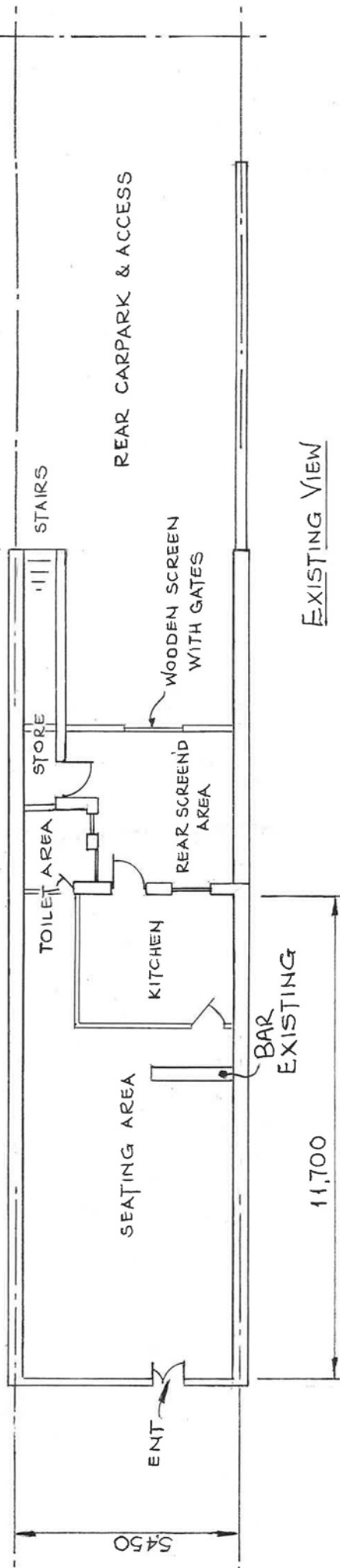


Site Plan shows area bounded by: 509043.98, 187469.43 509185.4, 187610.85 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

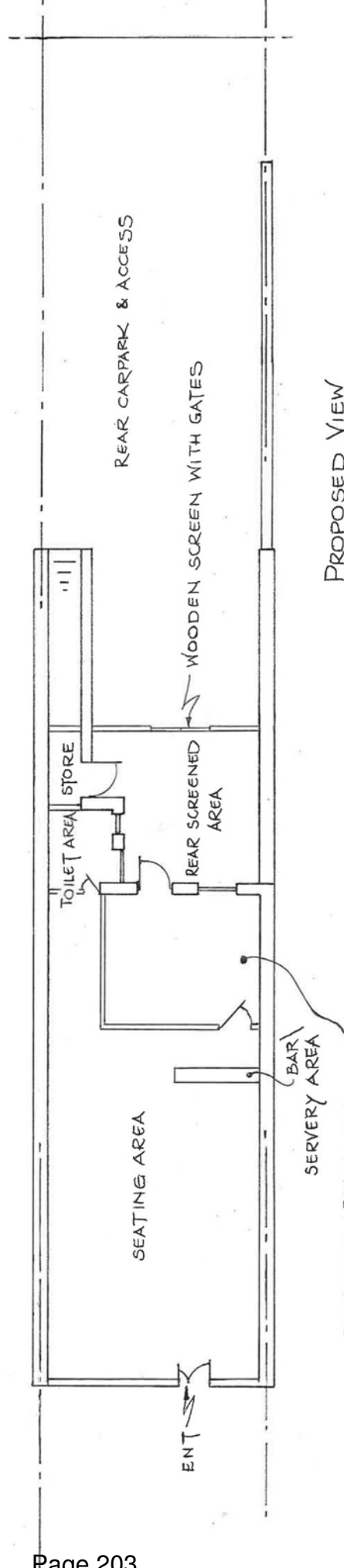
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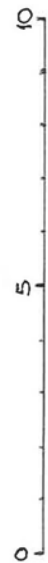
12,390



EXISTING VIEW



PROPOSED VIEW



SCALE BAR 1:100

DRAWN BY TITLE

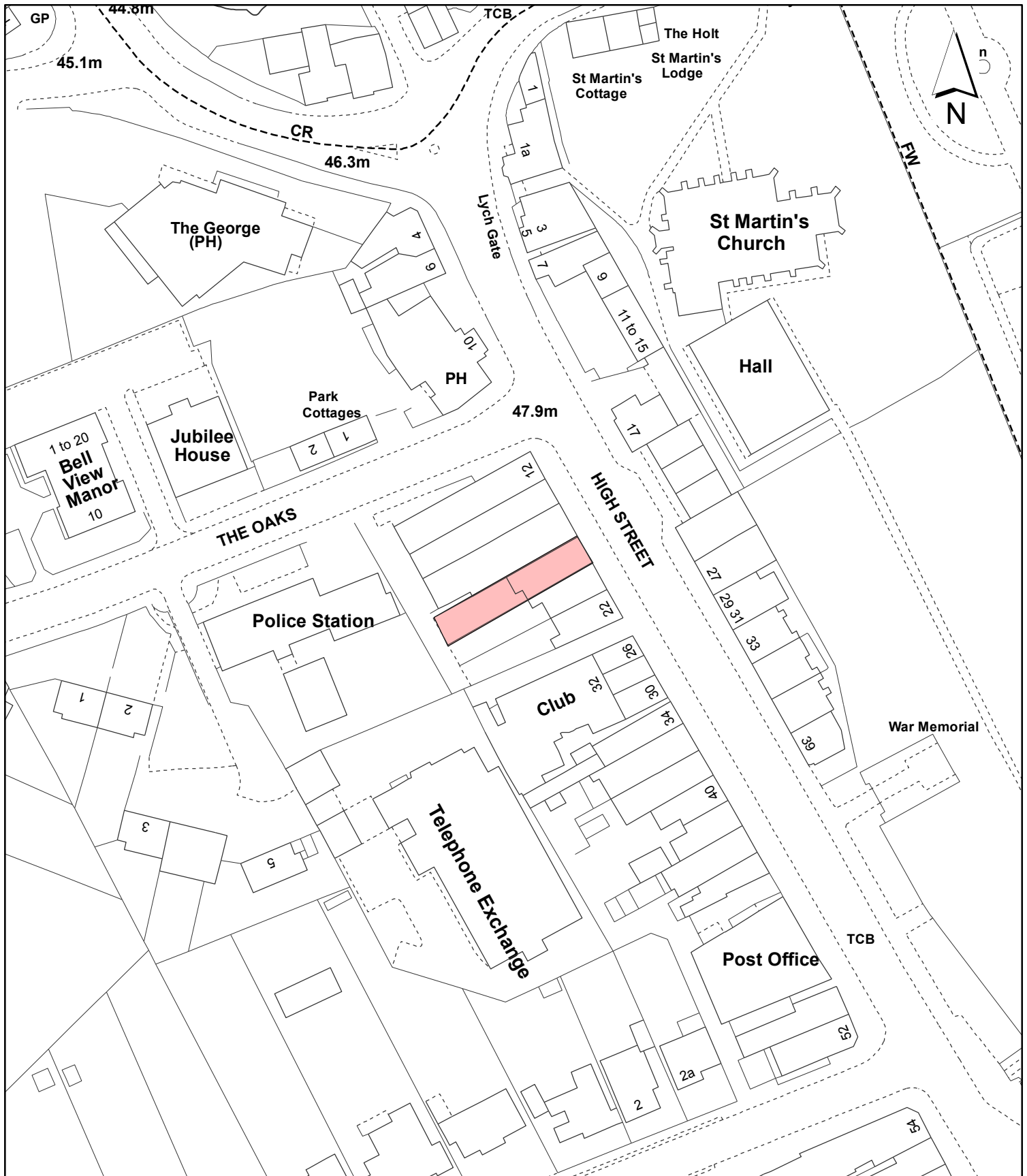
PROPOSED & EXISTING VIEWS
 OF 18, HIGH ST., RUISLIP.
 CUSTOMERS ~ E. JENNISON &
 R. IVES

DIM'S IN MM
 SCALE 1:100

SHT. No.
 1 OF 2

DRG. No.
 RE88

A3



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Site Address:

**18 Highstreet
 Ruislip**

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

Planning Application Ref:
15618/APP/2016/3285

Scale:
1:1,000

Planning Committee:
North Page 204

Date:
December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 22 HIGH STREET RUISLIP

Development: Change of use from retail (Use Class A1) to use as a Beauty Treatment/Nail Bar (Sui Generis)

LBH Ref Nos: 10250/APP/2016/2839

Date Plans Received: 22/07/2016

Date(s) of Amendment(s): 10/08/2016

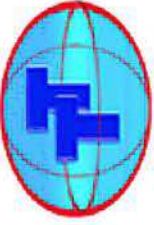
Date Application Valid: 10/08/2016

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 509120 , 187530



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00:57:45 04/08/2016

ĐƠN VỊ THIẾT KẾ (designed by)



C. TY CỔ PHẦN XÂY DỰNG THƯƠNG MẠI

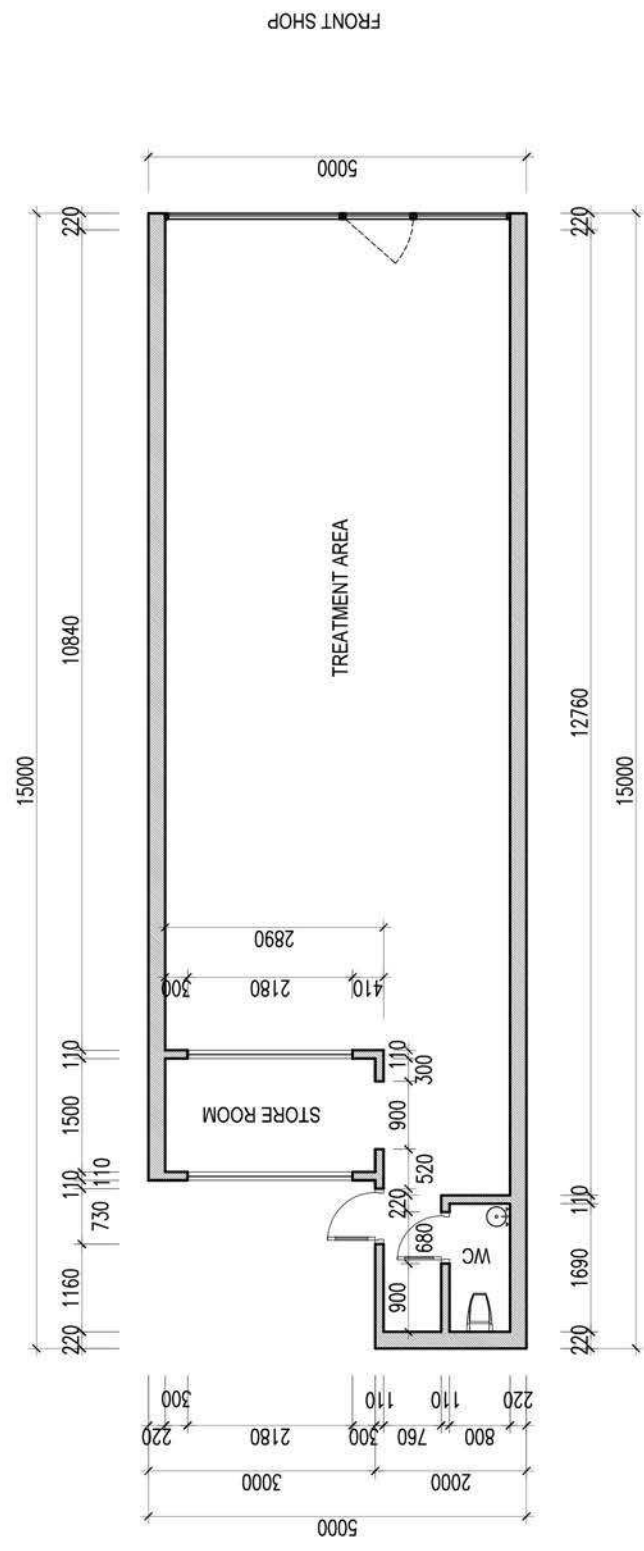
TRƯỜNG THÀNH

PHỦ HẢI ANH DỪNG - DƯƠNG KINH

TP. HẢI PHÒNG

TEL : 0313581962

<u>GIÁM ĐỐC</u> PHẠM TIẾN THẢO	<u>CHỦ TRÌ</u> KS. PHẠM VĂN TUYẾN	<u>THIẾT KẾ</u> HOÀNG MẠNH TUẤN	<u>KIỂM SOÁT BAN VẼ</u> PHẠM TIẾN TRƯỜNG	<u>OWNER</u> NGUYỄN	<u>ADDRESS</u> 22 HIGH ST RUISLIP HA4 7AN	CHANGE OF USE : NAIL SHOP	USING EXISTING FLOOR PLAN	AI SHOP .	PROPOSED
								SCALE 1:100	DATE: 20/07/2016





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

Planning Application Ref:

10250/APP/2016/2839

Scale:

1:1,000

Planning Committee:

North Page 209

Date:

December 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD WORKHOUSE DUCKS HILL ROAD RUISLIP
Development: Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles (involving demolition of existing sheds).
LBH Ref Nos: 8378/APP/2016/2495

Date Plans Received:	28/06/2016	Date(s) of Amendment(s):	30/06/2016
Date Application Valid:	30/06/2016		04/10/2016
			28/06/2016
			30/08/2016

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Rev No	Date	Revision note
P1	20.04.2012	Preliminary issue.
P2	28.06.2016	Site Location Plan revised



JOB TITLE

THE OLD WORKHOUSE
DUCKS HILL ROAD



DRG TITLE

SITE LOCATION PLAN

SCALE

1:1250@A3

DATE

APRIL '12

CEDAR UNIVERSITY
UNIVERSITY

TEL: (0189) 271 444

FAX: 0189 271 444

EMAIL: admin@ipbarchitects.co.uk

JOB NO

10561

DRG NO

101

REV

P2

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Rev No	Date	Revision note
P1	29.07.2016	Preliminary issue.



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CEGAR HOUSE
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TEL: (0895) 77 446
FAX: (0895) 77 446
EMAIL: ADMIN@IPBARCHITECTS.CO.NZ
:IPBARCHITECTS.CO.NZ

JOB TITLE
THE OLD WORKHOUSE
DUCKS HILL ROAD

DRG TITLE
BLOCK PLAN

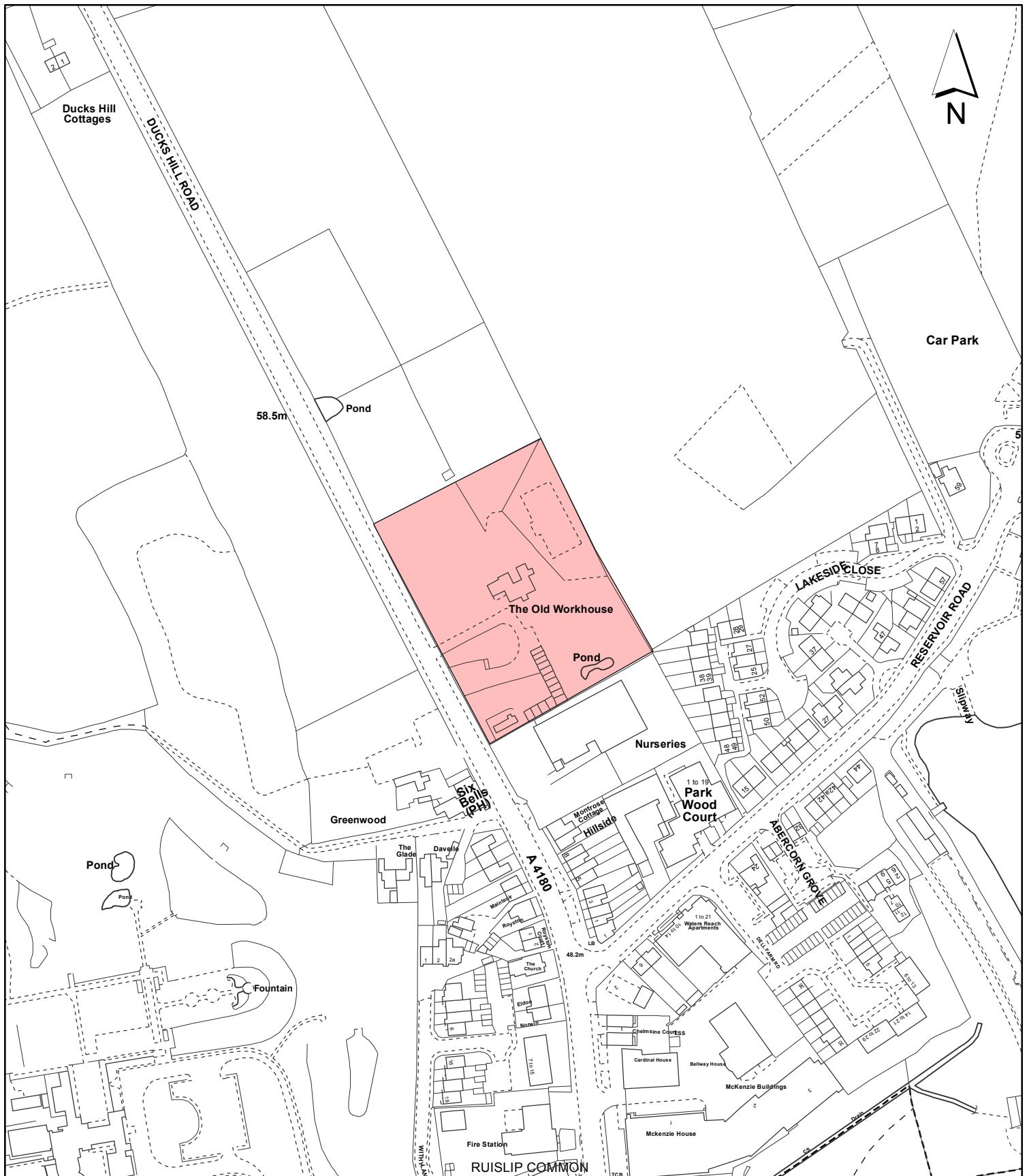
SCALE
1:200@A3

JOB NO
10561

DRG NO
115

DATE
July '16

REV
P1



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West Ruislip**

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

Planning Application Ref:

8378/APP/2016/2495

Scale:

1:2,500

Planning Committee:

North Page 215

Date:

December 2016



HILLINGDON
LONDON

A

Item No. **Report of the Head of Planning and Enforcement**

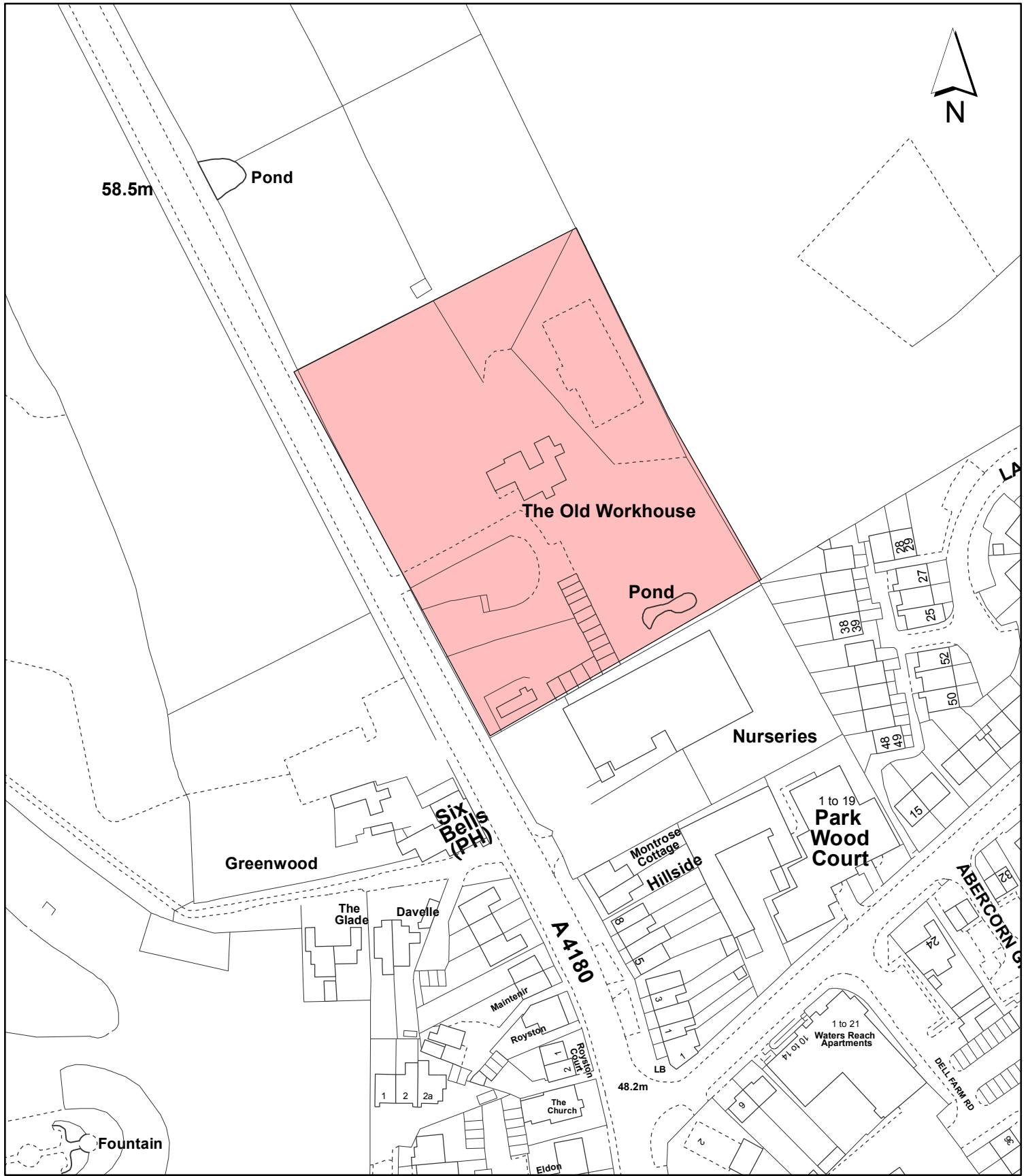
Address THE OLD WORKHOUSE DUCKS HILL ROAD RUISLIP

Development: Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles, involving demolition of existing sheds (Application for Listed Building Consent).

LBH Ref Nos: **8378/APP/2016/2705**

Date Plans Received: 13/07/2016
Date Application Valid: 15/07/2016

Date(s) of Amendment(s):



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

Planning Application Ref:
8378/APP/2016/2705

Scale:
1:1,500

Planning Committee:
North Page 217

Date:
December 2016

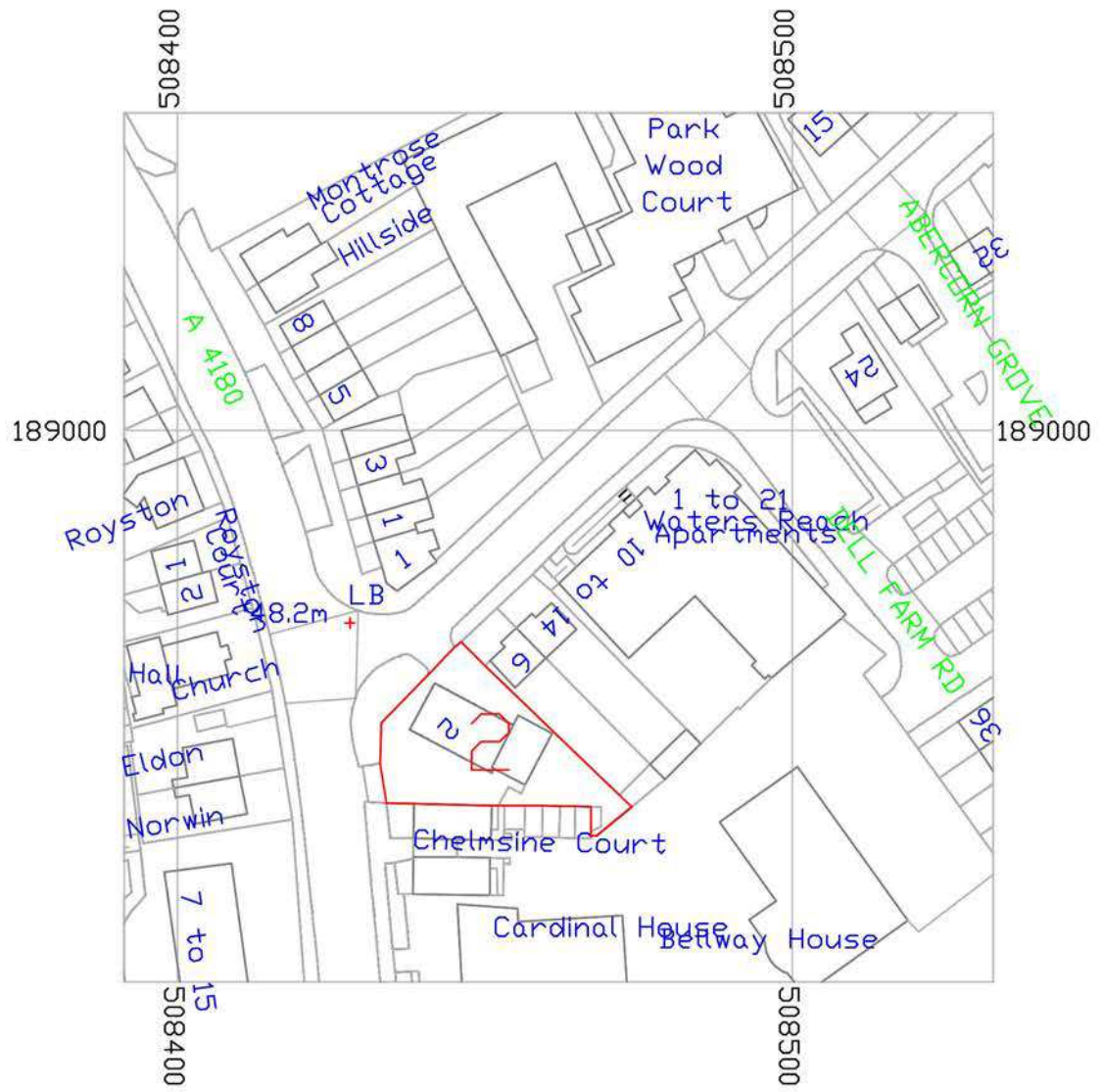


HILLINGDON
 LONDON

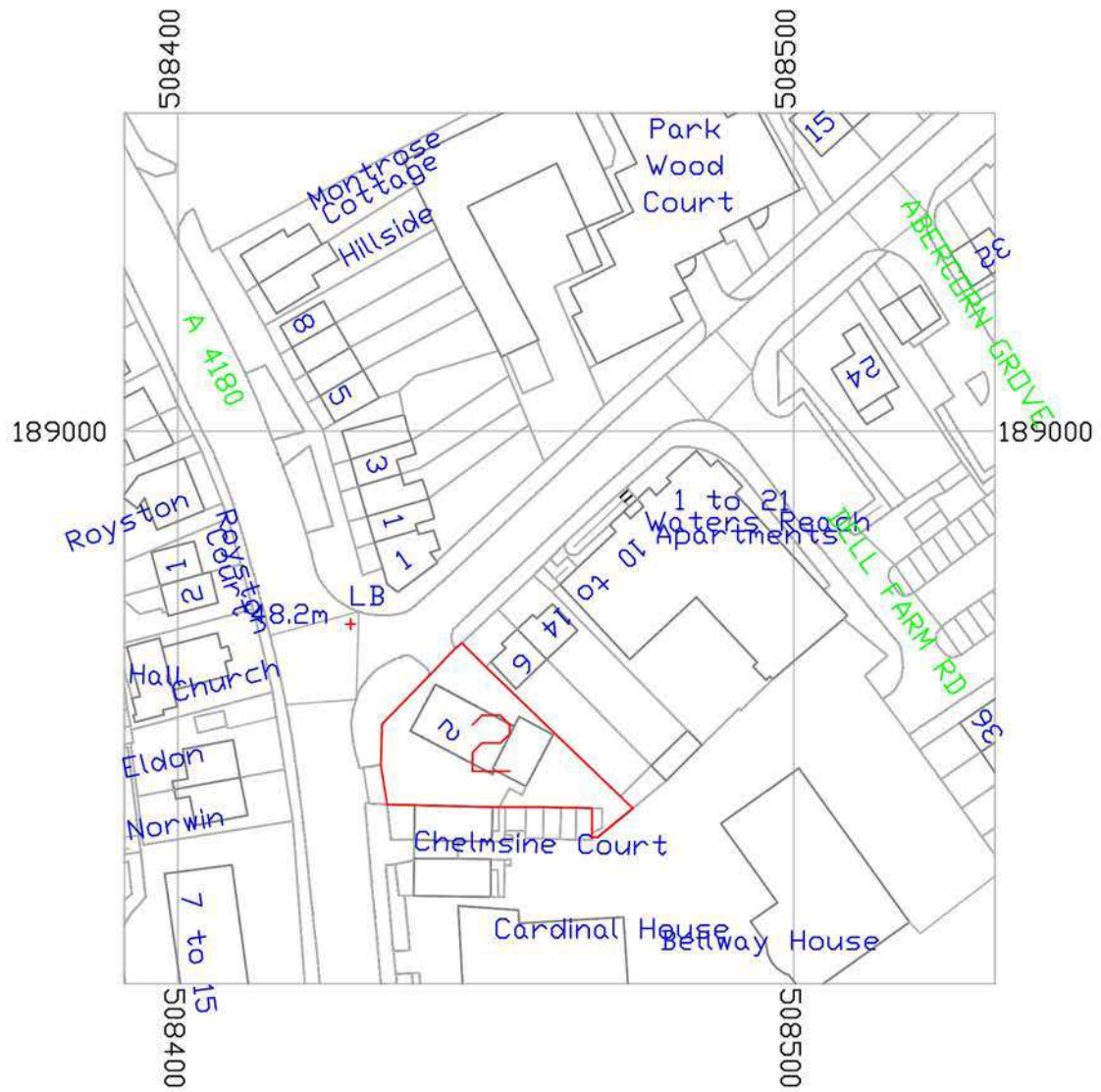
Report of the Head of Planning, Sport and Green Spaces

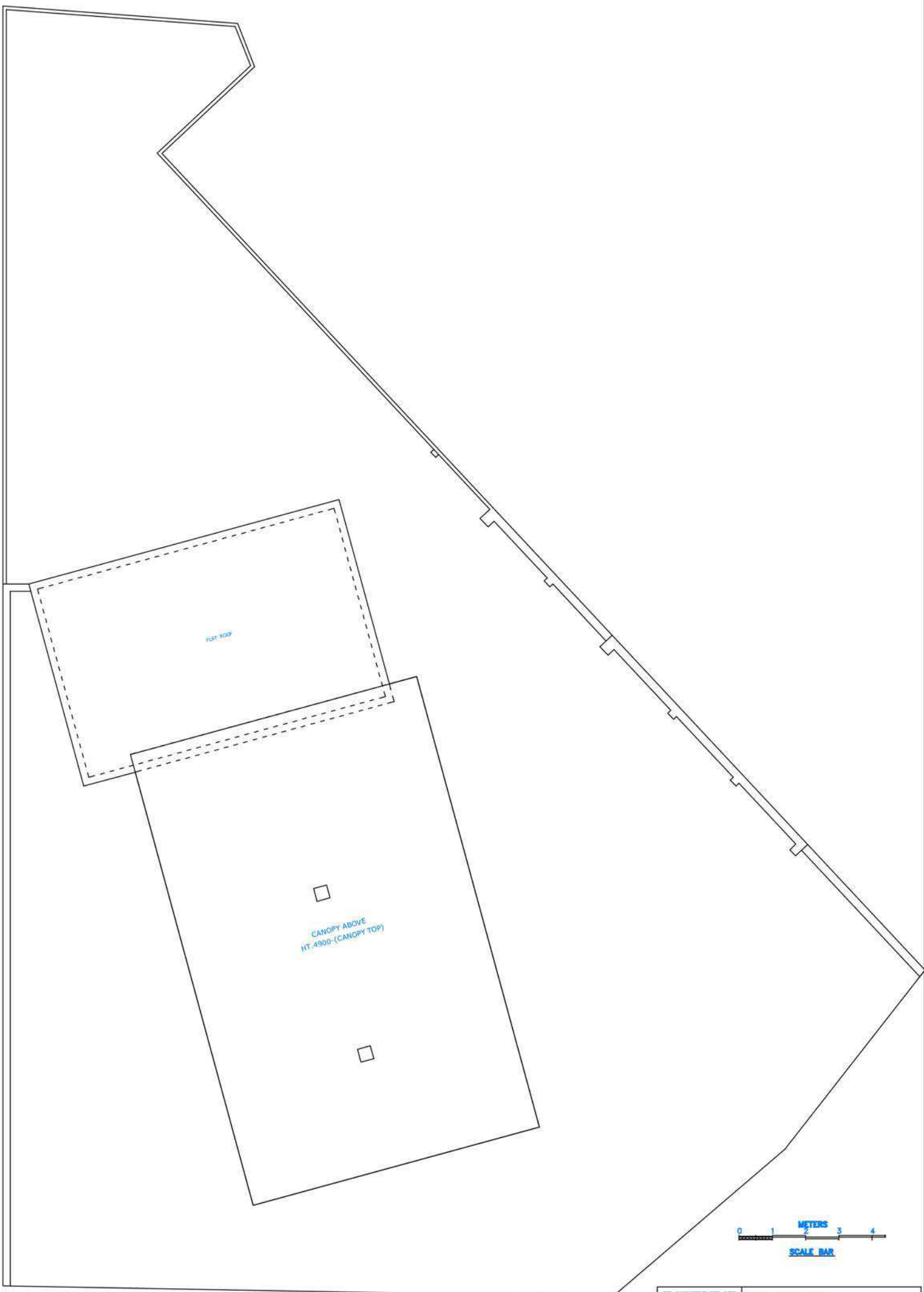
Address 2 RESERVOIR ROAD RUISLIP
Development: Change of use to car wash and valeting.
LBH Ref Nos: 7112/APP/2016/856

Date Plans Received: 29/02/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/07/2016



scale: 1:1250

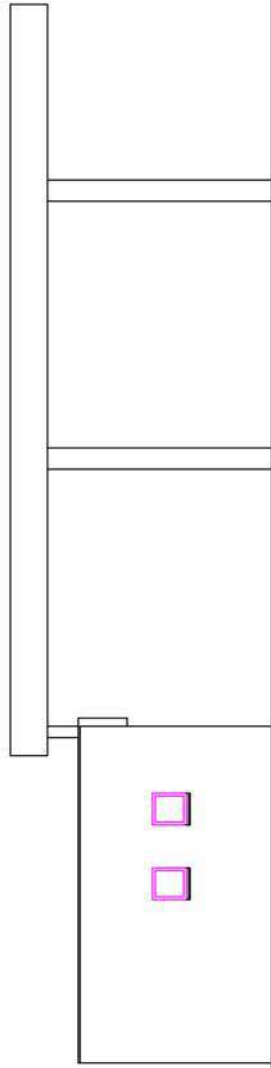




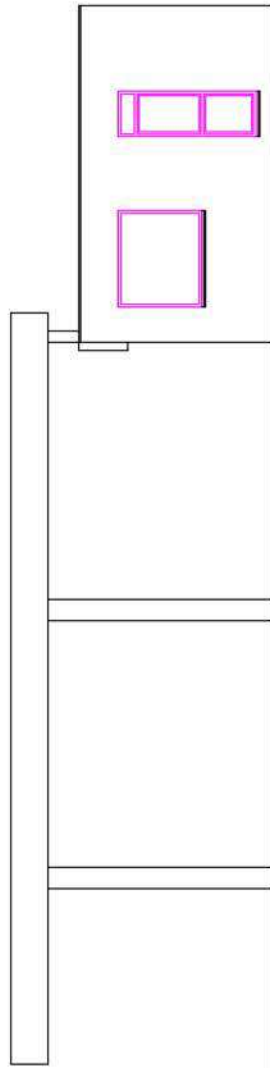
EXISTING ROOF PLAN



FY CONSULTANT LTD. 74 HAMPODEN ROAD HARLOW SSG1 5PB		EXISTING ROOF PLAN 02, RESERVOIR ROAD, RUISLIP, HA4 7TU	
DRAWN KM	DATE 11/14	SIZE A3	DWG NO. VC/41/P-A/02
CHECKED KM		DESIGN KM	REV



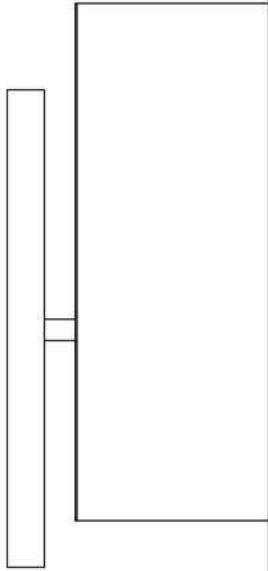
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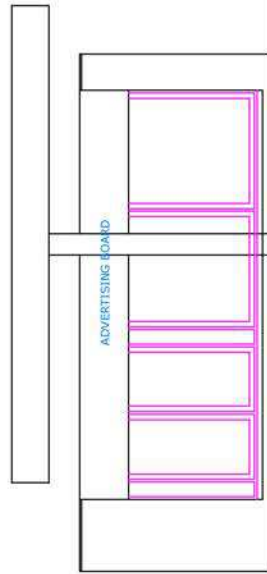
EXISTING SIDE ELEVATION - 1



PT CONSULTANT LTD.		EXISTING SIDE ELEVATIONS	
74 JAGMOOR ROAD MAY 2011		02. RESERVOIR ROAD, EUSLIP, HA4 7TU	
DRAWN: KKH	DATE: 12/11	SIZE: A3	DWG NO: VC/A1/P-A/04
CHECKED: KKH		SCALE: 1:100 @ A3	SHEET: 04 OF 10
DESIGN: KKH			



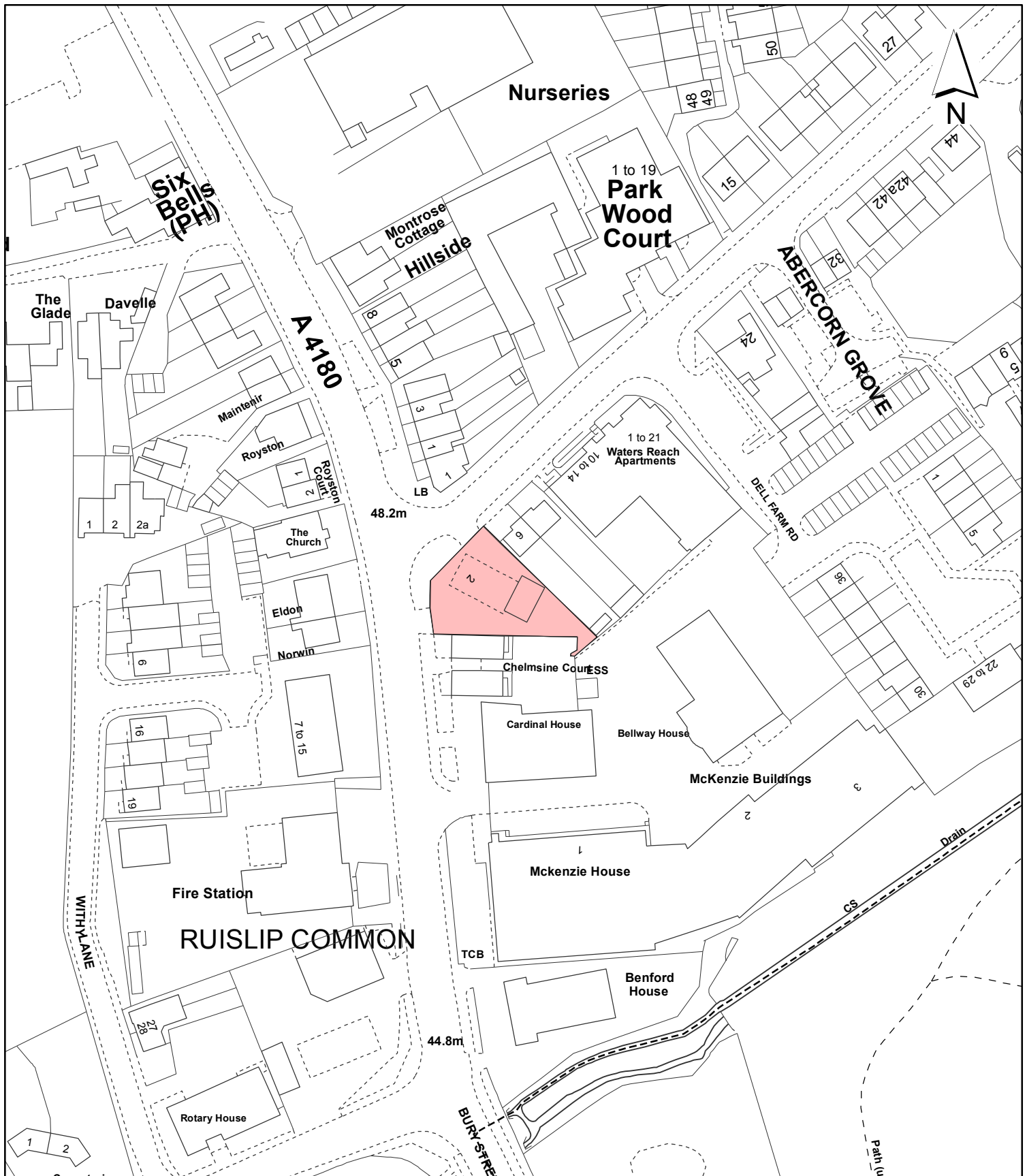
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



FV CONSULTANT LTD.		EXISTING FRONT & REAR ELEVATION	
7A HAMPOLE ROAD HAYES, MIDDLESEX, UK		02, RESERVOIR ROAD, BUSLIP, HA4 7JU	
DRAWN BY KIM	DATE 12/14	SIZE A3	DWG NO. VC/41/P-A/03
CHECKED BY KIM		SCALE 1:100 @ A3	INDEX 03 OF 10



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

Planning Application Ref:
7112/APP/2016/856

Scale:
1:1,250

Planning Committee:
North Page 224

Date:
December 2016



HILLINGDON
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