



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 22
FEBRUARY 2017

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
Councillor John Morse
Councillor John Oswell

Published: Tuesday, 14 February 2017

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Putting our residents first

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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*

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

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings 1 - 12
- 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	Eastcote Motor Services - 3689/APP/2016/3801	Eastcote & East Ruislip	Variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and relocation of the bin store. (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station Recommendation: Approval	13 - 30 127 - 134

7	104 Breakspear Road South - 70259/APP/2016/4197	Ickenham	Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retrospective) Recommendation: Refusal	31 - 38 135 - 142
8	103 Shenley Avenue - 20004/APP/2016/3968	Manor	2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front involving demolition of existing bungalow. Recommendation: Refusal	39 - 52 143 - 148
9	Land between 2 & 6 Woodside Road - 70377/APP/2016/4221	Northwood Hills	Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front. Recommendation: Approval	53 - 70 149 - 155
10	Bishop Ramsey School - 19731/APP/2017/66	Eastcote & East Ruislip	Variation of condition 3 of planning permission ref: 19731/APP/2008/2153 dated 26/11/08 (New Multi-Use Games Area and associated works) to allow the Multi-Use Games Area to be used until 9pm Monday to Friday. Recommendation: Refusal	71 - 88 156 - 157

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	219 Swakeleys Road - 10215/APP/2016/1443	Ickenham	Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved). Recommendation: Approval	89 - 108 158 - 167
12	Cornerways - 18414/APP/2016/3792	Northwood	Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.) Recommendation: Approval	109 - 126 168 - 180

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.

13 Enforcement Report

To
Follow

PART I - Plans for North Planning Committee

127 - 180

Agenda Item 3

Minutes



NORTH Planning Committee

26 October 2016

Meeting held at 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, Jazz Dhillon (Reserve) (In place of Manjit Khatra), John Morse and John Oswell</p> <p>LBH Officers Present: Kate Boulter (Democratic Services Officer), Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor) and James Rodger (Head of Planning and Enforcement)</p>
81.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Manjit Khatra, who was substituted by Councillor Jazz Dhillon.</p>
82.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a non-pecuniary interest in agenda item 8 and stated that he would leave the meeting during the discussion of the item.</p>
83.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes for approval.</p>
84.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
85.	<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 were Part I and would be heard in public.</p>
86.	<p>54-56 PEMBROKE ROAD, RUISLIP (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>

87. **3 PIKES END, EASTCOTE** (*Agenda Item 7*)

Officers introduced the report and provided an overview of the application.

A petitioner, speaking in objection to the application, made the following points:

- Pikes End was in a conservation area and had an award-winning design. There was a covenant on the properties which prevented changes to the facade.
- The proposed change would cause a loss of sunlight and intrude on neighbours' privacy.
- The neighbour of number 3 had not given their permission for works in accordance with the Party Wall Act.
- The petitioners stated that the property at 3 Pikes End already had five bedrooms and the garage had been converted into a bedroom. If the proposed changes were agreed, petitioners were concerned that the property could operate as a care home.

The applicant addressed the meeting and made the following points:

- A planning application for the works had been approved seven years ago. The extension applied for was the same size as had previously been approved. The applicant had consulted with the Planning Department regarding the original application.
- Permission had already been given to build a first floor extension.
- Currently, only two bedrooms were used upstairs and one downstairs.

The following points were made by Members during discussion on the item:

- Pikes End had distinctive properties and there was some concern about uniformity and character.
- It would be difficult to make a decision without seeing photographs of the rest of the street.

A motion for the application to be deferred to enable further photographs to be taken was moved, seconded and upon being put to a vote was agreed.

RESOLVED: That the application be deferred.

88. **ST HELENS SCHOOL, NORTHWOOD** (*Agenda Item 8*)

Councillor John Morgan, having declared a non-pecuniary interest, left the meeting for consideration of this item.

Officers introduced the report and provided an overview of the application.

Members commented that due to concern surrounding large vehicles travelling on the narrow road and its potential impact on traffic in the area, there should be a construction management plan to ensure that any impact on local traffic was mitigated. Officers confirmed that the traffic management plan was covered by existing conditions and would be requested.

A motion for the application to be approved was moved, seconded and upon being put to a vote was agreed.

	RESOLVED: That the application was approved.
	The meeting, which commenced at 7.15 pm, closed at 7.45 pm.

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

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

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Minutes



NORTH Planning Committee

1 February 2017

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), Peter Curling (In place of John Morse), Beulah East (In place of John Oswell), Duncan Flynn, Raymond Graham, Henry Higgins and Manjit Khatra</p> <p>LBH Officers Present: Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
139.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Duducu, Councillor Morse and Councillor Oswell.</p> <p>Councillor Curling and Councillor East attended as substitutes.</p>
140.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
141.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 26 OCTOBER 2016 AND 11 JANUARY 2017 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 26 October 2016 were deferred for further information.</p> <p>The minutes of the meeting held on 11 January 2017 were agreed as a correct record.</p>
142.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
143.	<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 the items of business marked Part I would be considered in public, and the items marked Part II would be considered in private.</p>

144. **THE CASE IS ALTERED PUBLIC HOUSE - 38037/APP/2016/2912** (*Agenda Item 6*)

Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans received which include omission of previously proposed single-storey extension).

Officers introduced the report, which sought full planning permission for minor external alterations to The Case is Altered Public House. These alterations were primarily related to internal reconfiguration works associated with the desire to improve accessibility and provide increased capacity within the building.

An application for Listed Building Consent had been submitted in parallel with this application, and was Item 7 on the agenda. As such, the Chairman confirmed that these items would be discussed concurrently.

Members noted the addendum, with comments from The Ruislip, Northwood and Eastcote Local History Society, the Eastcote Residents' Association and the Eastcote Conservation Panel.

A petitioner in objection to the application confirmed that he believed the proposed increase in drinking area was excessive. Parking was already a concern to local residents, and more people would exacerbate the issue, as well as creating more noise disturbance and a loss of amenity to the local residents. The local residents supported the pub and agree it is an important part of the community and conservation area, but the effect on the residential area was unsustainable and the latest proposal was an overdevelopment of the site.

The Chairman of the Eastcote Conservation Panel then addressed the Committee, citing the large increase in patrons visiting the pub and its impact upon the traffic flow and parking as reasons for objection. Members heard that the carpark was not sufficient for the number of customers already, and its impact on residents would only get worse with the new proposal. There were concerns that the floor area within the bar would be too crowded for wheelchair access, and the single disabled parking space was a substantial distance from the building. Furthermore, the garden bar would lead to noise disturbances that would adversely affect the local residents.

The Committee then heard from the agent for the application, who confirmed that the proposals were internal and the increase in covers at the venue was not a planning issue. There were also extensive pre-application discussions between the applicant and the Council with the intention of retaining the historic fabric of the building. The agent confirmed that the pub did not propose to use the rear garden for customers, it was solely to serve alcohol. Members heard that the internal alterations were a reorganisation, and not an increase in drinking area, and the applicant would be happy to move the disabled bay closer to the building entrance is needed.

Upon questioning from the Committee, the applicant clarified that the garden bar would be used to serve bottles from a kiosk to customers, but it would not be open to the public for any other purpose.

Cllr Haggar, Ward Councillor for Eastcote and East Ruislip, stated that although officers and the property owners tried to reach a suitable compromise, residents and the local community must be taken into account and there were concerns regarding the garden bar area, car parking and increased local traffic, and an increase in anti-social behaviour such as noise and litter which would all impact upon local amenity.

	<p>Members were supportive of the pub and recognised it was important to the local community, but were concerned about the impact of the proposed changes on residents. The Committee questioned whether the area was viable for a further increase in traffic and car parking, but Officers confirmed that the proposal provided a revised parking plan which satisfied the parking requirements for the additional 14 covers.</p> <p>Councillors confirmed that the internal reorganisation did not need planning consent, and while they were sympathetic to the local residents, there was not a viable planning reason to overturn the officer's recommendation.</p> <p>The Committee commented that with the garden bar serving bottles, it was important for proper recycling facilities to be available, and confirmed that if approved, they would like a condition to ensure this.</p> <p>Members moved the officer's recommendation, with the additional condition requesting a litter and waste management plan. The motion was seconded, and upon being put to a vote, was approved with four votes in favour, two against, and one abstention.</p> <p style="padding-left: 40px;">– RESOLVED: That the application was approved, with additional condition requiring a waste management plan.</p>
145.	<p>THE CASE IS ALTERED PUBLIC HOUSE - 38037/APP/2016/2913 (<i>Agenda Item 7</i>)</p> <p>External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension).</p> <p>The application was introduced by officers, and sought listed building consent for minor alterations to the external facades of the building and internal reconfiguration works.</p> <p>This item was discussed with item 6, and the minute for the discussion was included under item 8.</p> <p>The Committee moved and seconded the officer's recommendation, and upon being put to a vote, there were four votes in favour and three abstentions.</p> <p style="padding-left: 40px;">– RESOLVED: That the application was approved.</p>
146.	<p>219 SWAKELEYS - 10215/APP/2016/1443 (<i>Agenda Item 8</i>)</p> <p>Two-storey dwelling with habitable basement and roofspace to create six one-bedroom self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).</p> <p>Officers introduced the report and noted the addendum.</p> <p>A petitioner in objection to the application spoke, and stated that the proposed application would lead to an overconcentration of flatted conversions in the area, that would breach the Council's guidelines of 10% flats along a one kilometre stretch of road. Furthermore, the Committee heard that the dwelling's bulk would be overbearing and have a detrimental impact on Nos. 1, 3 and 5 Roker Park due to its height and impact on visual amenity. The proposed dwelling would also be too close to the</p>

properties at Roker Park, and back onto the side boundary to No. 3 Roker Park, creating privacy and security concerns, and a loss of trees and vegetation. The petitioner also told the Committee that the reduced run-off area for water would increase the flood risk, and traffic, parking and access issues would also impact upon local residents.

The architect for the application then spoke on behalf of the applicant, and confirm that the property would be further away from Nos. 3 and 5 Roker Park than it is currently, while the angle of the roof would reduce the impact on those properties. In addition, three of the four windows that overlooked Roker Park would be made of obscured glass, and parking concerns could be alleviated by a yellow line in the area.

Responding to Members' questioning, officers confirmed that they did not believe the application would breach the Council's threshold of 10% for flatted conversions, but conceded that it was very close to going over the threshold.

The Committee questioned the bulk and building line of the proposed dwelling, and confirmed after questioning officers that they were content there would not be an impact of overshadowing on properties in Roker Park. There was concern that the dwelling would be very close to properties in Roker Park, and Members commented that the application would be visually intrusive for Nos. 3 and 5 Roker Park.

The Chairman noted that there was concern among Members regarding the application, and commented that a site visit was an option for the Committee should they wish to better understand the layout of the site.

Councillors confirmed that a site visit would be helpful, and proposed deferring the application. Members seconded and unanimously agreed the proposal, confirming that the deferral could also be used to clarify that the proposal did not exceed the 10% flatted conversion guidelines and undertake a site visit.

– **RESOLVED: That the application be deferred.**

147. **1A GROVE ROAD - 14379/APP/2016/3279** (*Agenda Item 9*)

Two-storey, five-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving the demolition of the existing bungalow.

Officers introduced the report and noted the addendum which contained an alteration to condition 4. The application sought the demolition of the existing bungalow and the erection of a two-storey, five-bed, detached dwelling with associated parking an amenity space. However, it was noted that the floor plans indicated additional rooms in the loft space, some of which would be capable of being occupied as additional bedrooms, and as such the proposal was considered a six-bed property.

The Committee was addressed by a petitioner in objection to the application, who commented that there were amendments to the application due to concerns from objectors but the impact upon neighbouring properties remains too overbearing. Members heard that the plot size was not large enough for the proposed dwelling and the impact on privacy and visual amenity would adversely affect the neighbouring properties.

The agent then spoke to Members and stated that the street scene already has large, wide, two-storey dwellings. The current proposal ensured overlooking was respected

	<p>with the distance from neighbouring properties, and was not out of context with the street scene. The current bungalow was more out of keeping with the current street scene and the application would enhance Grove Road.</p> <p>Councillor Lewis, Ward Councillor for Northwood, commented that the proposed dwelling was un-neighbourly and overbearing, and would cause harm neighbouring amenity, particularly at Nos. 24 and 26 Moor Park Road. New proposals should complement the amenity of the area, and this plot was not big enough to house the proposed dwelling, unlike other neighbouring properties.</p> <p>Members commented that there were issues with the bulk and mass of the proposed dwelling on the site, and officers confirmed that there would be overshadowing of neighbouring properties in the morning. The Committee also expressed concerns that the dwelling was too large for the current plot, and would have a detrimental impact upon the street scene.</p> <p>A motion to refuse the application was moved, due to the impact upon the visual amenity of the street scene and bulk and size of the proposal, and this motion was seconded and unanimously agreed upon being put to a vote.</p> <p style="text-align: center;">– RESOLVED: That the application was refused, with the Head of Planning given delegated authority to confirm the reasons for refusal.</p>
148.	<p>47 - 49 HIGH STREET - 46454/APP/2016/427 (<i>Agenda Item 10</i>)</p> <p>First and second floor rear extension to create four two-bed and one one-bed self-contained flats with associated cycle spaces.</p> <p>Officers introduced the application, which sought approval for a first and second floor extension to provide four two-bedroom and one one-bedroom self-contained flats on the first and second floors of the application building. Members noted that there was a petition in objection to the application.</p> <p>The Committee confirmed there was no reason to overturn the officer's recommendation, and moved, seconded and unanimously approved the recommendation.</p> <p style="text-align: center;">– RESOLVED: That the application was refused.</p>
149.	<p>6 FLOWERS AVENUE - 72269/APP/2016/4278 (<i>Agenda Item 11</i>)</p> <p>Single storey rear extension.</p> <p>The application which sought to erect a single storey rear extension was introduced by officers.</p> <p>The Chairman confirmed that similar applications had been approved nearby, and Members commented that they were happy with the conservatory.</p> <p>The officer's recommendation was moved, seconded, and upon being put to a vote, unanimously agreed.</p> <p style="text-align: center;">– RESOLVED: That the application be approved.</p>

150.	<p>CORNERWAYS - 18414/APP/2016/3792 (<i>Agenda Item 12</i>)</p> <p>Variation of condition No.6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (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 application which had been deferred from the Committee meeting on 11 January 2017 to address concerns raised on potential highways impact of the application. Members also noted the addendum, which included accident data for the junction between Rickmansworth Road and Green Lane, confirming that there was just one incident in the three year period between 1 August 2013 and 31 July 2016, and this was a minor accident involving a shunt between two vehicles.</p> <p>Members welcomed the favourable accident report but commented that they would have liked to have seen more information on the flow of traffic in the area, and the impact people stopping to drop of children or turn into the site would have had on traffic flow.</p> <p>Officers confirmed that the applicant has offered very supportive measures to assist parents and children in getting to the site, and traffic flow into the site would not be very heavy at any one time. Responding to Members, officers confirmed that it would be possible to prevent right turns into Cornerways from Green Lane, thus preventing cars from stopping the traffic flow to turn right. The Council's Highway Development Engineer confirmed that this was possible with minor works by extending the traffic island, and it was acceptable to ask the applicant to meet this cost in the s106 agreement.</p> <p>Members confirmed they were happy with this development, and moved the officer's recommendation with an additional condition amending the s106 agreement to allow an extension of the traffic island on Green Lane that would allow cars to only turn left in and out of the site. This proposal was seconded, and unanimously agreed upon being put to a vote.</p> <ul style="list-style-type: none"> - RESOLVED: That the application be approved, subject to an additional condition in the s106 agreement.
151.	<p>91 JOEL STREET - 45536/APP/2016/3092 (<i>Agenda Item 13</i>)</p> <p>Change of use from retail (Use Class A1) to restaurant/pub/hot food takeaway (Use Class A3/A4/A5), involving installation of bin and cycle stores.</p> <p>Officers introduced the application which sought to change the use of the site from a shop to a restaurant/pub/hot food takeaway, involving installation of bin and cycle stores.</p> <p>Members commented that there were a number of takeaways in the area already, but it was preferable to have the site active than inactive. The officers recommendation was moved, seconded and unanimously agreed upon being put to a vote.</p> <ul style="list-style-type: none"> - RESOLVED: That the application was approved.

152.	<p>5 MAYCROFT - 67893/APP/2016/2836 (<i>Agenda Item 14</i>)</p> <p>Extension to roof over existing single-storey rear extension and extension to existing dormer to create additional habitable roof space (amended description).</p> <p>Officers introduced the application which sought an extension to the roof over existing single-storey rear extension and extension to the existing dormer to create additional habitable roof space. This scheme was amended, and following negotiation, the proposed new dormer windows which were facing towards No.4 Maycroft were removed and the extended side dormer was set back an addition metre from the back elevation of the extended dwelling.</p> <p>The Committee heard that the application was now policy compliant, and Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>– RESOLVED: That the application was approved.</p>
153.	<p>HILLINGDON BOROUGH FOOTBALL CLUB - 17942/APP/2016/3158 (<i>Agenda Item 15</i>)</p> <p>Installation of three temporary changing room cabins.</p> <p>Officers introduced the scheme, which sought to replace the existing changing room building with three temporary changing rooms due to the presence of asbestos in the existing structure.</p> <p>Members confirmed they were happy with the proposal, providing it was temporary. The officer's recommendation was then moved, seconded and unanimously agreed.</p> <p>– RESOLVED: That the application was approved.</p>
154.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</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(a) 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 7.00 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 250636. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE MOTOR SERVICES HIGH ROAD EASTCOTE

Development: Variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and relocation of the bin store. (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

LBH Ref Nos: 3689/APP/2016/3801

Drawing Nos: 05 Rev. 3
07 Rev. 2
06 Rev. 2
04 Rev. 4
WPSL-MRH179-02-20

Date Plans Received: 13/10/2016 **Date(s) of Amendment(s):** 13/10/0016

Date Application Valid: 25/10/2016 13/12/2016

1. **SUMMARY**

Planning permission was granted in 2015 for the demolition of the sites existing petrol station and the erection of a new petrol filling station, shop and canopy, including underground tanks (Ref: 3689/APP/2015/2851). This current application is for the variation of condition no 2 (approved plans) to relocate the staff parking; alter the position of the shop; raise the canopy height and re-position the bin store to the rear of the new building.

The proposal would not detrimentally impact on the character and appearance of the Eastcote Village Conservation Area or significantly impact on the residential amenity of neighbouring occupiers and would not lead to a significant increase in traffic. The proposal is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 06 Rev. 2; 07 Rev. 2; 04 Rev. 4; 05 Rev. 3 and WPSL-MRH179-02-20, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

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

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

REASON

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

4 NONSC Non Standard Condition

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies

5 COM15 Sustainable Water Management

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

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

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

ii. include a timetable for its implementation; and

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

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

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

6 TW10 Tree Works - Coppicing

The stem(s) of the tree(s) to be coppiced shall be cut down to approximately 500mm high to leave a coppice stool. The final cut/s shall remove the felling hinge/s and shall be made / angled in such a manner as to promote the subsequent re-growth of the tree(s).

The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - "British Standard Recommendations for Tree Work".

Reason

In order to protect health of the tree and the visual amenity of the area.

7 TW8 Replacement of Protected Trees (TPO) - Approval

The tree(s) to be felled in pursuance of this consent shall be replaced in accordance with the details set out in the application. The replacement tree(s), which shall be of 'Standard' size (about 2 m high) and short-staked for support, shall be planted during the first planting season following the felling works hereby permitted. Thereafter, the replacement tree(s) shall be retained indefinitely and maintained (watered and weeded during the spring and summer) for at least 5 years, or until established.

REASON

In order to comply with the requirements of Section 206 of the Town and Country Planning Act 1990.

8 TW9 Tree Works - Re-pollarding

The re-growth / re-grown crown of the tree to be re-pollarded shall be removed. All pruning cuts shall be made above the previous pruning / pollard points in such a manner so as to minimise the impact to the tree(s) health and encourage the continued formation of a pollard head.

The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of this work.

Reason

In order to protect health of the tree and the visual amenity of the area.

9 **COM26** **Ecology**

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

INFORMATIVES

1 **I59** **Councils Local Plan : Part 1 - Strategic Policies**

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

2 **I47** **Damage to Verge - For Council Roads:**

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

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

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

3

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to an existing petrol station located on the North Western side of the High Road. The site is broadly a rectangular in shape and is bordered by the High Road Eastcote and the River Pinn to the North and the residential properties on Flag Walk to the South.

The street scene is primarily residential in character and appearance. The site is also

approximately 22 m away from a Grade II Listed Building (The Black Horse Public House).

The application site lies within the Eastcote Village Conservation Area and the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is also covered by TPO 20 and part of the site to the rear lies within the river bank protection area; an area forming links in a green chain and Flood zones 2 and 3.

3.2 Proposed Scheme

The proposal is for the variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and the relocation of the bin store.

3.3 Relevant Planning History

3689/AA/82/9119 Eastcote Motor Services High Road Eastcote
Erec. of an int. illum. pole sign - (TERRY'S TYRES/WORKSHOP SITE).

Decision: 04-02-1983 Approved

3689/AC/85/0825 Eastcote Motor Services High Road Eastcote
Extension/Alterations to petrol/service station(P) of 935sq.m. (EASTCOTE MOTOR SERV/FILLING STN SITE)

Decision: 25-09-1985 Approved

3689/AD/86/1021 Eastcote Motor Services High Road Eastcote
Section 53 Det. - (EASTCOTE MOTOR SERVICES/FILLING STATION SITE) - *DUPLICATE SUFFIX USED IN ERROR!*

Decision: 04-08-1986 GPD

3689/ADV/2005/105 Texaco Garage High Road Eastcote
INSTALLATION OF NON-ILLUMINATED CANOPY SURROUND AND SHOP FASCIA SIGNS (RETROSPECTIVE APPLICATION) - APPROVAL
INSTALLATION OF ENTRY AND EXIT SIGNS - REFUSAL

Decision: 12-12-2005 SD

3689/ADV/2005/110 Q8 Petroleum Ltd High Road Eastcote
INSTALLATION OF INTERNALLY ILLUMINATED FREE-STANDING DISPLAY UNIT

Decision: 30-12-2005 Refused **Appeal:** 04-05-2006 Dismissed

3689/ADV/2005/90 Q8 Service Station High Road Eastcote
INSTALLATION OF AN INTERNALLY ILLUMINATED FREESTANDING SIGN (RETROSPECTI

APPLICATION)

Decision: 30-09-2005 Approved

3689/ADV/2006/116 Texaco Garage High Road Eastcote
INSTALLATION OF AN INTERNALLY ILLUMINATED SLIM LINE BOX SIGN ABOVE ATM
MACHINE

Decision: 09-03-2007 Approved

3689/ADV/2006/5 Texaco Service Station High Road Eastcote
INSTALLATION OF NON-ILLUMINATED ENTRANCE AND EXIT SIGNBOARDS

Decision: 13-03-2006 Refused

3689/ADV/2007/40 Texaco High Road Eastcote
RETENTION OF INTERNALLY ILLUMINATED FREE-STANDING TOTEM SIGN

Decision: 08-10-2009 Refused

3689/AE/86/1507 Eastcote Motor Services High Road Eastcote
Extension/Alterations to Retail premises (P) (EASTCOTE MOTOR SERVICES/FILLING STATIC
SITE).

Decision: 09-01-1987 Refused **Appeal:** 24-11-1987 Dismissed

3689/AF/87/3132 Eastcote Motor Services High Road Eastcote
Installation of part internally illuminated fascia

Decision: 07-01-1988 Approved

3689/AG/87/2204 Eastcote Motor Services High Road Eastcote
Replacement shopfront

Decision: 07-01-1988 Approved

3689/AJ/92/0469 Eastcote Motor Services High Road Eastcote
Tree surgery to 1 Ash (T1) on TPO 20 including raising the crown to 2.5m over the pavement ar
to 5.5m over main road and to 1 Oak (T2) including crown thinning by 10% and raising crown to
2.5m over the pavement and to 5.5m over main road

Decision: 05-05-1992 Approved

3689/AK/92/1293 Eastcote Motor Services High Road Eastcote

Demolition of sales building (Application for Conservation Area Consent)

Decision: 19-02-1993 Approved

3689/AL/92/1294 Eastcote Motor Services High Road Eastcote
Erection of sales building and jet wash facility

Decision: 19-02-1993 Approved

3689/APP/2001/2187 Q8 Service Station High Road Eastcote
REDEVELOPMENT OF SERVICE STATION

Decision: 20-02-2002 Refused **Appeal:** 02-05-2003 Withdrawn

3689/APP/2001/2294 Q8 Service Station High Road Eastcote
DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 20-02-2002 Refused **Appeal:** 02-05-2003 Withdrawn

3689/APP/2002/2137 Q8 Service Station High Road Eastcote
REDEVELOPMENT OF PETROL FILLING STATION INVOLVING DEMOLITION OF EXISTING
BUILDINGS AND ERECTION OF NEW SALES BUILDING, CANOPY, PUMPS, CAR WASH,
PLANT ROOM WITH ASSOCIATED WORKS, BOUNDARY TREATMENT AND LANDSCAPING

Decision: 21-03-2003 Approved

3689/APP/2002/2142 Q8 Service Station High Road Eastcote
DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 21-03-2003 Approved

3689/APP/2006/3583 Texaco High Road Eastcote
INSTALLATION OF CASH POINT ATM AT PETROL STATION

Decision: 09-03-2007 Approved

3689/APP/2013/1694 Eastcote Motor Services High Road Eastcote
4 x two storey, 4-bed detached dwellings with associated parking and amenity space, involving
demolition of existing petrol filling station

Decision: 25-11-2015 NFA

3689/APP/2013/1929 Eastcote Motor Services High Road Eastcote
4 x two storey, 4-bed detached dwellings with associated parking and amenity space, involving demolition of existing petrol filling station (Conservation Area Consent)

Decision: 26-08-2014 NFA

3689/APP/2015/2851 Eastcote Motor Services High Road Eastcote
Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station

Decision: 23-12-2015 Approved

3689/APP/2016/2111 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Statement of Investigation), 5 (Sustainable Water Management) and 9 (Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision: 29-07-2016 Refused

3689/APP/2016/3434 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Scheme of Investigation) and 9 (Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision: 15-11-2016 Approved

3689/APP/2016/3605 Eastcote Motor Services High Road Eastcote
Details pursuant to discharge conditions No. 5 (Sustainable Water Management) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision:

3689/AR/94/1042 Q8 Service Station High Road Eastcote
Redevelopment of service station including new sales building, car wash, canopy and ancillary services

Decision: 14-07-1994 Withdrawn

3689/AS/94/1144 Q8 Service Station High Road Eastcote
Redevelopment of petrol service station

Decision: 02-08-1995 Refused **Appeal:** 02-08-1995 Dismissed

3689/AT/94/1509 Q8 Service Station High Road Eastcote
Demolition of existing service station buildings (Application for Conservation Area Consent)

Decision: 02-08-1995 Refused **Appeal:** 02-08-1995 Dismissed

3689/X/78/0863 Eastcote Motor Services High Road Eastcote
Commercial garage,road haulage depot etc (P) (EASTCOTE MOTOR SERVICES/FILLING STATION SITE).

Decision: 11-02-1980 Refused

Comment on Relevant Planning History

3689/APP/2002/2137 - Redevelopment of petrol filling station (approved)
3689/APP/2001/2187 - Redevelopment of petrol filling station (refused)
3698/AS/94/1144 FUL - Redevelopment of petrol filling station (refused, dismissed at appeal)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

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

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

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

BE4 New development within or on the fringes of conservation areas

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

OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 neighbours were consulted for a period of 21 days expiring on the 30 November 2016 and the site notice was erected on the lamp post in front of the site.

9 responses were received, both supporting and objecting and raising the following issues:

- The area needs new and up to date facilities. The old garage is not fit for use, too dark and small.
- Insufficient consultation, Hillingdon continues to be selective of those residents that it effects in its notifications. Flagrant deviation from honesty and openness displayed by the planning department.
- The higher canopy would mean more light pollution effecting our and other properties facing the garage.
- I am against any trees being removed behind the petrol station running along the River Pinn as these block the view and noise of the petrol station from my bedroom window.
- The 24/7 opening already causes noise disruption any additional lighting would further impact on my property.
- The trees along the River Pinn are deciduous and therefore loose their leaves in winter making the petrol station more visible.
- With the withdrawal of the jet wash it would be good to see a revised Horticultural Plan and planting proposals.
- I query the number of mature trees and shrubs being removed, this should be revisited.
- Any canopy and floodlights including the totem pole should be suitably reduced during the night.
- The vacuum and tyre pressure equipment should be turned off between 20.00 till 07.00.

A petition with 34 signatures objecting to the proposal on the basis of the raising of the canopy resulting in increased noise and light pollution was also submitted.

Officer response: The statutory requirement for consultations is for the immediately adjoining neighbours and/or a site notice to be displayed on or near the site. Hillingdon Borough Council both display a site notice and notify neighbours within the immediate locality, including those to the front and rear which in this case are separated by the road and the river respectively. In addition an advertisement was placed in the Uxbridge Gazette in 16th November.

Eastcote Residents Association - The combination of the height and size will create a structure that is too bulky and thus intrusive into the Conservation Area. There also appears to be some discrepancy between the drawings and the actual current situation which suggests that somewhere along the line, the relative heights given for the canopy may not be correct. The height of the current canopy says 3.6 m, but the drawing shows the existing canopy at 4 m and the new canopy at 4.6 m. In addition the residents in Flag Walk opposite feel that the greater height will allow for even more light to shine into their back gardens and the rear of their homes, which already adversely affects

them.

Eastcote Village Conservation Panel - The original application shows a much longer and wider canopy but at a height of the current structure. This proposal increases the height of the canopy by 1 m. The applicants do not give a reason for wanting the increase in height and to our knowledge the current height has not caused any problems to the operation of the petrol station. The Panel considers that raising the height in conjunction with the already increased depth and width will be over dominant and detrimental to this part of the Eastcote Village Conservation Area.

Environment Agency - They previously commented to advise they initially objected due to the lack of an adequate buffer zone and lack of ecological enhancement. Additional information supplied outlines that the enhancements and considerations previously requested are unachievable due to constraints beyond our remit. Lighting and overshadowing remain an issue and artificial lighting is greater than our requirements. The lighting levels proposed cannot be reduced as they are a health and safety requirement for a petrol station. Tree cover is still an issue, we would require a minimum of 50/50% light and shade, however we understand there are restrictions in this regard due to the TPO's in place. If a green roof is a legitimate fire risk, then we agree it need not be included. For storage of pollutants underground we expect operators to adopt appropriate engineering standards. Existing tanks should be removed to reduce risk of leakage. Should contamination not previously identified be found at the site, no further development shall be carried out until the developer has submitted a remediation strategy. A condition for a scheme to protect and enhance the nature conservation interest of the site was previously imposed and details submitted for the discharge of the condition in The Ecology Protection and Enhancement Strategy were considered acceptable and in line with the requirements stipulated by the Environment Agency.

Historic England - The proposed variation does not alter our previous archaeological advice. This required a condition requiring a two stage process of archaeological investigation. Details for this have subsequently been submitted and found acceptable.

Internal Consultees

Conservation and Urban Design - No objection.

Highways - The changes between the approved scheme and the amended version appear to be relatively small. There are no jet wash bays in the new scheme but a staff parking bay is added which means there will be 6 parking bays on site. I do not think the changes will significantly change the highways impact of the scheme as a result.

Trees/Landscape - The site is covered by TPO 20.

It is unclear whether or not the requested amendments will affect the retained trees. The applicant's arboriculturist will need to assess the amendments and either provide a written statement to say they will not, or provide details on how the trees will be protected. Please re-consult on receipt of the requested information

Officer response: Additional details including a site layout has been submitted and the Tree Officer has confirmed that the proposal is acceptable.

Floor and Water Management -

This proposes to move the staff parking into the floodplain. This increase the risks to those using the parking site and cars now placed in this high risk location and no mitigation or management provided. These alterations also appear to increase the hard surfacing on the site and therefore the run off, which will also need to be mitigated.

Environmental Protection - No comments on this one

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in use as a petrol service station with a shop, jet wash and air /water unit. The proposed redevelopment of the site to provide an upgraded facility, with the repositioning of an enlarged shop and air/water and vacuum units was previously considered under application 3689/APP/2015/2851 and found acceptable.

7.02 Density of the proposed development

Not applicable to this development.

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

The site is situated within the Eastcote Village Conservation Area. A detailed assessment of the design merits of the proposed development has been provided in the 'Impact on the Character and Appearance of the Area' section below.

It is noted that the Conservation Officer previously advised that the retention of a petrol station on this site is welcomed. It is considered that the layout would constitute an improvement, hopefully enabling the site to be used more productively. It is noted that some trees would need to be removed, and it will be important to ensure that adequate and appropriate replacement planting is introduced. They have no objections with regard to the proposed amendments currently under consideration. It is therefore considered that the proposal would not constitute a negative impact on the character and appearance of the Eastcote Village Conservation Area and thereby complies with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Extensions (December 2008). Policy BE4 reflects the relevant legal duties.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to this development.

7.06 Environmental Impact

With regard to groundwater and contaminated land, the Environmental Protection Unit has not raised any objections to the proposal.

7.07 Impact on the character & appearance of the area

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

The proposal relocates the shop building from the rear of the site to the North Eastern side. It measures 10.6 m in depth by 19.65 m in width with a flat roof of 3.95 m in height and is set back 2.25 m from the front boundary and between 0.9 m and 1.4 m from the side boundary, where it slopes out towards the front. This is of a similar scale to that previously approved but has been re-positioned further away from the rear boundary and slightly closer to the side boundary. The petrol pumps with the canopy above remain centrally located. This proposal also includes the raising of the height of the canopy by 0.5 m to 5.5 m as detailed on the submitted scaled drawings. It is considered that the layout would constitute an improvement, hopefully enabling the site to be used more productively. The design and scale of the proposals are in keeping with the character of the existing unit and the wider Conservation Area. As such, the proposal complies with the requirements of

policies BE4, BE13 and BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

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

The proposed shop building will be located parallel with and set back between 0.9 m and 1.4 m from the boundary with Willow Tree House, which is in turn positioned 17.2 m from the shared boundary line. At a distance in excess of 18.1 m and with no rear windows to the building it is not considered that the proposal would result in any additional impact to the neighbouring dwelling. It is acknowledged that the building may result in some overshadowing of part of the garden to the side of the house, however the property is set in a large plot and given the well established hedgerow along the boundary it is not considered that this would result in a significant increase to that which already exists.

Concern has been raised by nearby residents with regard to the increase in noise, disturbance and light pollution, particularly in regard to the increased height of the canopy. This is an existing petrol station with shop facility, which already has 24 hour opening. The proposal would upgrade the facilities but the operation will be as existing. It is noted that the canopy will be raised by 0.5 m, however as the lighting will be under the canopy, directed downwards it is not considered that there would be a significant increase in light spill to the properties on Flag Walk, which are in excess of 25 m away. It is noted that the Environmental Protection Officer has not raised any concerns in regard to this amendment. It is therefore considered that the proposal would not result in any additional or unacceptable impact on the surrounding properties to that already in existence. As such it is not considered that there would be any unacceptable detrimental impact on amenity of neighbouring occupiers. As such the proposal complies with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and BE24 of the adopted 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

This proposal retains the existing use of the site as a service station, maintaining access into the site, fuel pumps and new forecourt shop via the existing access points. The Highways Officer has advised that the changes between the approved scheme and the amended version appear to be relatively small. There are no jet wash bays in the new scheme but a staff parking bay is added which means there will be 6 parking bays on site. The proposed changes are not considered to significantly change the highways impact of the current revised proposal from the scheme previously granted approval.

7.11 Urban design, access and security

Not applicable to this proposal.

7.12 Disabled access

Not applicable to this proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

The site is covered by TPO 20 and is also within the Eastcote Village Conservation Area. There are several high value trees on and adjacent to the site. These include several mature Ashes, several semi-mature Cedars, a mature Weeping Willow and a belt of Ash and Alder along the bank of the River Pinn. These trees significantly contribute to the arboreal character and amenity of the area; they also contribute to the local biodiversity.

The extension and re-positioning of the building Southwards would not impact the root protection area or crown of the neighbouring Willow tree and would increase the separation from the retained riverside Ash tree and improved the situation for this tree as well as others along the rear of the site. The Tree Officer has advised that they have no objections to the amended scheme. Therefore it is not considered that the proposal would have a detrimental impact on the visual amenity of the wider Conservation Area and would comply with the requirements of Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Policy BE34 advises that for development adjacent to rivers the Local Authority will seek to secure and where possible enhance the role of the river and its immediate surroundings as a wildlife corridor. The site lies partly on the edge of the flood plain and the Flood and Water Management Officer has advised that this proposal moves the staff parking into the floodplain. This increases the risks to those using the parking site and cars now placed in this high risk location and no mitigation or management provided. These alterations also appear to increase the hard surfacing on the site and therefore the run off, which will also need to be mitigated. This can be conditioned for submission if all other aspects of the proposal were considered acceptable.

7.18 Noise or Air Quality Issues

Not applicable to this proposal.

7.19 Comments on Public Consultations

The issues raised have been addressed within the report.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

The issues raised have been addressed within the report.

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 proposed alterations are not considered to be a visually harmful to the character and appearance of the street scene or the wider Conservation Area or significantly detrimental to the amenity of the nearby residents to that already approved.

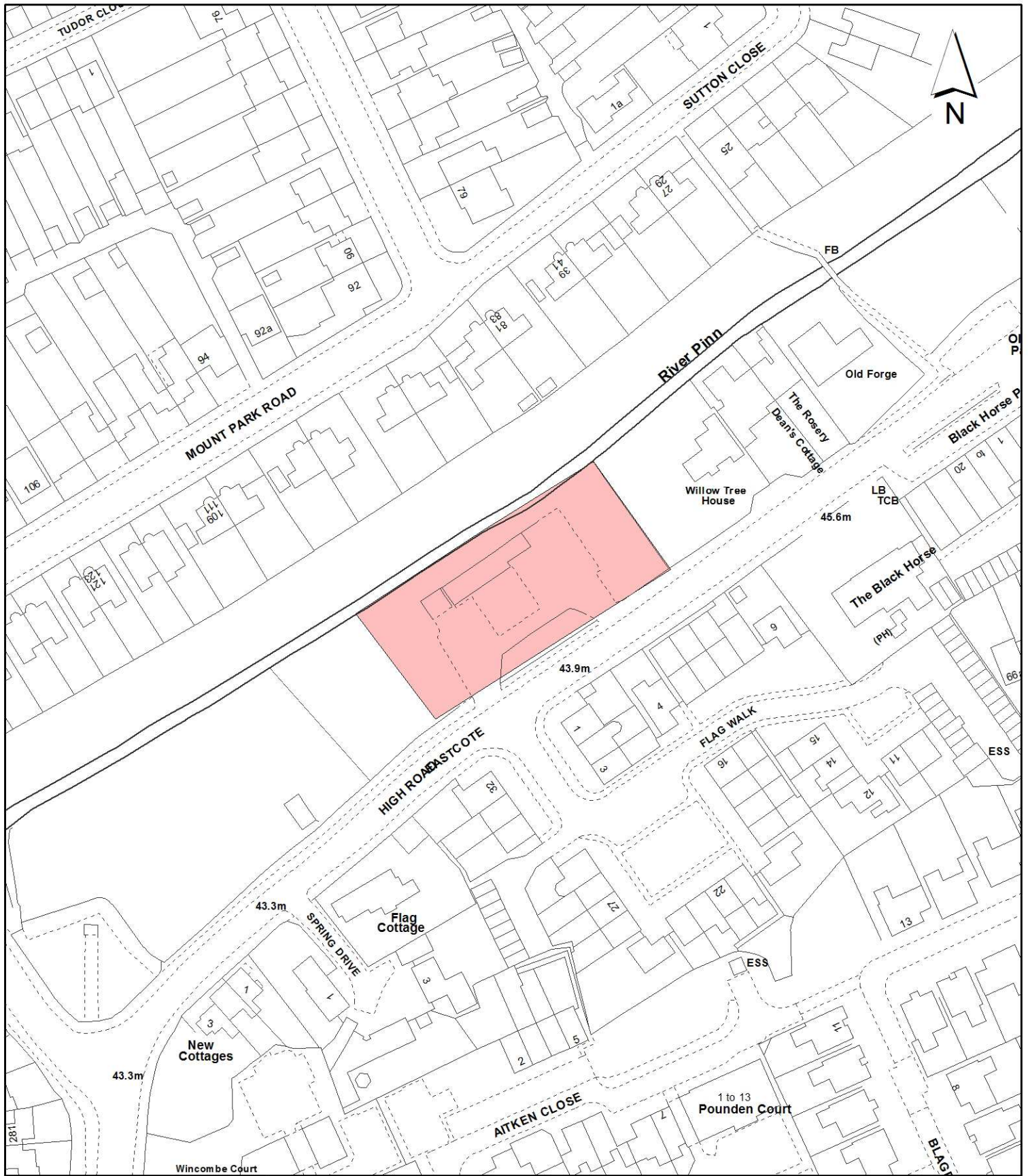
It is therefore recommended for approval.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Eastcote Motor Services

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

Planning Application Ref:
3689/APP/2016/3801

Scale:
1:1,250

Planning Committee:
North Page 29

Date:
February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 104 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retrospective)

LBH Ref Nos: 70259/APP/2016/4197

Drawing Nos: 6a
41
42
5c
40
3c

Date Plans Received: 18/11/2016 **Date(s) of Amendment(s):**

Date Application Valid: 18/11/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a detached three bedroom chalet bungalow situated on the East side of Breakspear Road South in West Ickenham, in a row of similar single storey dwellings, some of which have been altered or extended at roof level, mixed with two storey properties. It thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 104 has a mostly hard landscaped front garden providing parking space for one vehicle in addition to the attached garage. There is a covered patio area to the rear and a 33 m long back garden.

Both of the adjoining properties, Nos. 102 and 106, have been extended to the rear on the ground floor, whilst No. 102, a bungalow, has also been converted to a gable end roof with a large side dormer window.

1.2 Proposed Scheme

Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retropective)

1.3 Relevant Planning History

70259/APP/2014/3055 104 Breakspear Road South Ickenham

Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height

Decision Date: 03-11-2014

Approved

Appeal:

70259/APP/2015/3821 104 Breakspear Road South Ickenham

Application for a non-material amendment to planning permission Ref: 70259/APP/2014/3055 dated 03/11/2014 to allow for amendments to fenestration to rear at first floor level and changes from tile to render to side/rear at first floor level (Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height)

Decision Date: 10-11-2015 **Approved** **Appeal:**

Comment on Planning History

70259/APP/2014/3055 - Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height. Approved.

70259/APP/2015/3821 - Application for a non-material amendment to planning permission Ref: 70259/APP/2014/3055 dated 03/11/2014 to allow for amendments to fenestration to rear at first floor level and changes from tile to render to side/rear at first floor level (Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height). 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

4 neighbours and Ickenham Residents Association were consulted on 22.11.2016 and a site notice was displayed on 26.11.2016.

One response received, summarised below:

1. The first floor gable frontage should have been finished with small red clay hanging tiles as per the original front bay of the property, and also as detailed on the original planning application, submitted 27 August 2014. As things stand, the first floor gable frontage has been finished in white render material and, as such, is totally out of character with the surrounding dwellings in the road; all of which have hanging red tiles, as shown in the photographs taken in November 2016 and attached to this planning application. Therefore, I submit that the white render is detrimental to the appearance of the local area and should be replaced with red clay hanging tiles that are very much an established and original characteristic of the properties in this road.

2. Single Storey Extension - The plans do not indicate details regarding the materials to be used in its construction. It is my considered opinion that the materials should match that of the original dwelling, i.e. red brick, in order that the extension complements the dwelling and surrounding area.

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

A petition in support with 93 signatures has also been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

AM14 New development and car parking standards.

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 and provision of acceptable residential amenity for the application property.

The application is for the following amendments:

- The proposed single storey rear element would reduce the volume and introduce a small area of red clay tiled roof to one side elevation,
- The first floor has been painted white,
- The canopy to the front has been extended over the front porch.

The proposed alterations to the single storey rear extension, in itself, by reason of its size, proportion and position, would be a subservient feature of the extension and not have an unacceptable effect on the character and appearance of the original house. This element of the proposal would comply with section 3 of the HDAS: Residential Extensions and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS: Residential Extensions, Paragraph 8.0 states front extensions must be minor and not alter the overall appearance of the house or dominate the character of the street. The proposed front canopy extension would result in a full width extension across the front of the house, and would change the character of the property extensively. The canopy, when combined with the approved canopy, would significantly detract from the character and appearance of the existing house and the character and appearance of the streetscene. As such, the proposal would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The white painted gable on the first floor would result in the property being the only house in this part of Breakspear Road South to have a white rendered gable. This element of the proposal is considered to detract from the character of this part of the road, which is brick built. As such, the proposal would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The canopy extension and the rendering, particularly taken together are considered to have significantly altered the overall appearance of this property from the public realm.

The alterations to the rear extension are not considered to have a significant impact on visual amenity and no objection is raised to these works.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. There would be no windows to the side elevations and would therefore not overlook any neighbouring properties, thereby complying with Policy BE24. It is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance, given the detached nature of the dwelling and all of the proposals being centralised on the principal elevation.

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

A garden area in excess of 100 m² would be retained in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the Hillingdon Local Plan 2012.

The existing hardstanding frontage would provide ample parking for a minimum two cars. The application proposal would therefore be in compliance with policy AM14.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

In conclusion, the proposed amendments to planning application ref. 54228/APP/2012/1653 would detract from the approved scheme, in terms of effect on the existing house and the street scene and are therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front canopy extension, by reason of its size, scale, bulk and width, would result in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the street scene, and the character and appearance of the wider area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed white render to the first floor, would detract from the predominantly brick built houses along this part of Breakspear Road South. Therefore, the proposal would be detrimental to the architectural composition of the existing building, the street scene, and the character and appearance of the wider area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

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

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

Part 1 Policies:

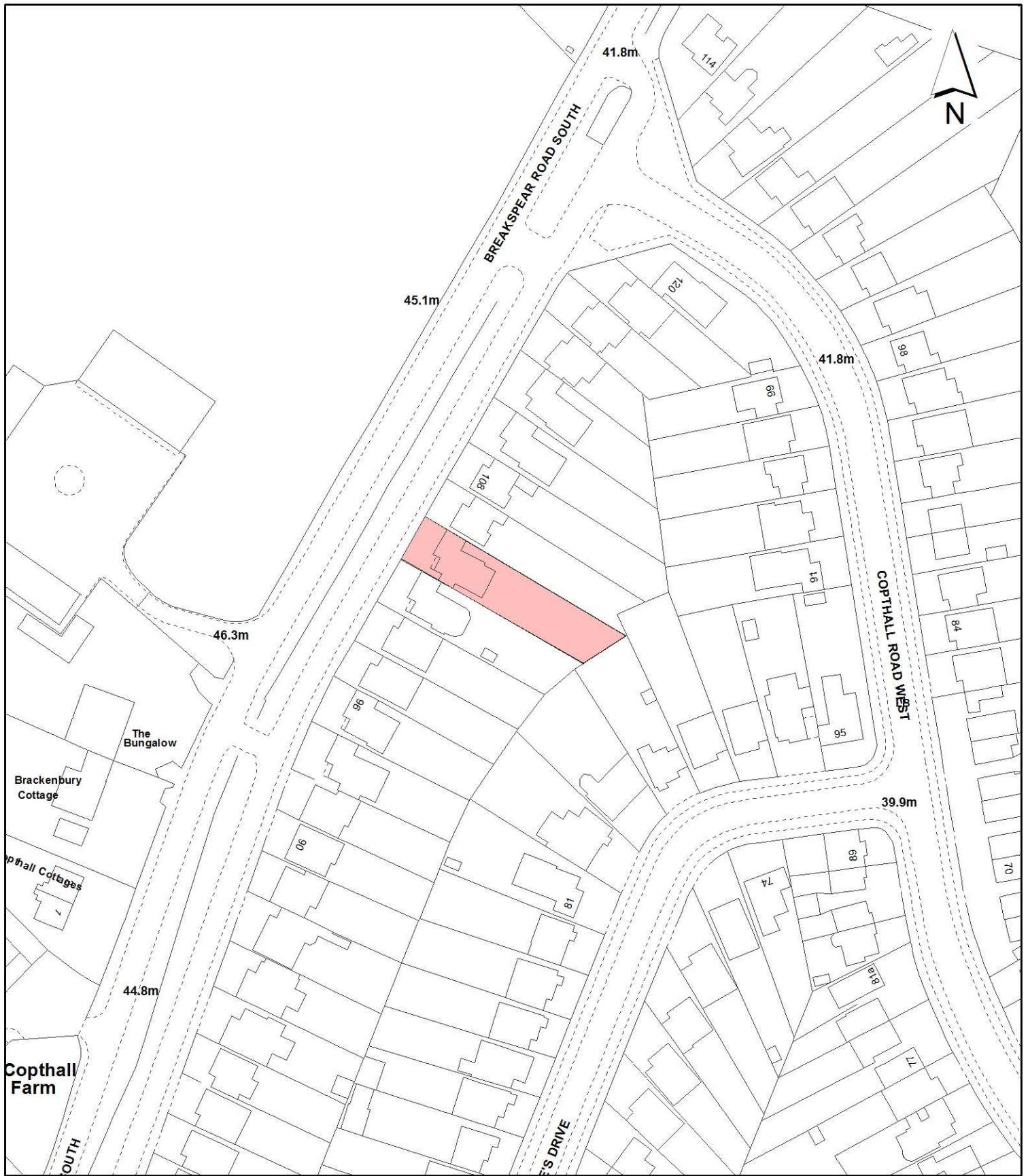
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



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 Site boundary

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Site Address:

104 Breakspear Road South

Planning Application Ref:

70259/APP/2016/4197

Planning Committee:

North Page 37

Scale:

1:1,250

Date:

February 2017

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 103 SHENLEY AVENUE RUISLIP

Development: 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front involving demolition of existing bungalow.

LBH Ref Nos: 20004/APP/2016/3968

Drawing Nos: Design and Access Statement
1646-pl-01 A
1646-pl-02
1646-ex-01
1646-os-01

Date Plans Received: 28/10/2016

Date(s) of Amendment(s): 28/10/0016

Date Application Valid: 03/11/2016

1. **SUMMARY**

The application has been referred to Committee as a result of receipt of a petition opposing the development containing twenty four signatures.

The principle of development is considered to be acceptable. It is considered that the design of the dwellings is appropriate to the character of the area. The development will deliver a suitable level of amenity for future occupiers. However, it is considered that the development will result in a material loss of amenity for the occupiers of adjoining dwellings by reason of an overbearing impact and loss of outlook. Furthermore, it is considered that the development, as currently proposed, does not deliver a safe means of provision of off-street parking through inadequate provision of crossovers. As such it has not been demonstrated that the development will not conflict with highway and pedestrian safety. As a result refusal is recommended.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development fails to provide adequate off street parking provision which meets the Council's approved parking and crossover standards to service the proposed dwellings. It is considered that the development would therefore be detrimental to public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), to Hillingdon's Adopted Parking Standards (Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed development, by virtue of the size and scale proposed and proximity to neighbouring property, is considered to harm the residential amenities of existing neighbouring occupiers of Nos 101 and 105 Shenley Avenue. In particular, the development is considered to give rise to issues in relation to over-dominance and loss of

outlook. Furthermore, it has not been demonstrated that the development would not result in a material loss of daylight and sunlight for occupiers of the adjoining dwellings. Therefore the proposal would be contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

The decision to 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 - 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.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4

In determining this application the Local Planning Authority considers that it has complied

with the requirements of paragraphs 186 and 187 of the NPPF. The Local Planning Authority encourages pre-application dialogue.

5

A revised proposal must include bin storage details so that the Council can consider whether bin storage is possible as part of any revised layout which seeks to address the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a detached bungalow. It is located on the South side of Shenley Avenue; its principal elevation faces North West. It sits between No. 105 Shenley Avenue, a linked-detached two-storey dwelling immediately to the West No. 101 Shenley Avenue, a semi-detached two-storey dwelling immediately to the East. It backs into the Ruislip Manor Sport and Social Club to the South. This comprises extensive open land with ancillary buildings further to the South. There is strong natural boundary screening between the sites.

Shenley Avenue is a mixed residential street comprising predominantly two-storey development but with some single-storey dwellings.

The site is within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal involves erection of two semi-detached 4-bedroom dwellings following the demolition of the existing single-storey dwelling.

The properties will be 4-bedroom two-storey dwellings with associated parking and amenity space. The proposal also involves the installation of 2 x vehicular crossovers to the front. Detached cycle and general storage is shown to the rear of the dwellings.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 07/11/2016 and a site notice was displayed on 10/11/2016.

By the end of the consultation period there were 8 objections and a petition received. These raised the following issues:-

- (1) Over development.
- (2) Out of keeping with the area.
- (3) Intrusive and overbearing.
- (4) Loss of outlook and daylight at the rear for both adjoining homes.
- (5) Inadequate parking/loading and turning.
- (6) Adverse impact on highway safety.
- (7) Loss of a bungalow suitable for older people.

Officer comments:- The issues raised are considered throughout the report. It is noted that it would be difficult to sustain a reason for refusal based on the loss of a bungalow. The net result of this proposal would be to increase housing supply.

Internal Consultees

Highways and Traffic - The existing property has a relatively large forecourt that can be accessed through an existing crossover located towards the boundary with no. 105 (Western boundary)

The site is located in area with PTAL equal to 3, which is considered moderate. At approximately 200 m distance from the site, the PTAL rating becomes 4. Ruislip station is at approximately 750 m and local buses can be accessed on West End Road, at approximately 450 m.

Shenley Avenue is an unclassified borough road with a speed limit of 30 mph. On-street parking is

permitted along both kerbs; however, the presence of frequent crossovers restricts the amount of kerb actually available for parking. Due to narrow carriageway width, the presence of parked cars on both sides of the road would impede the flow of traffic.

Parking and Access

Since the proposals involve the construction of 2 family sized dwellings, it is considered that a total of 4 parking spaces should be provided (2 for each dwelling). The recommended number of parking spaces is provided on the forecourt, accessed through two separate crossovers, each with a width of 4.8 m. Current standing advice regarding crossovers requires the maximum width to be 2.5 m. As a result, it is recommended that a total of 4 crossovers be provided, one for each individual parking space, separated by a pedestrian island with a minimum width of 1.2 m. The current forecourt design does not provide a clear path for pedestrian access. Pedestrian routes with a minimum clearance of 0.9 m should be identified in the design and kept clear of any obstructions.

The applicant must ensure that an unobstructed visibility above the height of 1.05 m should be maintained from the site access for vehicles at least 2.4 m in both directions along the back edge of the footway. Any fencing / hedging above 1.05 m 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 shall be submitted to the council and approved before commencement of works.

The submitted plans should show the location of the existing crossover in relation to the proposed arrangements. This is to determine whether all of part of the exiting crossover becomes redundant. If this were the case, the redundant part of the crossover would need to be converted to footway at the expenses of the applicant. If required, this should be secured though condition and / or Section 106 agreement.

Traffic Impact

In light of small scale of the development proposals, it is anticipated that trips generated by the new dwellings would not have a significant impact on local traffic operations.

Bin Store Locations

The proposed locations of bin stores need to be shown on the proposed drawings. The proposed locations need to comply with recommendations included in Building regulations 2010, Part H, Section H6, Paragraph 1.8.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (Brownfield land).

The proposed site currently comprises a detached bungalow within the developed area. This constitutes 'previously developed land'. There is a presumption expressed in the National Planning Policy Framework (NPPF) in favour of residential development on previously developed (Brownfield) land subject to other material planning considerations.

There are, in principle, no objections to the principle of development of the site, subject to all other material planning considerations being acceptable in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into

account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

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

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 56 of The National Planning Policy Framework (NPPF) (March 2012) states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 64 of the NPPF states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function 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. Policy BE13 of The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states "the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area".

Paragraph 4.37 of the HDAS Residential Layouts states: "Where parking is located to the front of the building, careful consideration must be given to the boundary treatment of the site and the retention of mature and semi-mature trees (these will need space to grow). Walls, fences and additional landscape can assist in screening car parking areas, but

the design of the boundaries should be considered carefully, in order to avoid an adverse impact on the quality of the streetscene and visual permeability into the site. Car parking at the front of buildings will not always be achievable, as a result of retaining and enhancing the local character of the area."

Paragraph 11.2 of the HDAS: Residential Extensions gives guidance on how car parking in front gardens should be approached. It states the importance of avoiding losing the feeling of enclosure and definition between pavement and private space. Under HDAS the Council would normally expect at least 25% of the front garden to be maintained for soft landscaping and planting.

This part of Shenley Avenue is mixed in character and includes both two-storey and single-storey development utilising a wide variety of design styles. This includes semi-detached, detached and terraced dwellings. The existing bungalow sits approximately 1 metre from the common boundary with No. 101 Shenley Avenue and there is a single-storey garage along the boundary with No. 105 Shenley Avenue. The proposed dwellings will be approximately 1 metre from each side boundary. They are also of similar height to the adjoining dwellings. They have a hipped roof which is a design feature of both the adjoining properties and is a characteristic design feature of many dwellings in the vicinity. They also utilise other design features associated with the local area including full height bay windows to the front. The proposed dwellings respect the front building line of the adjoining dwellings. As such, it is considered that the design is in keeping with the character and appearance of the surrounding area and its visual impact is considered to be acceptable. The proposal as submitted shows at least 25% of the frontage will be landscaped.

7.08 Impact on neighbours

Impact upon Existing Occupiers

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new buildings should not result in the loss of sunlight or loss of residential amenity.

Policy BE20 states "buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded".

Policy BE22 states "planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

Paragraph 4.9 of the HDAS Residential Layouts states, "all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. Generally 15 metres will be the minimum acceptable distance. It should be noted that the minimum 21 metres overlooking distance will still need to be complied with".

The side facing first floor windows are shown to serve bathrooms and wc's and could be conditioned as obscure glazed to ensure that there is no material loss of privacy. There would be rear facing windows, but that replicates what could be reasonably expected in a location of this nature with largely parallel dwellings fronting the street and rear gardens.

The proposed semi-detached dwellings would be within 1 metre of the common boundaries with each adjoining neighbour. They would be marginally beyond the line with the single-storey rear extension of No. 101 Shenley Avenue but would extend approximately 2 metres further back than the recently constructed single-storey rear extension to No.105 Shenley Avenue. This is 3.6 metres deep. The application was not accompanied by a daylight and sunlight assessment and it has not been demonstrated that it would not result in a material loss of daylight or sunlight to the adjoining properties given the orientation. Notwithstanding this, it is considered that a two-storey development in close proximity to the common boundaries and projecting beyond the existing rear single-storey extensions, would result in an overbearing impact on and loss of outlook for occupiers of both the adjoining properties and, as such, would constitute an un-neighbourly form of development in contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The minimum space requires a 6 person 4-bedroom two storey dwelling to provide 106 square metres of floor area to include 3.0 square metres of built in storage. The proposal involves floorspace for each dwelling which significantly exceeds this requirement and would exceed 3.0 square metres of built in storage space.

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

As such it is considered that the proposal would provide an indoor living area of an appropriate size for the occupiers of the two proposed dwellings. The proposal would therefore provide an acceptable level of living accommodation for future occupiers and accords with the Housing Standards Minor Alterations to The London Plan (March 2016).

Outdoor Amenity Space:

The SPD HDAS: Residential Layouts includes in paragraph 4.15 minimum amenity space standards for private amenity space. For a 4 bedroom dwelling it states that this should be provided with at least 100 square metres of private amenity space. The submitted drawings show that each of the proposed dwellings will be provided with a private amenity space of over 150 square metres which would exceed the Council's minimum standard. The proposal therefore provides amenity space of sufficient size and quality commensurate to the size and layout of the dwellings. As such the proposal would provide a an appropriate level of amenity for future residents in accordance with Policy BE23 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

In conclusion, the development provides an appropriate level of living accommodation for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

Reference is made to Highways Officers comments elsewhere in the report.

7.11 Urban design, access and security

A Secured by Design condition could be applied if permission was granted. Other issues of urban design are dealt with throughout the report

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and both the front and rear gardens are of little landscape merit. In this respect, the application is considered acceptable in accordance with Policy BE38 of the Local Plan.

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

Neighbours were notified on 07/11/2016 and a site notice was displayed on 10/11/2016.

The issues raised have been dealt with within the report.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Community Infrastructure Levy:

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. 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.

The proposal produces a net increase of 115 square metres. The proposal would attract a CIL Liability of:

Hillingdon CIL £10,925
Mayoral CIL £4,925
Total CIL £14,950

Affordable housing:

The application is below the threshold at which affordable housing should be sought under Policy 3A.10 of the London Plan and the Council's adopted Planning Obligations SPD, nor is it considered that a higher level of development could be achieved on this site.

Accordingly, the proposal does not give rise to the need for affordable housing provision for a development of this size and consideration of these matters is not necessary.

Drainage:

The application site is not located in an area with an identified risk of flooding and no issues regarding flooding have been identified, however Policy OE8 of the UDP and Policy 4A.14 of the London Plan still require that developments seek to reduce surface water run-off and reduce the risk of flooding elsewhere. No details are provided and a condition is recommended if permission were granted.

Noise:

It is not considered that the provision of residential units on this site will lead to significant noise.

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

Whilst there is no objection to the principle of residential redevelopment of this site, it is considered that the development as proposed will result in a material loss of amenity for the occupiers of adjoining dwellings by reason of an overbearing impact and loss of outlook. Furthermore, it is considered that the development, as currently proposed, does not deliver a safe means of provision of off-street parking which will not conflict with highway and pedestrian safety. As a result of amendments sought by the Highways Officer, in terms of car parking and access arrangements and need for bin stores, it has not been demonstrated that the site can be developed without harm to the street scene. As a result, refusal is recommended.

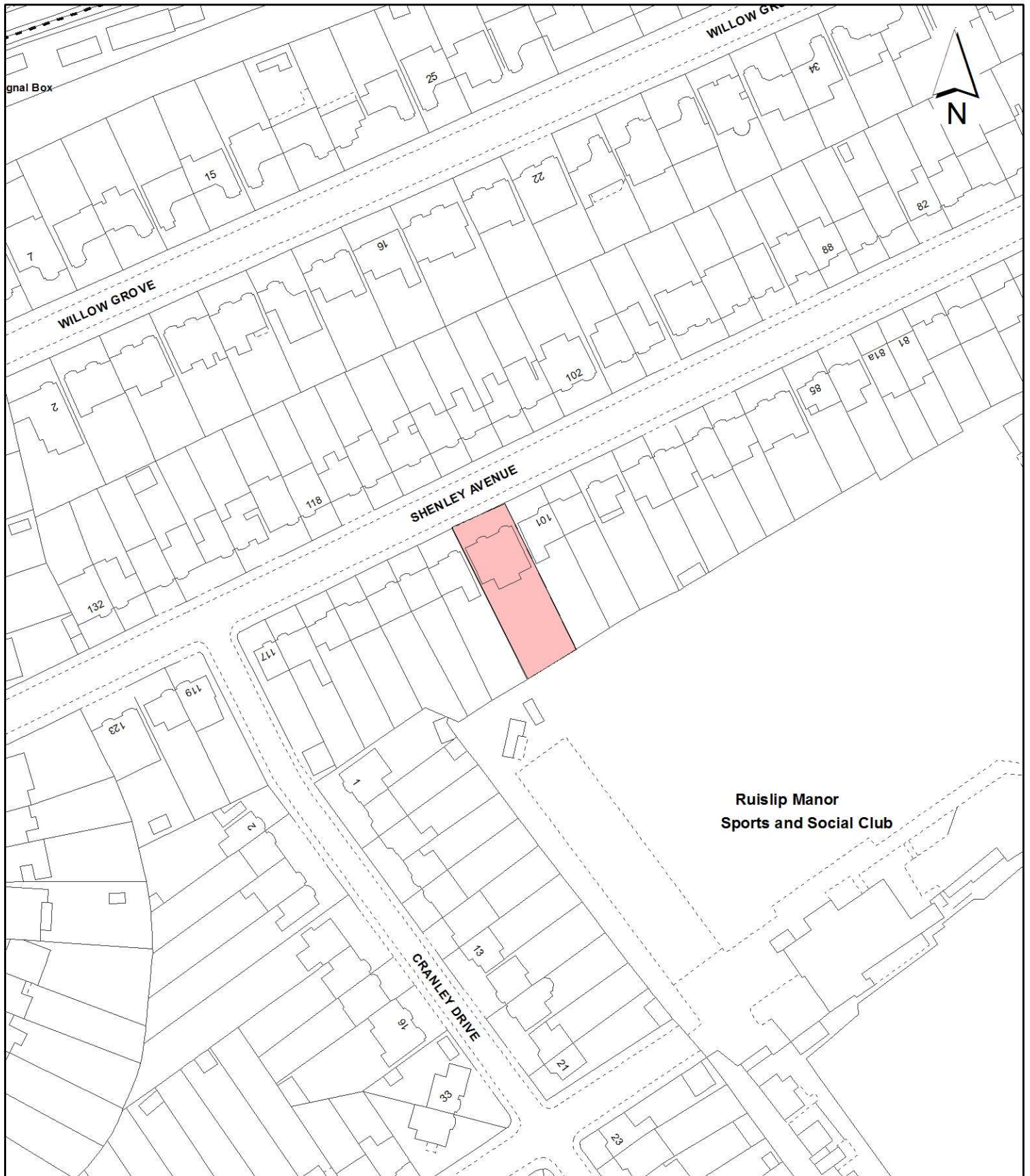
11. Reference Documents

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

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

103 Shenley Avenue

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

Planning Application Ref:
20004/APP/2016/3968

Scale:
1:1,250

Planning Committee:
North Page 51

Date:
February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

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

LBH Ref Nos: 70377/APP/2016/4221

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

Date Plans Received: 21/11/2016 **Date(s) of Amendment(s):**

Date Application Valid: 22/11/2016

1. **SUMMARY**

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

The proposed dwelling is considered acceptable in design terms and would respect the architectural character of the street scene and the wider Area of Special Local Character. It is not considered that the proposal would have a significant impact on the amenity of the neighbouring properties and would provide adequate, living and amenity space as well as parking provision.

It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **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 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1251/P/1;1251/P/2; 1251/P/3; 1251/P/4 and 1251/P/5, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 2 and 6 Woodside Road.

REASON

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

5 RES13 Obscure Glazing

The windows facing 2 and 6 Woodside Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

7 RES6 Levels

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

carried out other than in accordance with the approved details.

REASON

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

8 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 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. Such fencing should be a minimum height of 1.5 metres.

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;

- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

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

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

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts
 - 2.c Hard Surfacing Materials
- 3. Schedule for Implementation
- 4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

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

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 147 **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).

3 115 **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.

4 15 **Party Walls**

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

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

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

5

Notwithstanding the submitted detail, the Local Planning Authority will expect a significant reduction in the amount of hardstanding shown on the submitted site plan when it comes to the submission of a landscaping scheme pursuant to condition 10 of this decision.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an area of open land situated on the Eastern side of Woodside Road and was formerly an area of garden attached to no. 2. The land is landscaped and well maintained, enclosed on three sides by mature well established hedgerows and partitioned from no. 2 by a closeboard fence.

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

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

3.2 Proposed Scheme

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

It is noted that the proposal also includes a cinema room (13.3 sqm) and en-suite shower room within the loft space, which would be capable of use as an additional bedroom. Therefore for the purposes of the evaluation of this application, this is assessed as a 4 bed property.

3.3 Relevant Planning History

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

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

Decision: 18-02-2016 Refused **Appeal:** 20-07-2016 Dismissed

70377/APP/2016/3210 Land Between 2 & 6 Woodside Road Northwood

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

Decision: 16-11-2016 Withdrawn

70377/PRC/2014/107 Land Between 2 & 6 Woodside Road Northwood

Proposed detached part single, part two storey dwelling house

Decision: 20-02-2015 NO

Comment on Relevant Planning History

70377/APP/2016/3210 - Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front (withdrawn)

70377/APP/2016/3826 - Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front (refused, dismissed at appeal)

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

The previously decided application was refused on the scale and design of the proposed dwelling being an unsympathetic form of development which was out of keeping with the ASLC. This was endorsed by the Planning Inspector.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

BE5 New development within areas of special local character

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

H5 Dwellings suitable for large families

OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbours were consulted for a period of 21 days expiring on the 19 December 2016. A site notice was also erected on the site gates to the front, expiring on 28 December 2016.

There were 27 responses to the consultation raising the following issues:

- Contrary to a number of policies.
- Set a precedent for other areas to be developed.
- Further development of the estate would increase traffic and lead to congestion.
- Out of keeping with the Area of Special Local Character.
- The plot is a lot smaller than the surrounding properties.
- Hardly any parking for a 5 bed property.
- Garden development contrary to policy.
- Forward of the established building line.
- Too close to the boundaries.
- The applicant has illegally cut down a tree and concreted over the site.
- Design of the building too large and inappropriate.
- Loss of privacy.
- Loss of light.
- The footprint is bigger than the first application.
- The size of the plot has been exaggerated on the northern boundary.
- Does not meet the 1.5 m boundary rule.
- Should comply with 25% greenery on the frontage.
- Can barely accommodate 2 cars.
- Overdevelopment.
- A lot of local opposition to the development.
- Does not reflect the materials, design features and architectural style predominant in the area.
- No. 6 will be totally hemmed in by the extension to no. 8 and this proposed building.
- The boundary drawn on the plans is inaccurate and would not be set back 1.5 m from the boundary as a result.

Two petitions against the proposal have been submitted. One with 88 signatures on behalf of the Gateshill Residents Association and the other with 149 signatories, which was accompanied by a report also detailing the following issues:

- This is the third application for this site, the previous two having been refused as contrary to policy
- This is formally the back garden of no. 2
- This application is no different to the previous submissions
- Visually unsympathetic
- Breaches the front building line
- Out of keeping with the Gateshill Farm Estate ASLC
- Contrary to policy
- Plot narrower than others on the estate
- Set a precedent
- Incorrectly stating the boundary position with no.6 to maximise the plot
- Over development
- Back garden tiny and out of keeping with the Gateshill Farm Estate
- Loss of light to neighbouring properties
- Loss of privacy
- Unacceptable sense of enclosure to the rear if no. 6
- Loss of back garden to no. 2
- Fence between no. 2 and the application site is contrary to policy
- Proposal fails to maintain 1.5 m gap to the boundary
- Does not comply with lifetime homes
- applicant has already removed all the shrubs, grass , trees/hedges to the front and there is no mention of replacing TPO 99
- The CIL form is for a 'self building'. The developer and his wife have actively self built and extended 47 Nicholas Way (permission granted Jan 2012, sold June 2014) and 11 The Broadway (permission granted Nov 2015, sold July 2016)

Officer response: The issues raised are duly noted. Issues relating to site ownership are not material planning considerations in the assessment of a proposal. Notwithstanding the details submitted advising the inaccuracies of the boundary details, the agent has responded to advise that they have reviewed the details and can confirm they have been to site several times to take accurate measurements within the plot to all boundaries, so the plans put forward by 'DDA' are accurate and the distances from the proposed dwelling to the boundaries are correct and comply with policy. If planning approval was granted, a legal site reconciliation plan will be carried out to ensure that boundary locations on site are correct in respect to legal ownership, & distances from the proposed dwelling to all boundaries comply. Any approval would be conditioned to require the proposal to be built in accordance with the approved plans, which would require the correct set in from the boundary as shown. Failure to do so would probably effectively invalidate any permission. The CIL form matter has been subject to separate correspondence with the applicant's agent (no CIL exemption will be applied). All other issues are addressed in the report.

Gateshill Residents Association - We object to the proposal and support the letter of 18 December 2016 from Christine Turnbull. There has been very little back garden development within the estate and new development has adhered to the established building lines. This development is in conflict with these principles and detracts from the appearance of the road. The small wedge shaped site is less than other properties in the road and development would be contrary to policy. The development would be excessively dense with virtually all the front garden as parking. Historically this was garden for no. 2 and would be unacceptable back garden development. The proposal is contrary to policy. We wish to emphasise the previous comment by the Committee Chairman that no applicant should seek to assume pre-application discussions should immediately set the conditions for consideration of the application itself. These are naturally "office bound" possibly with an officer who does not know the site. The claim that the principle of a dwelling on this site must be acceptable is incorrect. All applications have incorporated five rooms at first and second floor to be used as bedrooms; the

applications have been misleadingly described. The substantial additions to no. 2 mean it is too large for the resultant site without this garden area.

Northwood Residents Association - We endorse the comments made in the letter 18 December 2016 from Christine Turnbull.

Northwood Hills Residents Association - This is the third application on this site, which varies little from the previous proposals. Contrary to policy, garden development. In reality a 5 bed house as the study and cinema could be classed as bedrooms. Breaches the building line.

Internal Consultees

Highways - Two parking spaces are provided. No objections are raised

Conservation and Urban Design - This plot, which is actually the 'back' garden of No. 2 Woodside Road, has recently been the subject of an application for a new house. This was withdrawn following negotiation to ensure that it was set back on the building line, was of a vernacular style, though more muted than originally designed and of simpler plan, with the removal of the single storey ground floor side element.

The scheme has been much improved and it is now considered to respect the line of the adjacent and corner buildings between which it would sit. There is a concern that the front 'garden' appears to be largely paved, a factor resulting from the narrow plot width, but this could be remedied through a landscaping condition. Acceptable.

Trees/Landscaping - The site is covered by TPO 99. However, no protected trees remain on site. The site lies within the locally listed Gatehill ASLC.

Much of the front hedge will be removed to accommodate the development (site access and storage). hedges to the side will be retained - if adequately protected during construction. The fruit trees to the rear will be retained- subject to details.

The site layout plan indicates an excessive area of hardstanding in the front garden which will be detrimental to the character and appearance of the ASLC. - Hillingdon's design guidance suggests that at least 25% of front garden space should be retained as soft landscape. If the application is recommended for approval, the car park area will have to be reduced in size and landscape conditions will be required to ensure that the scheme preserves and enhances the character and appearance of the area. No objection subject to the reduction of the area of hard standing in the front and conditions for the submission of details for the levels, landscaping, trees to be retained and tree protection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

The previous appeal decision was dismissed it should be stressed solely because the

dwelling proposed was considered to have a design that was not acceptable. The Inspector did not object in principle to a dwelling on the site. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

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

7.02 Density of the proposed development

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

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

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character.

The Gatehill Farm Estate was originally built during the inter-war period, in the early 1920s. The sales brochure stated that spacious and gracious were obvious characteristics of the area. The estate evolved in an irregular way according to when the plots were bought and it is noted that there are a number of instances of missing house numbers. The houses were individually designed to harmonise with their environment and to provide an interesting variation of style. Therefore the addition of a new property would need to respect the established character of the area.

The proposed dwelling measures 8.5 m in width by a maximum of 12.75 m in depth and has a maximum height of 8.6 m. This includes two storey projections to the front and rear with additional single storey elements to the front and rear. The street scene is characterised by attractive, good quality, plain neo vernacular style houses, set in large, mature and well treed gardens with deep grass verges and, often good quality front hedges.

The Conservation Officer has advised that this proposal has been negotiated to ensure that the main wall of the front elevation was set back on the building line, was of a vernacular style, though more muted than originally designed and of simpler plan, with the removal of the single storey ground floor side element.

The scheme has been much improved and it is now considered to respect the line of the adjacent and corner buildings between which it would sit. There is a concern that the front

'garden' appears to be largely paved, a factor resulting from the narrow plot width, but this could be remedied through a landscaping condition. As such it is considered that the proposed dwelling would respect the architectural character and appearance of the Gate Hill Estate ASLC and would comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.07 Impact on the character & appearance of the area

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

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey and two and a half storey properties, many of which have been extended. Concern has been raised over the width of the plot, which is narrower than many on the Gatehill Estate. It is acknowledged that the plot does narrow to the rear to a maximum width of 9.2 m, however as viewed from the front the plot has a width of 15.2 m, which is comparable with other plots in the street, including no. 3 and 5 opposite, which measure 15 m and 16 m respectively. The proposed dwelling has been reduced in scale to the previous submissions and the design amended to respect the local character. The proposed dwelling is set back from the side boundaries by 1.5 m to maintain the visual gap between the houses. The Conservation Officer has advised that the revised scheme is acceptable. As such in terms of design the proposal is considered to be in keeping with the character and appearance of the street scene and surrounding Area of Special Local Character and that its visual impact is acceptable. Therefore the proposal complies with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

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

It is noted that concern was raised over the position of the boundary as shown on the submitted plans, suggesting that the boundary of the site had been moved further North. Officers have no evidence to suggest the plans are incorrect. Any approval would have to be carried out in complete accordance with the approved plans. Inability to do so due to errors in the plans would render any approval invalid. However particular regard is paid to the distances between the existing dwelling and the proposed dwelling as a gauge for adequate separation.

The proposed dwelling is set parallel to no. 2 and at an angle with no. 6. The rear wall of the proposed dwelling is set back very slightly from the line of the rear of no. 6 with the single storey projection of 1 m in depth set back 1.5 m from the shared boundary and 2.5m from the side wall of the neighbouring property. The two storey rear projection is 2 m in depth and set back 5 m from the neighbouring boundary. At the front the properties are set 4.75 m apart. It is noted that there are windows on the side elevation of no. 6 facing the application site and these include 2 at ground floor, 2 at first floor and 1 serving the loft space; however these are all secondary windows, serving the lounge and dining room at ground floor level; two bedrooms at the first floor and a games room in the loft space. The only windows proposed in the new dwelling on the side elevation facing no.6 serve a bathroom and a secondary window to the kitchen, which could be conditioned to be obscure glazed and fixed shut below 1.8 m. The proposal does not compromise the 45 degree line of sight from the first floor rear windows.

To the South the two storey rear projection of the proposed dwelling is slightly deeper than the rear of the main dwelling of no. 2 but set back from the rear of the single storey side and rear extensions. It is set back 1.5 m from the boundary and 2.5 m from the side wall of the single storey element. It is noted there are windows on the side elevation of no. 2 facing the application site. The first floor windows are set back 7.2 m from the proposed flank wall of the new dwelling; however the ground floor window, although not significantly impacted by the proposed dwelling, now faces a 1.8 m high boundary fence set 1 m away. Plans for the approved alterations to no. 2 under application 46761/APP/2016/1533 indicate the window serves a reception area. There is a garage to the front and there are additional windows to the rear. The proposed side windows facing no.2 are all secondary windows or serve bathrooms or the stairs and can be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy to 7 Gatehill Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 14.5 m away from and at right angles to that dwelling. It is further noted that this dwelling has an existing single storey extension with the windows facing towards the boundary with no. 9. The nearest first floor windows serve a dressing room and a bathroom. Given the degree of separation and the orientation of the dwelling, it is not considered that the proposed dwelling increases overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

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

7.09 Living conditions for future occupiers

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

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

approximately 186.50 sqm is in excess of the minimum requirements and therefore is considered acceptable.

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

The proposal provides approximately 120 sqm of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwelling is served by two parking spaces to the front in line with adopted standards. The Highway Officer has advised that the proposal would be acceptable and such would comply with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012)

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.14 Trees, Landscaping and Ecology

Although the site is covered by TPO 99, no protected trees remain on the site and there are none which merit a protection order. The plans indicate the retention of the north boundary hedge and the fruit trees to the rear. The Tree Officer has advised that the site layout plan indicates an excessive area of hardstanding in the front garden which will be detrimental to the character and appearance of the ASLC. - Hillingdon's design guidance suggests that at least 25% of front garden space should be retained as soft landscape. If the application is recommended for approval, the car park area will have to be reduced in size and landscape conditions will be required to ensure that the scheme preserves and enhances the character and appearance of the area.

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

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

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

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

10. CONCLUSION

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

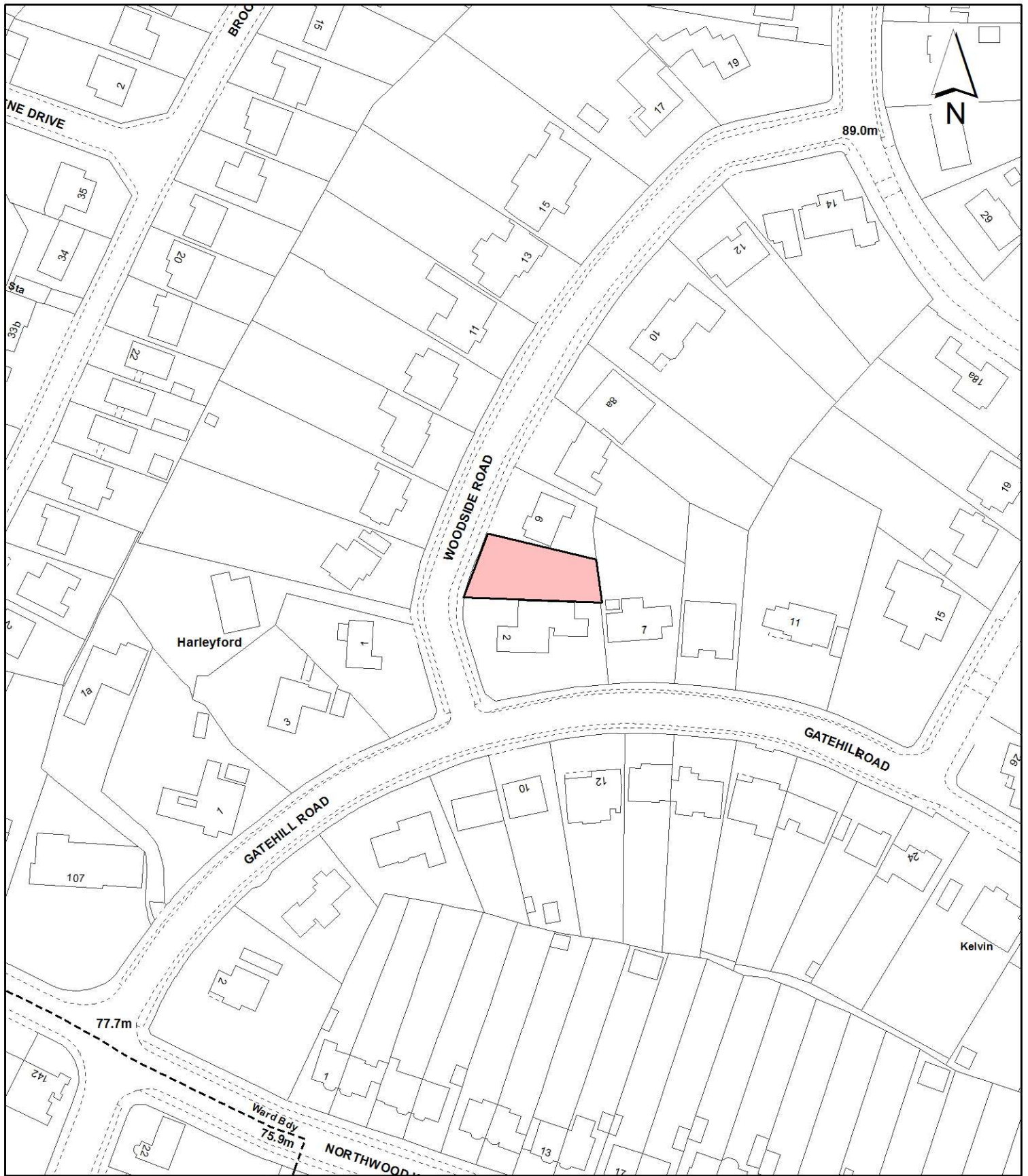
The proposed dwelling is considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Land Between 2 & 6 Woodside Road

Planning Application Ref:

70377/APP/2016/4221

Planning Committee:

North Page 69

Scale:

1:1,250

Date:

February 2017

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 BISHOP RAMSEY C OF E SCHOOL WARRENDER WAY RUISLIP

Development: Variation of condition 3 of planning permission ref: 19731/APP/2008/2153 dated 26/11/08 (New Multi-Use Games Area and associated works) to allow the Multi-Use Games Area to be used until 9pm Monday to Friday.

LBH Ref Nos: 19731/APP/2017/66

Drawing Nos: Covering Letter (Ref: LT/JE/3113)

Date Plans Received: 05/01/2017 **Date(s) of Amendment(s):**

Date Application Valid: 09/01/2017

1. SUMMARY

Planning permission (ref: 19731/APP/2008/2153) was granted, at the Council's North Planning Committee in November 2008, for the creation of a Multi-Use Games Area (MUGA) and associated works at Bishop Ramsey Church of England School in Eastcote.

Condition 3 of that consent restricted the use of the MUGA to use between 0900 hours and 1800 hours Mondays to Saturdays and at no time on Sundays and Public Holidays,

This application seeks to vary that permission to allow longer hours of use on weekdays. The application form states:

"We request that this condition be amended to allow the school a greater opportunity to let the MUGA facilities out for the benefit of the wider community. The current provision restricts the use to between 0900 and 1800 Mondays to Saturdays and at no time on Sundays and Public Holidays; we are requesting an increase of 3 hours in the evenings from Monday to Friday only.

We request the following amendment: "Unless otherwise agreed in writing by the Local Planning Authority, the multi use games area hereby approved shall only be used between the hours of 0900 and 2100 Monday to Friday, 0900 to 1800 on Saturdays and at no time on Sundays and Public Holidays." This is to facilitate community use between the hours of 1700 to 2100 Monday to Friday during term time, 0900 to 1800 on Saturdays during term time, 0900 to 2100 Monday to Friday during school holidays and 0900 to 1800 on Saturdays during school holidays."

No other information has been provided in support of the application.

Condition 2 of the planning permission, a requirement of Sport England at that time, required the submission of a community use scheme. However, condition 4 of the planning permission confirms that, except as provided for in the community use agreement, the MUGA "shall be used solely by pupils and staff of the school and visiting teams thereto and shall not be hired out for use by any other persons or organisations."

The approved Community Use Scheme confirms hours of use would be as per those stipulated by condition 3 and so, in reality, notwithstanding the requirements of condition 2, current community use of the MUGA is nevertheless likely to be limited. Despite the

applicant's assertion that longer hours of use are required to facilitate community use during weekday evenings, the variation of condition 4, which directly conflicts with this, has not been sought. Accordingly, if the requested longer hours of use were allowed, this could only facilitate greater use by staff and pupils.

Residents have raised significant concern regarding numerous issues but particularly those relating to traffic, parking and noise. In this respect, planning application ref: 19731/APP/2015/47, which sought both the installation of six floodlighting columns around the pitch and also an extension to the hours and days of use, relevant. Whilst that application was withdrawn by the application prior to any formal determination, the officer's report to Committee was published and made publicly available and, accordingly, some limited weight must be attached to it.

That application had been recommended for refusal. Issues relating to the impact of the floodlighting aside, concerns were also raised over traffic, parking and noise, and it was felt that a general lack of information had been provided to demonstrate that those matters could be satisfactorily addressed.

Other than a statement within the application form, quoted above, no other information has been provided in support of the current application. Accordingly, the applicant has failed to address those concerns relating to traffic, parking and noise, which were highlighted in the earlier 2015 application.

The applicant has failed to demonstrate that the development would not result in an unacceptable impact on the local highway network or on residential amenity. It is therefore considered that the application fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, BE19, OE1 and OE3 of the of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policy 3.19 and, accordingly, refusal is recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Insufficient details and information has been provided regarding the level of traffic and parking demands likely to be generated by the proposal. It has not therefore been demonstrated that the use of the proposed facilities would not adversely impact on highway and pedestrian safety. With respect to parking demand the Local Planning Authority is concerned regarding overspill parking affecting adjacent residential areas. As such the proposal is contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

Insufficient information has been provided to demonstrate how the extension of opening hours for the multi-use games area would impact on the amenity of neighbouring residential properties in terms of noise pollution. As such the proposal is deemed contrary to Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.15 of the London Plan (2016).

3 NON2 Non Standard reason for refusal

The introduction of extended hours of use to facilitate outdoor sports, with associated noise pollution, is considered likely to have a detrimental impact on the character of the locality. In particular it is considered that there would be an urbanising effect of the adjoining parkland and residential neighbourhood. The proposal is therefore deemed

contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.4 of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE19	New development must improve or complement the character of the area.
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
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.19	(2016) Sports Facilities
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

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

Bishop Ramsey Church of England School occupies an approximately 3.6 hectare

irregularly shaped plot located at the eastern end of Warrender Way in Ruislip. The site accommodates several school buildings of up to three-storeys in height, playing fields, hard and soft landscaping, car parking, and associated facilities.

A 37m wide by 65m long Multi-Use Games Area (MUGA), enclosed with 3m high metal fencing and marked out for various sports, including tennis, netball and football, is located to the rear (south) of the school buildings.

The site is bounded to the north by Highgrove Pool; to the east by Warrender Park; to the south by a narrow strip of public open space, beyond which are residential properties; and to the east by a narrow footpath, beyond which are residential properties.

The main vehicular access to the site is via Hume Way, through the Highgrove Swimming Pool Car Park. Pedestrian access and service vehicle access is available via Warrender Way.

The school site falls within the developed area as designated in the Hillingdon Local Plan. Warrender Park, to the east, is designated as a Nature Reserve and Nature Conservation Site of Borough Grade II or Local Importance.

3.2 Proposed Scheme

Planning permission (ref: 19731/APP/2008/2153) was granted on 26/11/08 for the creation of a Multi-Use Games Area (MUGA) and associated works at Bishop Ramsey Church of England School in Eastcote. Condition 3 of that consent states:

"Unless otherwise agreed in writing with the Local Planning Authority, the multi use games area hereby approved shall only be used between the hours of 0900 and 1800 Mondays to Saturdays and at no time on Sundays and Public Holidays.

Reason: To ensure that the amenity of the occupiers of nearby residential properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007."

This application seeks the variation of the condition as follows, to allow an additional three hours of use during weekday evenings:

"Unless otherwise agreed in writing by the Local Planning Authority, the multi use games area hereby approved shall only be used between the hours of 0900 and 2100 Monday to Friday, 0900 to 1800 on Saturdays and at no time on Sundays and Public Holidays."

The applicant has advised that the variation in hours is required to facilitate community use

3.3 Relevant Planning History

19731/APP/2006/2811 Bishop Ramsey Church Of England School Hume Way, Ruislip
AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, N PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.

Decision: 18-05-2007 Approved

19731/APP/2007/3607 Bishop Ramsey C Of E School (Lower Site) Eastcote Road, Ruislip
RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) IN COMPLIANCE WITH CONDITION 2, TOGETHER WITH DETAILS OF NOI MITIGATION MEASURES, CONSTRUCTION METHOD STATEMENT, ON-SITE ENERGY GENERATION AND WASTE MANAGEMENT, UNITS TO LIFETIME HOMES AND WHEELCHAIR STANDARD AND SUSTAINABLE DRAINAGE TECHNIQUES IN COMPLIANCE WITH CONDITIONS 7, 8, 9, 10 AND 19 OF OUTLINE PLANNING PERMISSION REF. 19731/APP/2007/3690 DATED 13/05/2008: REDEVELOPMENT OF SITE TO PROVIDE 35 RESIDENTIAL UNITS.

Decision: 13-05-2008 Approved

19731/APP/2008/2153 Bishop Ramsey Church Of England School Warrender Way Ruislip
NEW MULTI USE GAMES AREA & ASSOCIATED WORKS

Decision: 26-11-2008 Approved

19731/APP/2009/1032 Former Bishop Ramsey School Eastcote Road, Ruislip
Installation of metal gates to front entrance (Application for a Certificate of Lawfulness for a proposed use or development).

Decision: 08-07-2009 Refused

19731/APP/2009/1663 Former Bishop Ramsey School Eastcote Road Ruislip
Installation of electric vehicular / pedestrian gates to front entrance.

Decision: 25-09-2009 Approved

19731/APP/2013/1285 Bishop Ramsey Church Of England School Warrender Way Ruislip
Single storey detached outbuilding to rear for use as storage

Decision: 22-07-2013 Approved

19731/APP/2013/1292 Bishop Ramsey C Of E School Hume Way Ruislip
Variation of condition 4 (hours of use of gate to Warrender Way) of planning permission ref. 19731/APP/2006/2811 (Amalgamation of upper and lower school sites to create one school campus. Redevelopment of upper school site including demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume Way and playground/sports facilities).

Decision: 27-11-2013 Approved

19731/APP/2013/1476 Bishop Ramsey C Of E School Hume Way Ruislip
Single storey extension and alterations/refurbishment to existing sports hall changing and shower facilities.

Decision: 02-08-2013 Approved

19731/APP/2015/286 Bishop Ramsey C Of E School Warrender Way Ruislip
Single storey extension to north side and single storey extension to west side of existing sports hall

Decision: 24-03-2015 Approved

19731/APP/2015/47 Bishop Ramsey C Of E School Hume Way Ruislip
Installation of 6 floodlight columns (12m high) located evenly around the external perimeter of the Multi Use Games Area.

Decision: 02-03-2015 Withdrawn

19731/APP/2016/1982 Bishop Ramsey C Of E School Warrender Way Ruislip
Details pursuant to conditions 4 (arboricultural assessment), 5 (levels), 6 (tree protection) and 7 (green screen) of planning permission ref: 19731/APP/2015/286 dated 25/03/15 (Single storey extension to north side and single storey extension to west side of existing sports hall).

Decision: 14-07-2016 Approved

19731/APP/2016/2148 Bishop Ramsey C Of E School Hume Way Ruislip
Variation of condition 4 of planning permission ref: 19731/APP/2013/1292 dated 18/12/2006 (amalgamation of upper and lower school sites to create one school campus and redevelopment of upper school site to include demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume Way at playgrounds/sports facilities) to allow use of the Warrender Way pedestrian access for general pedestrian use between 0800 and 1430 on Saturdays and between 1800 and 2130 on school days, for a temporary period of 4 months between 30/06/2016 to 02/11/2016, to facilitate construction of a sports hall extension.

Decision: 03-08-2016 Approved

19731/APP/2016/2349 Bishop Ramsey C Of E School Warrender Way Ruislip
Details pursuant to condition 2 (Community Use Scheme) of planning permission ref: 19731/APP/2008/2153 dated 26/11/2008 (New Multi-Use Games Area & associated works).

Decision: 11-08-2016 Approved

Comment on Relevant Planning History

The site has an extensive planning history, as summarised above. That most relevant to this scheme is discussed in more detail below:

Planning permission (ref. 19731/APP/2006/2811) was granted on 18/05/07 for the amalgamation of the upper and lower school sites to create one school campus at Bishop

Ramsey Church of England School in Ruislip. The scheme included the redevelopment of the upper school site, comprising the demolition and/or refurbishment of existing buildings, erection of new school buildings, creation of new car parking areas, access provision and playgrounds/sports facilities.

Planning permission (ref: 19731/APP/2008/2153) was granted on 26/11/08 for the provision of a Multi-Use Games Area and associated works at the site. Conditions 2, 3 and 4 of that consent are relevant to this current application:

Condition 2: The development hereby approved shall not be brought into use until a community use scheme for the development has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall include details of pricing policy, hours of use, access and parking arrangements by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of the development.

REASON: To ensure that the proposed development maximises use of the existing school playing field in accordance with Policy R4 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

Condition 3: Unless otherwise agreed in writing with the Local Planning Authority, the multi use games area hereby approved shall only be used between the hours of 0900 and 1800 Mondays to Saturdays and at no time on Sundays and Public Holidays.

REASON: To ensure that the amenity of the occupiers of nearby residential properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

Condition 4: Except as provided for in the community use agreement approved pursuant to condition 2 of this planning permission, the multi use games area hereby approved shall be used solely by pupils and staff of the school and visiting teams thereto and shall not be hired out for use by any other persons or organisations.

REASON: To ensure that the proposed development does not result in additional vehicular traffic to the site during school hours in the interests of highway safety and residential amenity and to accord with Policies BE19 and AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

Approval (ref: 19731/APP/2016/2349) was granted for the discharge of condition 2 on 11/08/16. The approved Community Use Agreement confirms that, in compliance with condition 3 and to avoid conflict with school activities, community use would only be allowed during the hours of 1700 - 1800 Monday to Friday and 0900 - 1800 on Saturdays during term time and 0900 -1800 Monday to Saturday during school holidays. It confirms that the MUGA's capacity allows for 4 Tennis Courts or 3 Netball Courts and that users can hire the whole, half or a third of the area.

An application (ref: 19731/APP/2015/47) was submitted during 2015 for the installation of six floodlighting columns to the MUGA. The officers report written at that time advised:

"It should be noted that in addition to the construction of the floodlighting this proposal seeks to extend the hours of use of the MUGA as controlled by planning condition No. 3 of the original planning consent (ref. 19731/APP/2008/2153). The proposed hours of use are

0830 to 2100 Monday to Friday, 0900 to 1800 Saturdays, 0900 to 1600 Sundays and to remain closed on Bank Holidays (the application form groups Sundays and Bank Holidays together but the applicant has confirmed by email on the 06/02/15 that no opening is proposed on Bank Holidays)."

Following an officer recommendation for refusal, that application was withdrawn by the applicant on 02/03/15, a few days prior to the relevant Committee meeting. The Officer's recommended refusal reasons were as follows:

1. Insufficient details and information has been provided regarding the level of traffic and parking demands likely to be generated by the proposal. It has not therefore been demonstrated that the use of the proposed facilities would not adversely impact on highway and pedestrian safety. With respect to parking demand the Local Planning Authority is concerned regarding overspill parking affecting adjacent residential areas. As such the proposal is contrary to policies AM7 and AM14 of the Hillingdon Local Plan: (November 2012).

2. Insufficient information has been provided to demonstrate how the flood lighting and extension of opening hours for the multi-use games area would impact on the amenity of neighbouring residential properties in terms of noise and light pollution. As such the proposal is deemed contrary to Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: (November 2012) and policy 3.19 of the London Plan (2011).

3. Insufficient information has been provided to demonstrate how the flood lighting and light spill would impact on the ecology of the local area, which includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2. As such the proposal is deemed contrary to Policy EC3 of the Hillingdon Local Plan: (November 2012), Policies 3.19 and 7.19 of the London Plan (2011) and Paragraph 109 of the National Planning Policy Framework.

4. The introduction of floodlights and extended hours of use to facilitate outdoor sports, with associated light and noise pollution, is considered likely to have a detrimental impact on the character of the locality. In particular it is considered that there would be an urbanising effect of the adjoining parkland and residential neighbourhood. The proposal is therefore deemed contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: (November 2012) and Policy 7.4 of the London Plan (2011).

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

**North Planning Committee -
PART 1 - MEMBERS, PUBLIC & PRESS**

BE19	New development must improve or complement the character of the area.
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
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.19	(2016) Sports Facilities
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 189 local owner/occupiers, the Eastcote Residents' Association and the Ruislip Residents' Association. Site notices were also posted. One letter of support was received:

- a) Would be good to have more sport facilities and more things to do for young people in Hillingdon
- b) No objection to noise or floodlights if use finishes at 9pm

64 letters of objection have been received, which raise the following concerns:

- i) Impact on residential amenity.
- ii) Impact on residents' enjoyment of their gardens, contrary to Human Rights legislation and also enjoyment of the park.
- iii) Increased noise and disruption from the sports games and traffic.
- iv) Noise from the school affects shift workers.
- v) The MUGA is 19m away from and 1m higher than residential gardens, which serves to amplify noise levels, which also echo off surrounding houses.
- vi) Use of and noise from the pitch is constant during the day. This will mean no respite between 9am and 9pm.
- vii) Use by members of the public will increase use of foul language, poor behaviour and littering.
- viii) Noise and floodlighting is out of keeping with the character and outlook of the area.
- ix) If allowed applications to hire out the facility and for floodlighting and extended hours will follow.
- x) Light pollution from floodlights.
- xi) Existing hours are sufficient.
- xii) The hours would only be relevant to summer months unless floodlighting was provided.
- xiii) No Noise Impact Assessment has been submitted and the application fails to demonstrate compliance with Local Plan: Part Two policies OE1 and OE3.
- xiv) This will increase existing traffic and parking problems, including illegal and inconsiderate parking, noise, pollution, nuisance to residents into the evenings and congestion. Transport links to

the school are already poor.

- xv) The true extent of the traffic problems can be seen during open evenings and on Saturday mornings when the school is let out.
- xvi) Emergency vehicles cannot get through due to parked cars.
- xvii) If residents are forced to park further afield this will displace parking from other streets.
- xviii) Parking demand is higher during the evenings when residents are home for work.
- xix) Parking charges at Highgrove Pool put increased pressure on surrounding roads and there is no capacity there in the evenings anyway.
- xx) Increased traffic will diminish safety for all road users.
- xxi) No explanation as to how the school will manage parking or assessment of the impact of additional car trips has been provided.
- xxii) The proposal is contrary to Local Plan: Part Two Policy AM1.
- xxiii) The Headteacher has advised planning restrictions prevent parking on the school site.
- xxiv) No justification is given for a relaxation of the original condition and intensification of use.
- xxv) This is a money making exercise. It's nothing to do with education.
- xxvi) This does not put "residents first."
- xxvii) This will be bad for the environment, especially for wildlife and birds.
- xxviii) There has been no change in circumstance since the 2008 application to justify this.
- xxix) This follows a June 2016 application for community use of the MUGA. Each application chips away at the protection afforded by the 2008 consent.
- xxx) Community use is not justification to relax the condition. It would create wider problems than currently exist.
- xxxi) The application fails to demonstrate compliance with Local Plan: Part Two Policy BE19.
- xxxii) The school gate at the end of Warrender Way is to be kept locked, as previously promised.
- xxxiii) Measures to control traffic and parking need to be put in place.
- xxxiv) Warrender Way has become the primary entrance to the school, contrary to the original school expansion planning consent in 2009. The school's address is Hume Way, not Warrender Way.
- xxxv) The 2008 permission included conditions restricting use of the pitch.
- xxxvi) Bishop Ramsey have not consulted neighbours.
- xxxvii) School address incorrect - it is Hume Way rather than Warrender Way.

Eastcote Residents' Association:

We ask that this variation to application 19731/APP/2008/2153, be refused.

As it appears on the Hillingdon Planning Website, this application is very sparse in the information it provides and offers no detail or justification for the increased hours requested.

Condition 3 of the approved application specifically stated the hours during which the multi games area could be used. The reason given was 'to ensure that the amenity of the occupiers of nearby residential properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.'

The need to preserve this concept for the local residents has not altered.

The current request to extend hours to 9pm Monday to Friday, would lead to the very parking, traffic, lighting and general noise and disturbance issues, about which so many residents complained at the time, and that the original approval removed by the conditions it imposed.

Furthermore, this alteration to Condition 3 calls into question whether, if approved, the school will then be asking for Condition 4 requirements to be extended beyond school (pupils and staff) and visiting team access within the extended hours, to allow for the hiring out of the facility, thus further exacerbating the issues detailed above, by the numbers of additional comings and goings that this would produce.

Have the requirements of Condition 2 already been discharged - surely these must also have a bearing on this application?

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

The extension of opening hours will affect the nature of the noise climate in the surrounding area. Carrying out sports activities during evenings, given the proximity of these facilities to residential properties, has potential to cause nuisance. There is potential disturbance to nearby residents and in particular residents in College Drive. There is no material submitted with this application to demonstrate adequate mitigation measures. The potential noise impact has not been assessed to support the application. This is a quiet residential area of Ruislip, the existing background noise in the area according to Defra noise mapping England is up to 55dB(A) Lden. Although there is no direct comparison between Lden and LAeq, this gives an idea of the noise levels in the area. Any activities that will be carried out in the evenings are likely to be noticeable as the ambient levels will drop by up to 5dB. In view of this, it is recommended an acoustic survey is undertaken to demonstrate that the development will not have adverse effects on neighbouring noise sensitive premises.

HIGHWAY ENGINEER

I have reviewed the material in the above application and have the following comments:

This application is for a variation of condition 3 relating to the opening times of the MUGA at Bishop Ramsey School. The school has an access off Warrender Way which is a local road that is subject to parking stress as not all properties have off-street car parking. During school times the road is also subject to additional parking demand from teaching staff and senior students.

There is no explanation given in the application as to the reasons for the proposed change of opening times, what level of use will be expected at the new times, and what car parking facilities will be provided to satisfy the demand for the proposed time extension.

I would expect some explanation of these issues via a technical note before I can complete my assessment.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan: Part 2, seeks to encourage the provision of enhanced educational buildings across the borough. London Plan policy 3.18 also seeks to support development proposals which enhance education and skills provision including new schools and the expansion of existing facilities. Paragraph 72 of the National Planning Policy Framework (NPPF) confirms that great weight should be given to the need to create, expand or alter schools.

Notwithstanding the above, it should be noted that the emphasis of those policies, and in particular the NPPF, is nevertheless on the provision of additional school places. The proposal would not lead to an increase in pupil numbers at the site and, from the information provided, nor is it essential to enable the school to provide a high quality PE curriculum. Accordingly, it is considered that limited weight could be given to this scheme in terms of meeting those policy objectives as might otherwise be the case.

In terms of sports provision, London Plan Policy 3.19 is generally supportive of proposals which can increase sports participation opportunities. However, it also confirms, albeit with more specific reference to floodlighting, which is not proposed in this particular instance, that careful consideration should be given to the impacts of such use on residential amenity. Indeed, Local Plan policies BE19, OE1 and OE3 seek to safeguard residential

amenity. Policy OE1 confirms that planning permission will not be granted for proposals which are likely to become detrimental to the character and amenities of surrounding properties because of, amongst other criteria, traffic generation, congestion and noise.

London Plan policy 7.15 similarly seeks to resist development which would be detrimental to residential amenity due to noise, confirming that noise should be appropriately managed and mitigation measures provided where necessary.

Insufficient evidence has been provided to demonstrate that 'there is an identified need for sports facilities to increase sports participation opportunities' in the locality or to demonstrate that the proposal would not result in an unacceptable impact on the amenities of the occupiers of neighbouring residential units due to issues of noise and disturbance.

In addition to the above, it is considered that insufficient information has been provided to demonstrate that the proposed development would not result in an unacceptable increase in traffic or parking demand, contrary to the requirements of Local Plan: Part Two policies AM7 and AM14.

The site does not fall within the Green Belt and has no other specific designations which would preclude development. However, in view of the above, objections are raised to the principle of the development. Given the nature of the proposal it is particularly important that issues relating to noise, traffic and residential amenity are fully addressed.

7.06 Environmental Impact

Residents have raised concerns over the impacts of floodlighting on both residential amenity and also on wildlife. No floodlighting is proposed as part of this application. Issues relating to noise and air quality are addressed in part 7.18 of the report.

7.08 Impact on neighbours

Policy BE19 of the Hillingdon Local Plan: Part 2 seeks to protect residential amenity.

The rear elevation of the nearest residential properties in College Drive are located just over 45m away to the west of the MUGA. Rear garden boundaries are approximately 21m away.

The proposal would have no impact on residential amenity in terms of matters such as privacy, overlooking and outlook. Matters relating to noise and disturbance are addressed in part 7.18 of the report.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

No details relating to proposed parking provision for users of the MUGA during the requested extended hours of use have been provided.

In considering a similar proposal for extended hours of use during 2015 (ref: 19731/APP/2015/47) the officer's report states:

"The Applicant has stated that an informal parking arrangement is proposed where users of the facility could use either the school car park (which is quieter outside of school hours) or the adjacent Highgrove Leisure Centre car park which is free after 6pm (Although no formal

approach has been made to the Council as landlord). There is no assessment of the volumes of traffic, how such traffic would be directed away from residential streets closer to the MUGA or assessment of the impact on the Council owned Highgrove leisure centre car park. The Council's Highways Officer has reviewed the proposal and raised concerns regarding the level of detail provided. In summary no information has been provided regarding the level of traffic and parking demands likely to be generated by the proposed use of the sports facilities. The concern raised is that given that the adjacent roads are already subject to high on-street parking demands, there is limited capacity to accommodate any significant increase. The applicant has not therefore demonstrated that the use of the proposed facilities would not adversely impact on highway safety and performance. As such the proposal is contrary to policies AM1, AM7 and AM14 of the Hillingdon Local Plan (2012)."

Whilst it must be acknowledged that that application was withdrawn prior to the Council's formal determination of it, a Committee report was nevertheless published and the applicant would have been fully aware of officer level concerns and recommendations. No information has been submitted in support of this current application to address those previously raised concerns. Indeed, despite the previous application, no mention whatsoever to parking is given in this application. Accordingly, the current proposals fail to address those previously raised concerns highlighted above and refusal is therefore recommended for those same reasons.

7.14 Trees, Landscaping and Ecology

Residents have raised concern over the impacts of the development on wildlife. No floodlighting is proposed as part of this application and it is not considered that the proposed extended hours of use would have such a detrimental impact on wildlife that refusal could be justified.

7.18 Noise or Air Quality Issues

Noise

Local Plan: Part Two policy OE1 states that planning permission will not normally be granted for uses which are, or are likely to become, detrimental to the character and amenities of surrounding properties because of (amongst other criteria) traffic generation, congestion and noise. Local Plan: part Two policy OE3 seeks to safeguard against noise annoyance. London Plan (2016) policy 7.15 similarly seeks to safeguard against development likely to cause a nuisance through noise.

In considering a similar proposal for extended hours of use during 2015 (ref: 19731/APP/2015/47) significant concerns regarding the likely noise generated by the use were raised by officers in the Council's Environmental Protection Unit. Notwithstanding this, no information has been provided in support of this application to demonstrate that noise levels will be within acceptable limits or that, alternatively, appropriate mitigated measures can be provided. Similar concerns have again been raised by Environmental Protection Officers.

The previous officer's report, which is available to the applicant, states:

"The Council's Environmental Protection Unit (EPU) have been consulted on the proposal and have raised concerns about an extension of opening hours and subsequent potential noise disturbance to nearby residents without adequate mitigation measures. The potential noise impact has not been assessed to support the application. EPU state that this is a quiet residential area of Ruislip and any activities that will be carried out in the evening period are likely to be noticeable. In view of this they recommend an acoustic report should have been submitted with the application which demonstrates that there will be no adverse

effects from the development on neighbouring residential properties."

It goes on to state that in light of the lack of information provided:

"... it is considered that the proposal could lead to an unacceptable impact on the residential amenity of the surrounding area in terms of noise and light pollution. The planning approval for the MUGA (ref. 19731/APP/2008/2153) included conditions which controlled the hours of use and limited the use of the MUGA to the school in order to protect residential amenity (subject to the discharge of a condition relating to community use). In addition condition no.11 was attached to the consent for the amalgamation of the two schools to control the use of floodlights in order to protect residential amenity. The applicant has supplied no supporting evidence which indicates that there is a material change in circumstances since these consents were granted.

Taking all of the above into consideration it is deemed that the proposal is contrary to Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: (November 2012) and Policy 3.19 of the London Plan (2011)."

Whilst floodlighting is no longer proposed, those concerns regarding noise impact on residential amenity remain. No additional information has been submitted in support of this application to overcome those previously raised concerns and, accordingly, refusal is recommended.

7.19 Comments on Public Consultations

Resident concerns regarding the principle of the development, noise, residential amenity, traffic, parking and ecology have been addressed in the report.

Matters relating to the commercial benefits of the proposal for the school are not a material planning consideration.

Concerns regarding floodlighting are noted. However, no floodlights are proposed as part of this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be

permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Insufficient detail has been provided regarding the acoustic impact of the development and how it would impact on traffic flow and parking within the locality. As such it is considered that the proposal may adversely affect the character of the area, the residential amenity of existing residential properties adjacent to the site and have an unacceptable impact on highway safety.

It is therefore considered that the application fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, BE19, OE1 and OE3 of the of the Hillingdon Local Plan: (November 2012) and London Plan (2011) policy 3.19.

The proposal is therefore recommended for refusal.

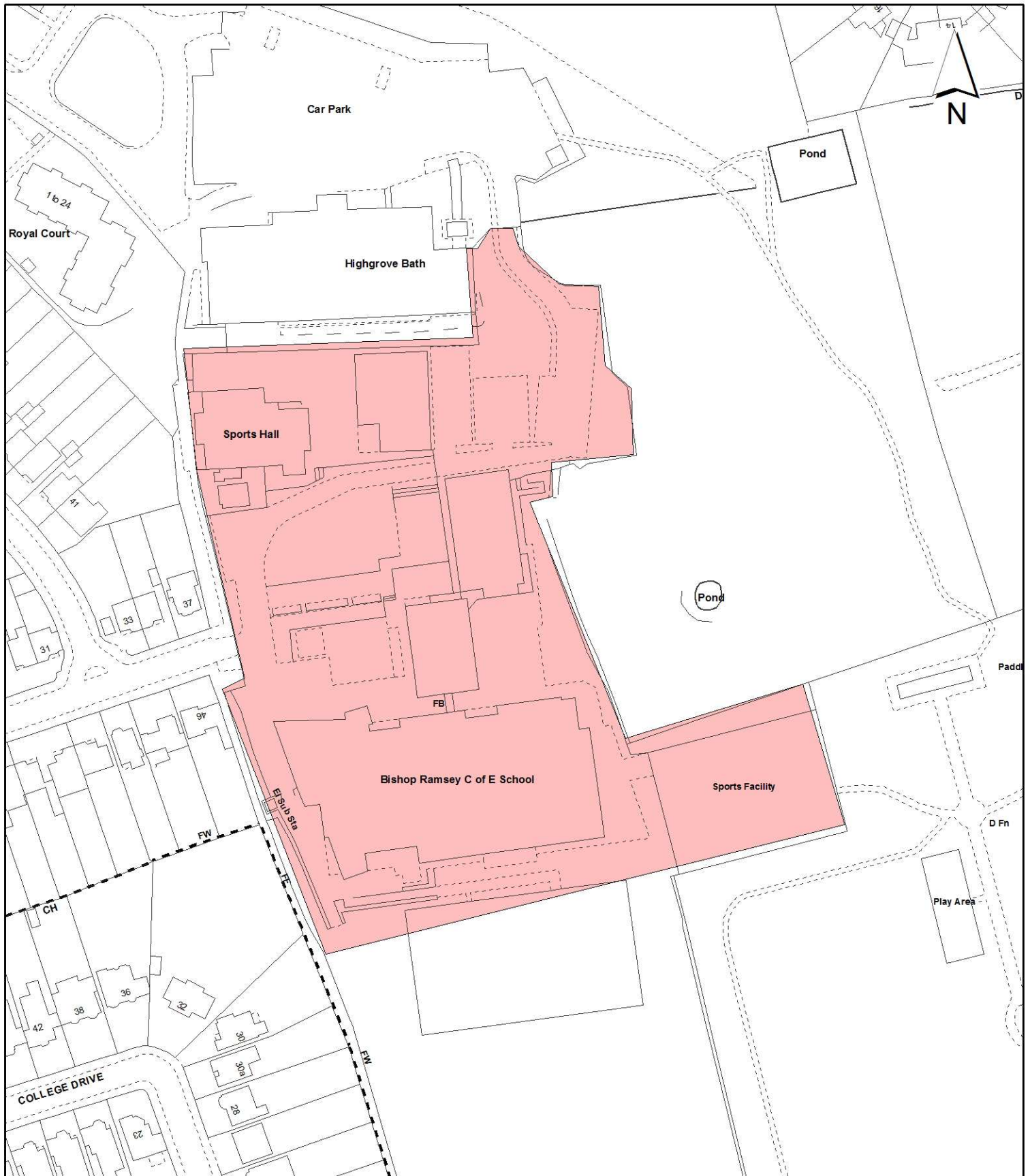
11. Reference Documents

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

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Bishop Ramsey School

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

Planning Application Ref:
19731/APP/2017/66

Scale:
1:1,500

Planning Committee:
North Page 87

Date:
February 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 219 SWAKELEYS ROAD ICKENHAM

Development: Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).

LBH Ref Nos: 10215/APP/2016/1443

Drawing Nos: 2902-01 Rev A
2902-02 Rev A
2902-03 Rev C
Planning Statement
2902-04 Rev C
2902-05 Rev C
2902-06 Rev C
2902-09 Rev C
2902-SK1
Arboricultural Survey

Date Plans Received: 13/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 14/04/2016

DEFERRED ON 22nd February 2017 FOR SITE VISIT .

This application was deferred from the 1st of February North Committee in order for members to visit the site and in order for the compliance with the 10% guideline set out in paragraph 3.3 of the HDAS 'Residential Layouts' SPD to be checked.

A site visit has been scheduled to take place on Friday 17th February at 14:00.

A plan setting out the number of properties that have been replaced by flatted development in Swakeleys Road will be included in the committee presentation for this application.

1. SUMMARY

This is an outline planning application for the demolition of the existing 4-bed detached house occupying the site and for the erection of a new 2-storey building comprising six 1-bed flats. Approval is sought for access, appearance, layout and scale, with landscaping reserved.

The overall design, size, scale, massing, proportions and form of the proposed building are considered acceptable in the context of the site and the surrounding area. In terms of the impact of the proposed building on the surrounding occupants, the overall scale and siting of the building is such that it is not considered to have a detrimental impact on the amenities of the surrounding occupants. The scheme is also considered acceptable in terms of its impact on the surrounding highway network.

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES1 Outline Time Limit

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 RES2 Outline Reserved Matters

Details of the landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

(i) Any phasing for the development.

The development shall be carried out in accordance with the approved details.

REASON

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 2 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers C16 Rev A; C15 Rev A; C14 Rev A; C13 Rev B; C12 Rev A; C22 Rev A; C21 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

5 RES12 No additional windows or doors

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

REASON

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

6 RES6 Levels

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

REASON

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

7 RES7 Materials (Submission)

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

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

REASON

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

8 RES8 Tree Protection

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

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not

damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 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 Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials

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 surfing/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

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

REASON

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

10 RES13 Obscure Glazing

The windows in the side elevations of the building facing No.217 Swakeleys Road and the rear gardens of properties in Roker Park Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

11 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that

sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (March 2015) Policy 5.12.

12 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

14 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the

well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

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 (July 2011) and national guidance.

**	Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
	Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
	Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
	Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
	Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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.
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of

BE21	new planting and landscaping in development proposals.
BE22	Siting, bulk and proximity of new buildings/extensions. 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.
H4	Mix of housing units
H3	Loss and replacement of residential accommodation
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
OE5	Siting of noise-sensitive developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

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. 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

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water, it is recommended that the application should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

5

Legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website www.thameswater.co.uk

6 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

7 115 **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.

8 12 **Encroachment**

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

9 13 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

10 I47 Damage to Verge

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern side of Swakeleys Road. It is currently occupied by a 4-bed room detached house occupying a large plot. 217 Swakeleys Road lies along the north-eastern site boundary whilst 11 Roker Park Avenue is located along the south-eastern boundary. Nos 1, 3, 5 and 7 Roker Park Avenue are located along the south-western site boundary. The surrounding area is residential in character and appearance.

3.2 Proposed Scheme

Guideline / Requirement:

The proposal is for the demolition of the existing dwelling and the redevelopment of the site to provide six one-bed flats.

The proposed building would be two-storeys with roof accommodation with a single storey flat roofed section at the rear of the building and a single storey pitched roof section at the side.

One flat would be provided on the lower ground floor, three flats on the ground floor, and two duplex apartments on the first floor and within the roof space.

The front of the building would be set back from the front boundary to allow parking for six cars, using the existing vehicle crossover.

3.3 Relevant Planning History

10215/PRC/2015/87 219 Swakeleys Road Ickenham

Residential development of the site to provide seven one-bed flats involving demolition of the

existing dwelling.

Decision: 28-10-2015 OBJ

Comment on Relevant Planning History

No Relevant Planning History.

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:

- ** Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- 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.
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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.
H4	Mix of housing units
H3	Loss and replacement of residential accommodation
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HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
OE5	Siting of noise-sensitive developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 properties and the Ickenham Residents association were notified of the application and 8 objection letters were received in response, which made the following comments:

- i. Parking issues on Roker Avenue belonging to workers employed on Swakeleys Road developments
- ii. Lorries causing congestion
- iii. Damage to pavements
- iv. Loss of privacy
- v. Noise and Disturbance - applicable during the day when nearby resident is a night-worker
- vi. Ickenham Residents Association- Raised objection.
- vii. Exceeding 10% threshold
- viii. Over-development

- ix. Overbearing
- x. Excessive
- xi. flooding

A petition was received with 60 signatories, on the following grounds:

- i. Harm the character of the area and neighbouring amenity due to scale, bulk
- ii. Overbearing proximity down its side boundaries and depressing outlook
- iii. Loss of daylight and sunlight
- iv. Privacy and security issues
- v. Loss of trees and greenery
- vi. Potential surface run-off issues

Officer Comment:

These issues are dealt with in the main body of the report.

Internal Consultees

HIGHWAYS

Pre-application advice was given in 2015 and a transport statement was not requested.

Six car parking spaces, including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. Refuse bin store is located within 10 metres of the highway.

No objections are raised on highway grounds.

ENVIRONMENTAL PROTECTION UNIT

No objection.

Please attach the standard informative regarding control of environmental nuisance from construction work.

TREE AND LANDSCAPING OBSERVATIONS

There are several large, mature, protected trees on and adjacent to this site. Most of the trees appear to be far enough away from the proposals to be unaffected (directly); however, the trees could be indirectly affected by construction activities/storage of materials etc.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable trees, the following detail is required (in accordance with BS 5837:2012):

A Tree survey to categorise the trees on and off the site;

A Tree Protection Plan to show how the trees (to be retained) will be protected during the development;

An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA,s) will be addressed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a building containing 6 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

Of relevance to the consideration of the principle of redevelopment of the site is paragraph 3.3 of the HDAS 'Residential Layouts', which states that:

"The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable, including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. 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."

Having regard to Swakeleys Road, the Council has assessed the number of houses that have been converted, over a 1km length (using the site as the mid point for analysis). The Council identified 7 properties (8 including the application site), where consent has been granted/implemented for the redevelopment of existing houses with replacement flatted development. There are 86 properties on Swakeleys Road within 500m each way of the application site. This proposal would result in just under 10% of the properties having been redeveloped. The proposal would therefore not exceed the 10% threshold sought by the policy. However it should be noted that any further redevelopments of houses along the stretch of Swakeleys Road would exceed the 10% threshold. Should permission be granted for the current application it is likely to be the last one to be considered acceptable in principle (unless there other material planning considerations which are of relevance).

7.02 Density of the proposed development

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

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

The site is not a listed building, nor does it fall within a Conservation Area of other special designation.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

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 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in

orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

The proposed scheme is relatively similar in style and appearance to other flatted developments along Swakeleys Road.

It is considered that the design of the proposed house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality. Further the proposed development would be set back at least 1.0m from the side boundaries in order to maintain key visual gaps between the properties. The lower ground floor area would not be visible from the front elevation and would be accessed internally or via the rear garden, nearest to the rear elevation, and would thus not affect the streetscene.

The elevational treatment would be in keeping with the surrounding properties., by virtue of its height, which would marginally exceed the current ridge height and would align with No. 217 Swakelys Road. The staggered front projections, and hipped roof would mimic details of surrounding properties whilst providing a degree of articulation.

Notwithstanding the above, it is considered that the proposed development by virtue of its design, layout, height, bulk and siting would harmonise with the surrounding area and would not be detrimental to the character and appearance the locality. The proposed development would therefore be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would project beyond the rear building lines of the adjoining property at 217 Swakeleys Road, but would however not breach the the 45 degree line in relation to the nearest habitable rooms windows in the 2 storey rear extension currently under construction at that property.

The rear gardens of properties in Roker Park Avenue back on to the sites side boundary. The 2-storey flanks elevation of the proposed building facing toward the Roker Park Avenue Gardens occupies the same position as the existing properties 2-storey flank elevation. The proposal is therefore not considered to have any more significant impact on these properties than the existing situation.

Overall, it is considered that the proposed development would not cause any undue visual intrusion, loss of daylight or loss of sunlight by virtue of the siting and massing of the proposed development.

There are no 1st floor windows on the side elevation apart from a bathroom window which

would have obscured glazing. Secondary windows to habitable rooms are proposed on the flank elevations at ground floor, however these would be screened by fencing to the side boundaries and thus would not afford any overlooking of adjoining properties.

Habitable rooms are mainly served by front and rear facing windows which have adequate separation distances of 21m to the nearest facing windows. Secondary windows on the side elevation will be obscurely glazed, and where necessary high level and or fixed shut. The velux windows at roof level will allow adequate daylight and sunlight into bedroom areas and would be obscurely glazed in order to prevent any loss of privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Overall, it is considered that the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy; and would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 and Table 3.3 sets out the minimum space standards for residential units. One-bed units require 50sq.m of internal floor space. The proposed units range in size from 50.5 sqm upto 69 sqm so would all meet or exceed the standard set out in the London Plan.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting.

The Council's HDAS: Residential Layouts SPD states that one-bed units should be provided with 20sq.m; the proposed scheme would require 140 sq.m of external amenity space. The scheme would provide 245sq.m of external amenity space at the rear of the site and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Six car parking spaces, including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. The refuse bin store is located within 10 metres of the highway.

7.11 Urban design, access and security

A secure by design condition is proposed.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

A Tree Survey has been submitted. There are several large, mature, protected trees on and adjacent to this site. All those trees considered worth retaining are far enough away from the proposals to be directly affected. However, the trees could be indirectly affected by construction activities/storage of materials etc. A condition is proposed requiring the submission and approval of tree protection measures prior to the commencement of development.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This can be adequately achieved through the imposition of conditions on any consent granted.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the proposed development is not required to achieve Code for Sustainable Homes Level 4, however any application should be supported by information demonstrating how it has sought to achieve sustainable design.

7.17 Flooding or Drainage Issues

The application site is not located within a Flood Zone. In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.

7.18 Noise or Air Quality Issues

Policy 7.14 of the London Plan 2011 seeks to improve air quality in new developments to minimise public exposure to pollution, especially within Air Quality Management Areas.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report, or are dealt with by way of recommended condition or are not material planning considerations.

7.20 Planning obligations

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

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.

10. CONCLUSION

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

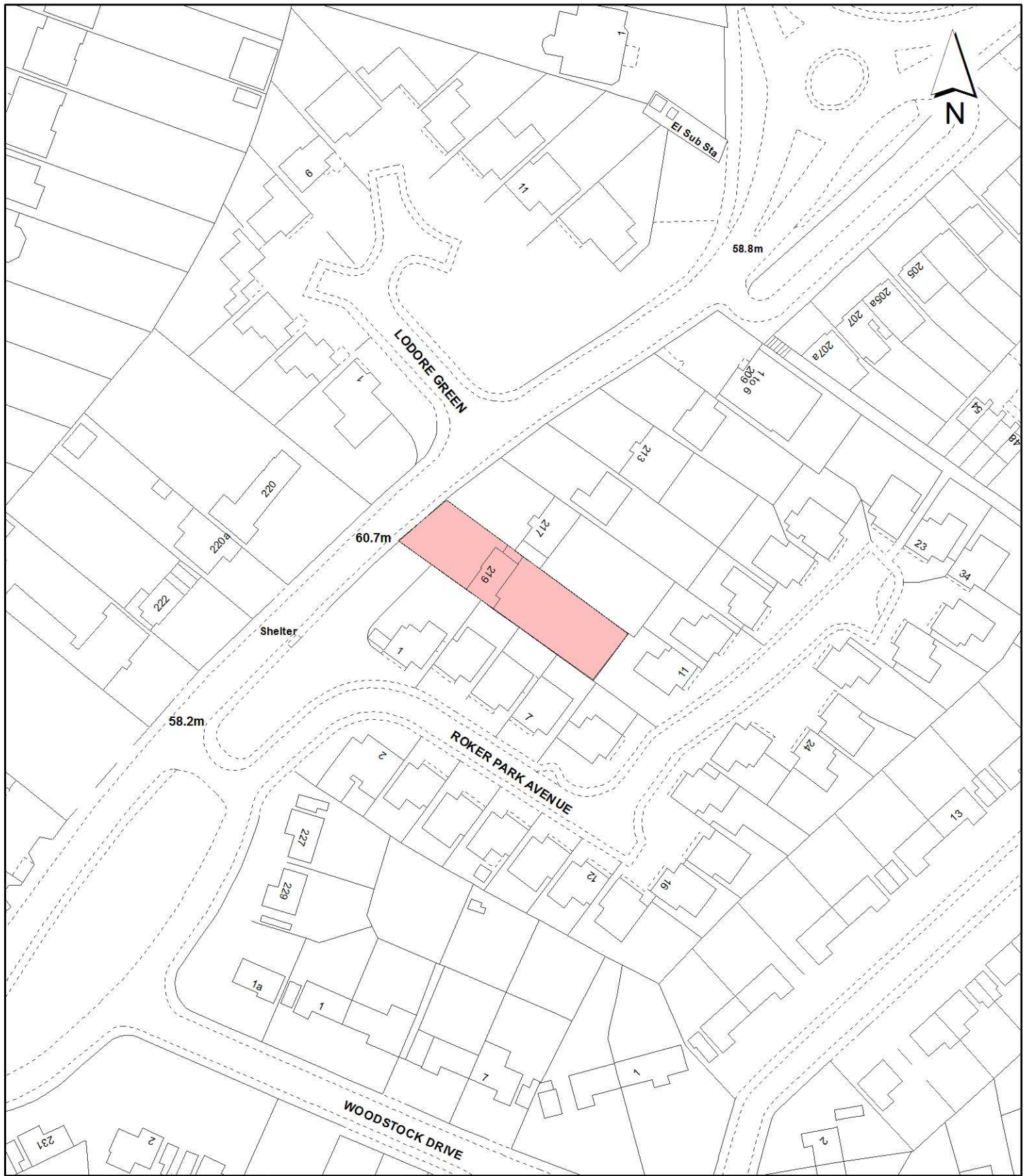
11. Reference Documents

The London Plan 2011
The Mayor's Housing Supplementary Planning Guidance (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2015
The Mayor's London Housing Supplementary Planning Document
HDAS: Accessible Hillingdon
National Planning Policy Framework
SPD 'Planning Obligations' July 2014

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

219 Swakeleys

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

Planning Application Ref:
10215/APP/2016/1443

Scale:
1:1,250

Planning Committee:
North Page 107

Date:
February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

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

Date Plans Received: 12/10/2016

Date(s) of Amendment(s):

Date Application Valid: 12/10/2016

1. SUMMARY

UPDATE:

Members resolved to grant planning permission for this application at the 1st February North Planning Committee subject to a legal agreement for the installation of no right-turn barrier on Rickmansworth Road to prevent traffic turning right into or out of the sites vehicular access. Agreement on the exact form of this restriction was delegated to officers. Having looked at various options with the applicants transport consultant, officers have concluded that insufficient road width exists that would enable a right-turn restriction to be put installed. However officers maintain the view that without the right turn restriction requested by members that with the measures set out in the committee report the proposal remains acceptable. The application is therefore again reported to committee with a recommendation that it be approved.

This application seeks to vary condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping) It had previously been deferred from the 11th January Committee in order for the applicant to address concerns raised by the applicant on the potential highways impact of the application.

A revised Draft Travel Plan has been submitted by the applicant's transport consultant. The Council's Highways Engineer has made the following assessment:

The Travel Plan is an on-going document that will be revised as further information comes forward.

The site already has planning permission for a nursery to operate 30 children and this latest application is for a maximum of 60 children. There would be no further need for additional staff at the site. The previous application had conditions (9 and 10) that restricts the on-site parking area to be used for staff parking. Considering the increase in children numbers and the associated pick up and drop offs, 5 of the 9 car parking spaces on site are recommended to be allocated for picking up and dropping off children, which would reduce on-street parking in Rickmansworth Road and Green Lane, both of which are classified roads. The nursery should have a system for staff to transport children to/from the car park, which would help in a quicker turnover of parking spaces. The nursery should seek to employ staff locally and ensure that most of the staff do not travel by means of private car which would be within the nursery's gift to do. Disabled members of staff would be given priority in the allocation of on-site staff car parking.

There is a small area of un-restricted parking outside the site's Rickmansworth Road pedestrian gate and that gate would be used for under 2 year olds and their siblings only. The Travel Plan also indicates that nursery staff would be available at both of the gates to accept children of all ages at these busy times in order to reduce vehicle waiting times. The busiest times for drop off is just after 0800 and just after 0900 using the data collected from the existing nursery 325m from the new site. This level of demand would mean that no more than 2 cars would be using the Rickmansworth Road gate if a policy to restrict the Rickmansworth Road entrance and exit to 2 year olds and under is implemented. The nursery can enforce this arrangement using the signed parental agreement that every parent has to complete. The nursery will set up a monitoring process to ensure these measures are being adhered to.

Another area of un-restricted parking has been identified in Copse Wood Way close to the junction with Rickmansworth Road that is a short walk from the site and could be used for parents as they can then use the traffic signals as an aid to crossing Rickmansworth Road. Parking is also available in Myrtle Side Close, Green Lane and Rickmansworth Road.

The revised draft Travel Plan includes data on the nursery staff. They range in age from 20 to 60 years old with 72% travelling to and from work by non-car modes of transport. The final Travel Plan include further survey work and objectives , targets and measures to further reduce car use by both staff and parents when the new site is operational.

The applicant has appointed a Travel Plan Coordinator and has attempted to minimise the road safety impacts of the development.

An additional s106 clause is suggested requiring the management of drop offs and pick ups on Rickmansworth Road for parents with children who are under 2 and their siblings.

The Council's Highways Engineers consider that with the additional measures proposed, the increase in pupil numbers will not result in any significantly greater impact on highway safety or the free flow of traffic than would be the case if the existing permission is implemented.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A) That the Council enter into a Section 106 Agreement or other appropriate legislation to ensure:

(1) Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

(2) A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

(3) The nursery to provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

(4) Management of drop offs and pick ups on Rickmansworth Road for parents with babies and toddlers only (under 2's and their siblings).

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

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

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached: (set out elsewhere in the report)

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

REASON

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

3 NONSC Non Standard Condition

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

REASON

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

4 NONSC Non Standard Condition

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

REASON

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

5 NONSC Non Standard Condition

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

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

6 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 60 children at all times.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential properties Tudor Lodge and 1-59 Myrtle Side Close has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation of all available physical mitigations, administrative measures, and noise limits with the most applicable being collated in a Noise Management Plan that specifies the responsible person for its implementation and monitoring. Prior to the first use of the building for the D1 use hereby approved, the approved Noise Management Plan scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

8 NONSC Non Standard Condition

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

REASON

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

9 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference number 20 Rev P1 have been laid clearly marked out for use by staff in association with the D1 use hereby approved. Details of the allocation of all parking spaces within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. A minimum of five of the parking spaces shall be reserved at all times for use by parents for the picking up and dropping off of children enrolled in the nursery hereby approved.

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)

10 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered

and secure cycle storage for at least 3 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

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

11 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of a covered storage for children's buggies have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To encourage parents to adopt sustainable modes of transport in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

12 DIS2 Access to Buildings for People with Disabilities

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

REASON

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

13 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for staff and visitors to the nursery have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

2 152 Compulsory Informative (1)

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

3 153 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

4

In dealing with the application the Council has implemented the requirement in the Nationa

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

3. CONSIDERATIONS

3.1 Site and Locality

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

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

3.2 Proposed Scheme

The application seeks planning permission for a variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping)

3.3 Relevant Planning History

18414/APP/2005/223 Tudor Lodge And Cornerways Green Lane Northwood Middx

RESIDENTIAL DEVELOPMENT IN A PART TWO/ PART THREE STOREY BUILDING TO PROVIDE 21 RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND ACCESS (INVOLVING DEMOLITION OF EXISTING HOUSES)(OUTLINE APPLICATION)

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

18414/APP/2016/2486 Cornerways Green Lane Green Lane Northwood

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.

Decision: 04-10-2016 Approved

18414/C/77/1567 Cornerways Green Lane Green Lane Northwood

Householder dev. (small extension,garage etc) (P)

Decision: 03-01-1978 Approved

18414/D/78/0519 Cornerways Green Lane Green Lane Northwood

Householder dev. (small extension,garage etc) (P)

Decision: 15-05-1978 Approved

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

Decision: 16-11-1979 Approved

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

Decision: 28-04-1981 Approved

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

Decision:

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

Decision: 25-06-2008 Refused

9925/B/85/0836 Cornerways, No.95 Swakeleys Road Ickenham
Householder development - residential extension(P)

Decision: 27-06-1985 Approved

Comment on Relevant Planning History

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

Condition 06 restricted the enrolment number to 30.

4. Planning Policies and Standards

The dwelling is on the local list. Saved Policy BE12 states that, inter-alia, locally listed buildings should preferably remain in their historic use. Where planning permission is required an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

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

The Hillingdon Families Information Service commented in respect of the application for change of use and confirmed that in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the borough is high.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 24/11/2016 and a site notice was displayed on 27/11/2016.

Five objections and two conformations of support were received by the end of the consultation period.

Objections:

- (1) A number of the writers do not accept the applicants contention that the number applied for originally was a mistake.
- (2) The increase will materially intensify traffic at the Green Lane / Rickmansworth junction which is already very congested.
- (3) Doubling the numbers will double the parking on Rickmansworth Road.
- (4) There is insufficient time due to phasing of the traffic lights to allow for safe pedestrian crossing.
- (5) The high hedges on the edge of the site obstruct driver's views exiting from Green Lane.
- (6) Although the number of children is increasing there is no increase in the size of the property, this may follow, resulting in over-development.
- (7) It would appear that there are too few staff for the number of children, it has been pointed out that the existing nursery appears to employ more staff.
- (8) The current site has 4 classrooms, the proposal has 3 which seems illogical.
- (9) There is no guarantee that the existing nursery will close.
- (10) Use of a Section 73 application is inappropriate as this is clearly a material intensification, the objector refers to 'non-material amendments' and suggests that this would not meet the criteria.

Officers comments:- The applicant's motivations or intentions are not a material consideration in determination of a planning application. (1).

Issues of traffic, highway and pedestrian safety are dealt with elsewhere in the report (2;3;4;5).

Any increase in the size of the property would require planning permission where all planning issues including potential over-development can be assessed. (6).

Staff ratio is a management rather than planning matter. The number of staff is relevant since it has implications for parking and traffic and is considered below. However, in response to the apparent reduction in the number of staff, the applicant has commented that the use will operate with 13 staff which is in compliance with OFSTED requirements (7).

The applicant has also responded to the issue of reduction in the number of classes and has indicated correctly that this is a management rather than a planning matter (8)

The issue of whether the existing site will cease was only one factor in determination of the previous application and the principle of change of use is established by the extant permission. Further research indicates that the development of which this site is a part has commenced (9).

The objector appears to confuse the general use of Section 73 to vary conditions with its use to consider potential 'non-material amendments' which are subject of a different form of application. Whilst it is right and proper to consider the materiality of any changes as a result of the application, it is not inappropriate to use Section 73 in the current manner. (10)

Support

- (1) The proposal represents a community benefit and will assist working people by providing additional child care places.
- (2) The proposal replaces an existing nursery closeby.

All other matters are considered elsewhere within the report.

Internal Consultees

Highways and Transportation Officer: We have now received a Technical Note by Transport Planning Consultants via the agent which addresses the issues discussed in our previous meeting and my earlier comments regarding the expansion of the existing nursery permission.

The information provided can be summarised as follows:

The current application is to vary condition 6 to allow the maximum enrolment/attendance of 60 children.

The proposal will allow the applicant to move their existing children's day nursery from Wetherby House (325 metres away to the East) and operate from the site at the corner of Green Lane and Rickmansworth Road adjacent to the existing traffic signals. This proposal will result in a geographical shift of trips.

The main highways safety concern was the dropping off of children on the Rickmansworth Road frontage and close to a traffic signal controlled junction, whereby traffic would conflict with parents getting in and out of cars and possibly taking children out of car seats. There was also the issue of the impact of parked vehicles on the performance of the existing traffic signals.

The proposal is for a maximum of 60 babies and toddlers under 5 years of age with as many as 13 staff (9 full time and 4 part-time) at the site. Only 4 of the current staff drive and yet there are 9 car parking spaces on site.

The drop off times for children varies from 0800 to 1100 with approximately 10% walking.

At the existing Weatherby House site there are 56 children enrolled and from a plot of the existing home addresses show the site is slightly west of the centroid and under 2's making up approximately 25% of enrolments.

At the proposed site there is on-street car parking available in Green Lane which is only a short walk from the site's vehicular entrance in Green Lane.

A condition should be attached to provide children buggy storage area, which would help encourage parents/carers walking to/from the nursery.

A condition should be attached to provide cycle parking, which would help reduce reliance on car use for staff in particular.

In order to mitigate against the possible impact I suggest the following measures are instigated via a S106 agreement:

Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking

spaces.

The operators of the nursery have an existing agreement with each parent and this could be extended to ensure only children under 2 (currently 15 children) will be dropped off at the Rickmansworth Road pedestrian gate. The remaining parents who drive will be asked to drop off within the site or park in the bays on Green lane or in the nearby Myrtle side Close.

This legal agreement regarding their child's attendance at the nursery and a revised version of the document has been provided that requests parents to adhere to a drop off regime. This will not be part of the S106 agreement but is seen as another action that will help to improve safety and reduce traffic impact at the site

Officer Comment:

These measures will be secured as part of the Travel Plan.

Trees and Landscape: No objections.

Conservation Officer: - No comments.

Hillingdon Families Information Service: The Service confirmed in relation to the previous application that, in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the Borough is high.

Environmental Protection Unit - The acoustic report is based on around 25 children in the outdoor area, not the number of children specified by the applicant in their variation. Therefore a further noise report is requested to deal with the increase in child numbers and details of the noise barrier are sought. Officers comments - The application increases the overall number of children but does not seek to amend the conditions which control the number of children in the garden at any one time, hours of use of the garden or overall opening hours for the nursery.

Access Officer - No comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the use of Cornerways for a day nursery was established by the planning permission for which this application seeks to vary the condition. That permission is extant.

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

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

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

The proposed would lead to the loss of a residential dwelling contrary to Policy H2 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012). Whilst this policy

seeks to retain residential accommodation in the Borough, in this instance the significant need for nursery places identified by the Council's Families Information Service is considered to carry more weight.

7.02 Density of the proposed development

Not applicable.

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

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

7.04 Airport safeguarding

Not relevant.

7.05 Impact on the green belt

Not relevant.

7.07 Impact on the character & appearance of the area

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

7.08 Impact on neighbours

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

There are no changes to the building meaning that no issues of overlooking or loss of privacy will arise. However, there is potential for noise as a result of the proposed increase in the number of children on site. This issue has been discussed with the Environmental Protection Unit.

Condition 4 of the planning permission restricts opening hours to 08.00 to 18.00 Monday to Friday and at no time on Saturday and Sunday. Condition 5 of the planning permission restricts use of the garden to between 09.00 and 18.00 and no more than 12 children at any one time. Condition 7 requires submission of a noise management plan. None of these conditions will change as a result of the current application to vary condition 6. As such, no adverse amenity issues are raised.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

See Transport comments above which recommend a Section 106 legal agreement to secure a travel plan and conditions.

7.11 Urban design, access and security

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

7.12 Disabled access

Policy 7.2 of the London Plan (2016) requires all new development to provide an inclusive

environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document (SPD) 'Accessible Hillingdon' (May 2013) provides detailed design guidance on accessibility issues.

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

7.13 Provision of affordable & special needs housing

Not relevant.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer has confirmed no objections

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The site has an extensive rear garden. The applicant has suggested that access to this be limited to after 9:00 am and that the number of children using it at any one time is also limited. The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise. No air quality issues are raised.

The proposal does not seek to amend Conditions 4, 5 or 7 of the permission which control hours, use of the garden and require submission of a noise management plan.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

In order to mitigate against possible highways and traffic impact it is recommended that the following measures are secured via a S106 agreement:

(1) Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

(2) A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

(3) The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

7.21 Expediency of enforcement action

Not relevant.

7.22 Other Issues

None raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

No comments received.

10. CONCLUSION

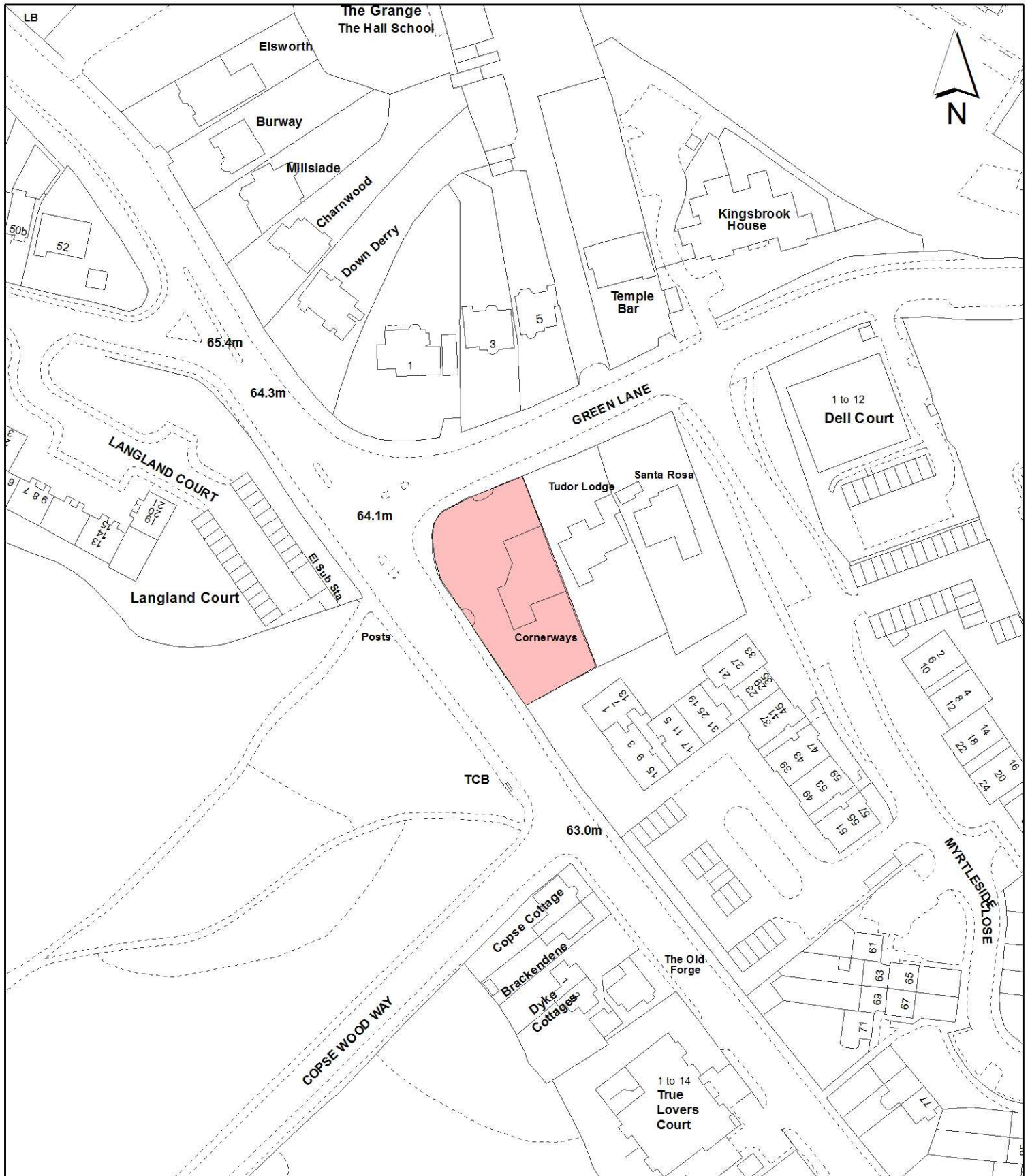
It is recommended that planning permission be granted subject to prior completion of a Section 106 agreement.

11. Reference Documents

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Cornerways

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

Planning Application Ref:
18414/APP/2016/3792

Scale:
1:1,250

Planning Committee:
North Page 126

Date:
February 2017



Plans for North Applications Planning Committee

Wednesday 22nd February
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 127

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE MOTOR SERVICES HIGH ROAD EASTCOTE

Development: Variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and relocation of the bin store. (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

LBH Ref Nos: 3689/APP/2016/3801

Date Plans Received: 13/10/2016

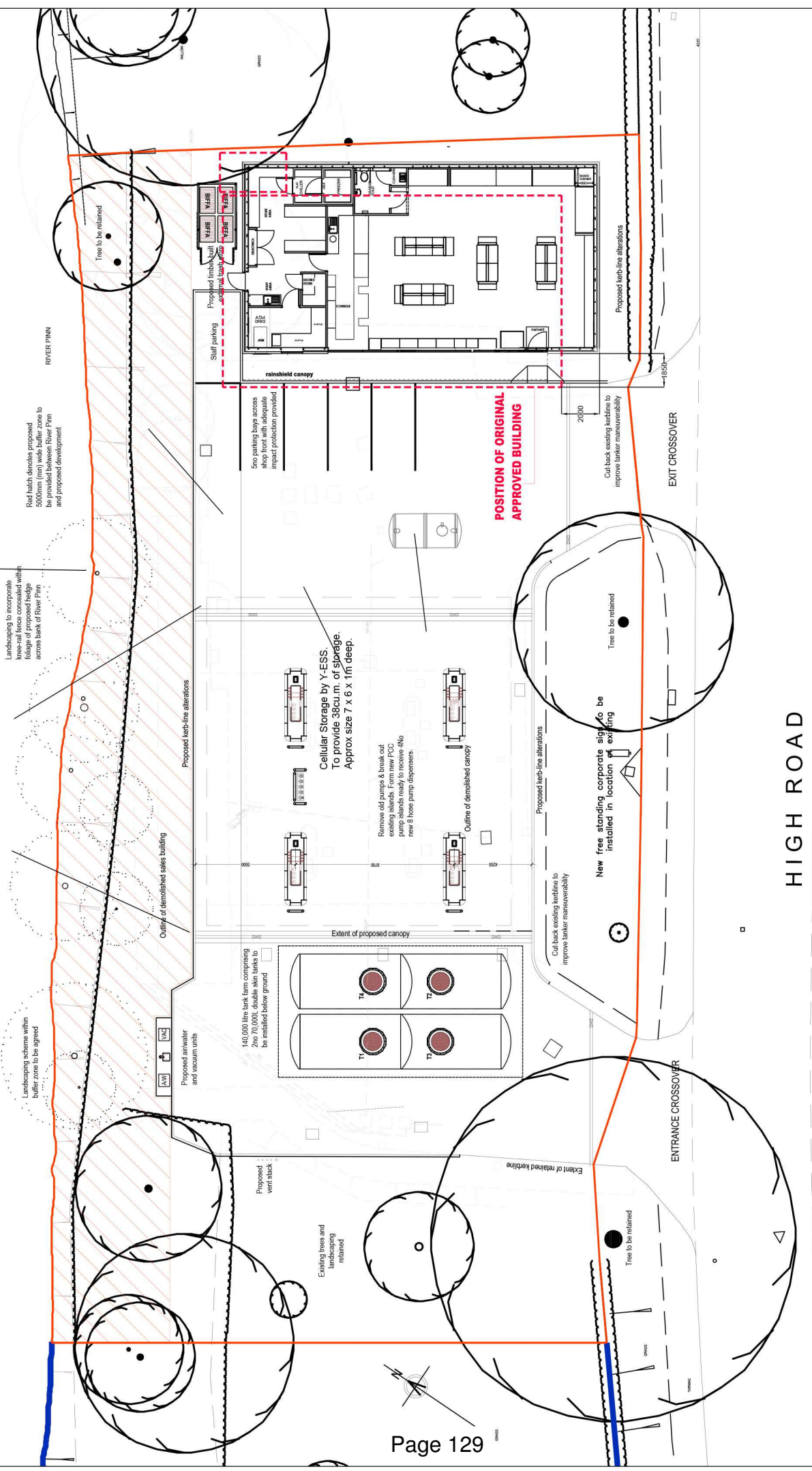
Date(s) of Amendment(s): 13/10/0016

Date Application Valid: 25/10/2016

13/12/2016



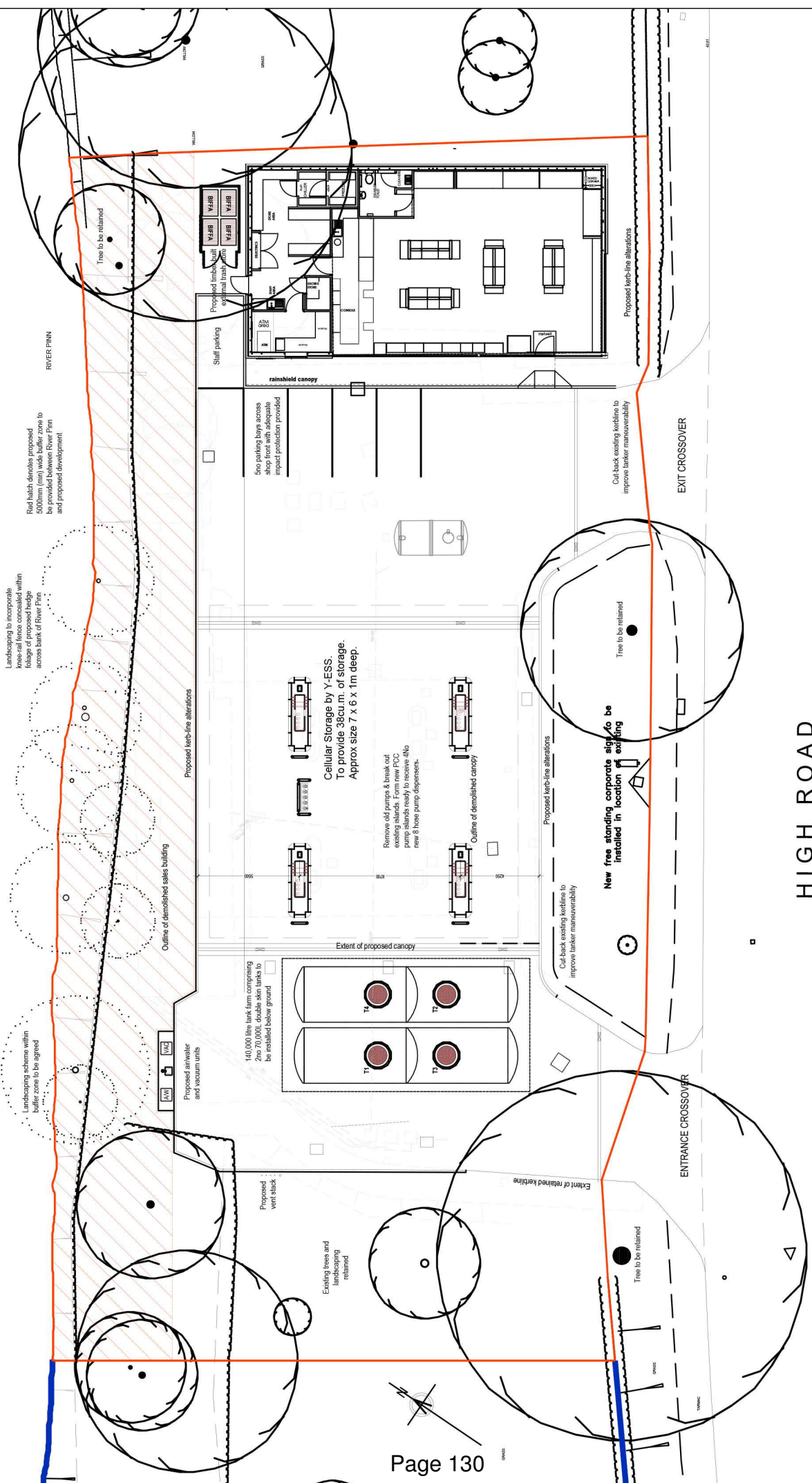
RIVER PINN



<p>The Court Road, Amberley Court, Amberley Lane, Millford, Surrey, GU8 5EB, United Kingdom Tel: +44 (0)1483 427204 Email: enquiries@wyethprojects.com</p>	<p>MRH R E T A I L</p>	<p>PROJECT LOCATION PFS EASTCOTE HIGH ROAD, PINNERR, MIDDLESEX, HA5 2ET</p>	<p>DRAWING PROPOSED SITE LAYOUT SHOWING ORIGINAL BUILDING POSITION</p>	<p>Draw No: WPSL-MRH179-02-20 Scale: 1:200 Date: DEC 2016 Drawn By: GKY</p>
		<p>© This drawing is the copyright of WYETH PROJECTS SERVICES LTD.</p>	<p>CLIENT</p>	<p>rev date by description</p>



RIVER PINN



River Pinn
 Rod hatch encloses proposed 5000mm (min) wide buffer zone to be provided between River Pinn and proposed development

Landscaping to incorporate knee-rail fence concealed within foliage of proposed hedge across bank of River Pinn

Landscaping scheme within buffer zone to be agreed

Tree to be retained

Proposed air/heater and vacuum units

140,000 litre tank farm comprising 2x 70,000L double skin tanks to be installed below ground

Proposed vent stack

Existing trees and landscaping retained

5m parking bays across shop front with adequate impact protection provided

Cellular Storage by Y-ESS To provide 38cu m. of storage. Approx size 7 x 6 x 1m deep.

Remove old pumps & break out existing island. Form new P.O. building to house 4/10 new 8 base pump dispensers.

Outline of demolished canopy

Cut-back existing kerbline to improve tanker manoeuvrability

New free standing corporate sign to be installed in location of existing

Cut-back existing kerbline to improve tanker manoeuvrability

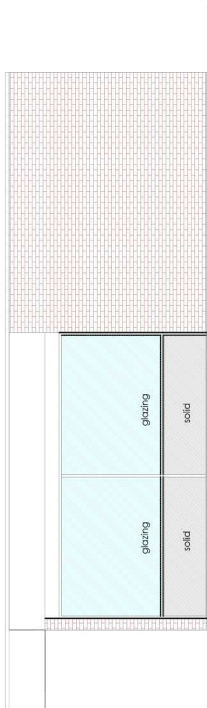
Tree to be retained

Proposed kerb-line alterations

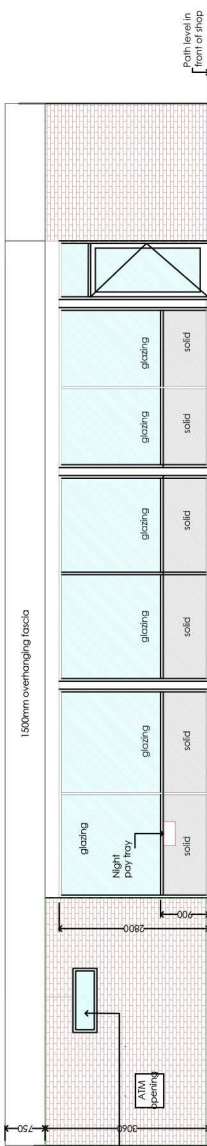
ENTRANCE CROSSOVER

EXIT CROSSOVER

<p>The Court Road, Amberley Court, Amberley Lane, Millford, Surrey, GU8 5EB, United Kingdom Tel: +44 (0)1483 427204 Email: enquiries@wyethprojects.com © This drawing is the copyright of WYETH PROJECTS SERVICES LTD.</p>	<p>PROJECT LOCATION PFS EASTCOTE HIGH ROAD, PINNERR, MIDDLESEX, HA5 2ET PROPOSED DRAINAGE LAYOUT</p>	<p>DRAWING PROPOSED SITE LAYOUT</p>	<p>Draw No: WPSL-MRH179-02-04</p>	<p>Rev: 4</p>
			<p>Scale: 1:200</p>	<p>Date: SEPT 2016</p>

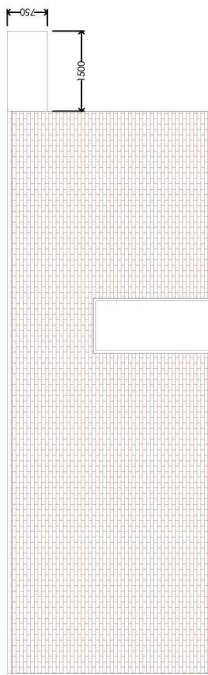


PROPOSED SIDE ELEVATION

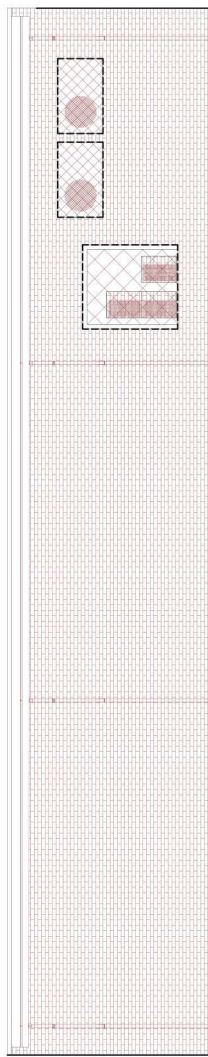


PROPOSED FRONT ELEVATION

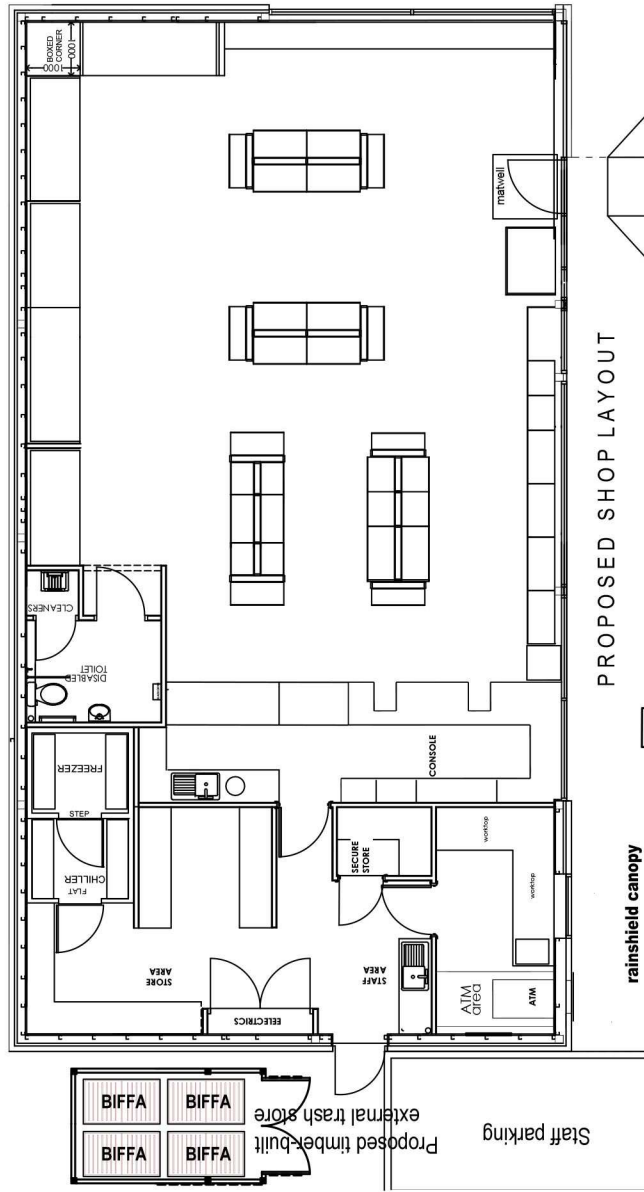
Aluminium Beadfront, natural anodised finish



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SHOP LAYOUT

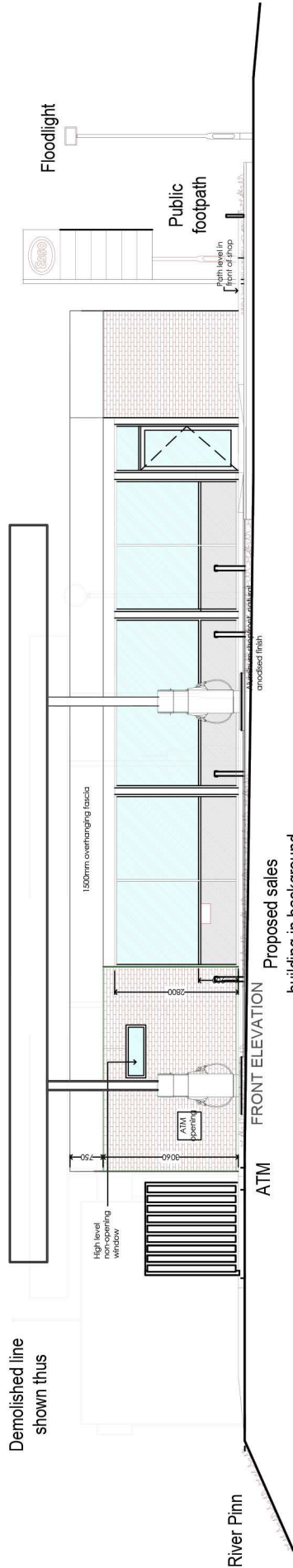
rainsield canopy

SCALE (METRES)



Proposed canopy to be erected at height of 4.5m clear

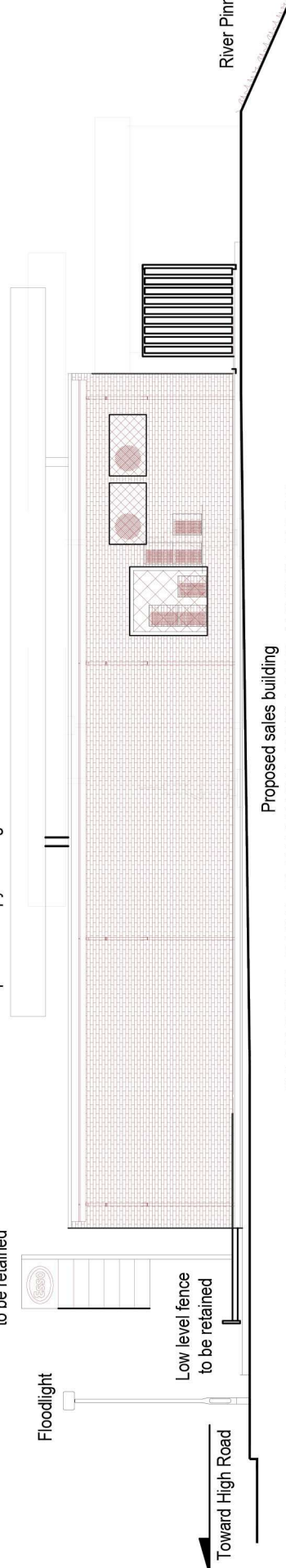
Demolished line shown thus



PROPOSED SIDE ELEVATION TOWARDS SOUTH - WEST

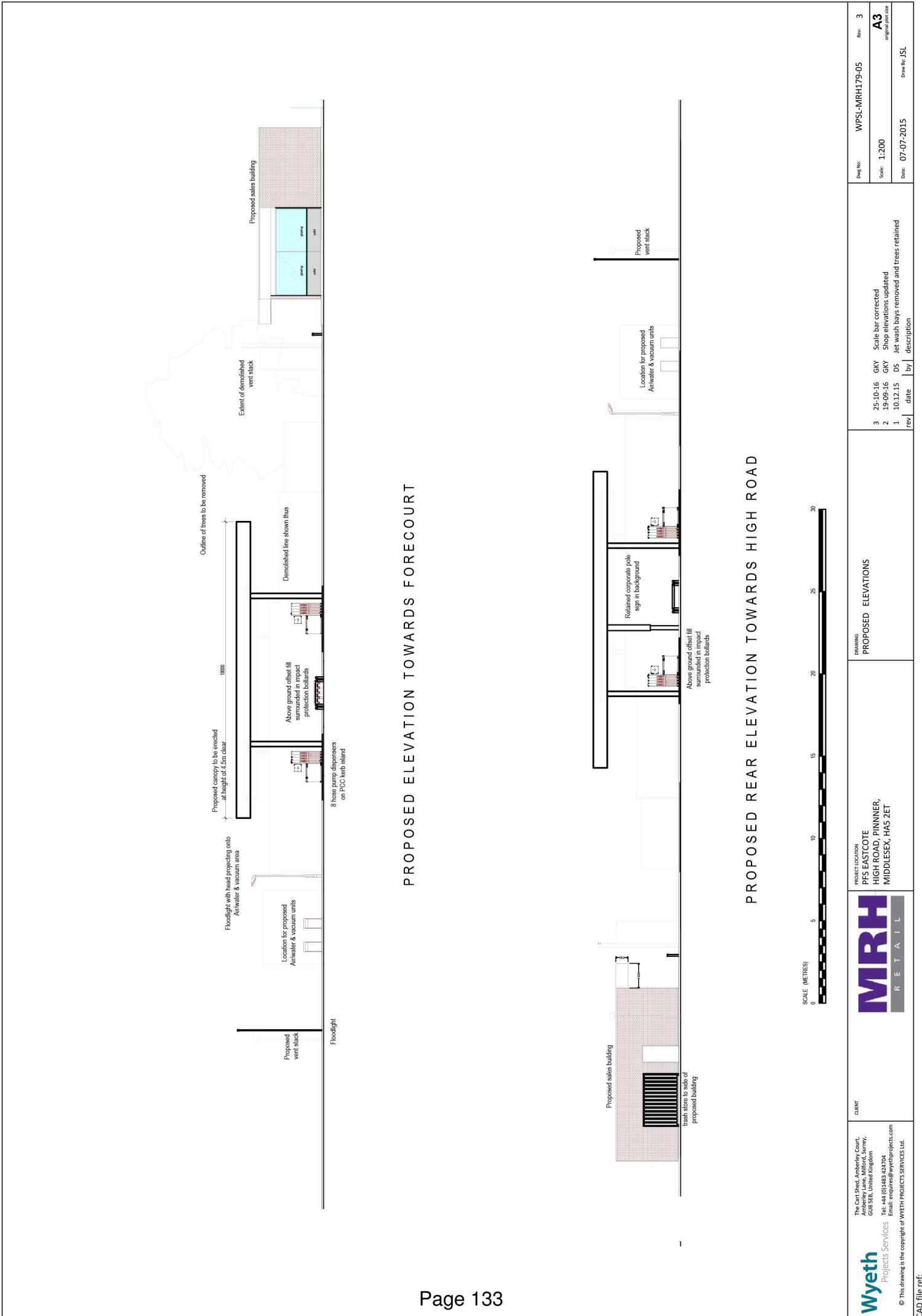
Corporate flag sign to be retained

Proposed canopy in background



PROPOSED SIDE ELEVATION TOWARDS NORTH - EAST

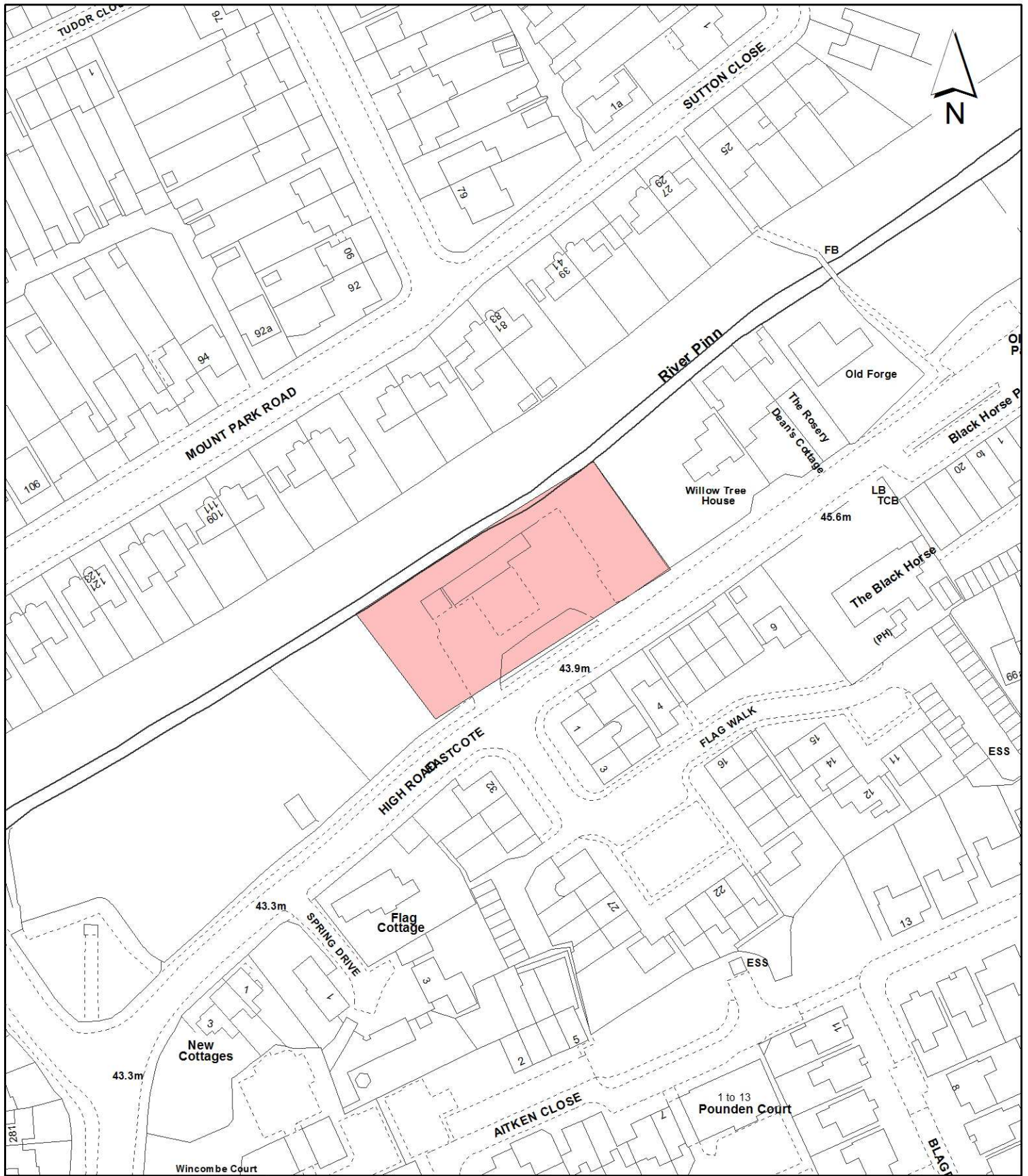
rev	date	by	description
2	19-09-16	GKY	Shop elevations updated
1	13.11.15	JSL	Width of proposed shop reduced



PROPOSED ELEVATION TOWARDS FORECOURT

PROPOSED REAR ELEVATION TOWARDS HIGH ROAD

<p>The Court Road, Amberley Court, Amberley Lane, Millford, Surrey, GU8 5EB, United Kingdom Tel: +44 (0)1883 427204 Email: enquiries@wyethprojects.com</p>	<p>PROJECT LOCATION PES EASTCOTE HIGH ROAD, PINNAR, MIDDLESEX, HA5 2ET</p>	<p>DRAWING PROPOSED ELEVATIONS</p>	<p>Draw No: WPSL-MRH179-05 Rev: 3</p>																
			<p>Scale: 1:200 Date: 07-07-2015 Drawn By: JSL</p>																
<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>by</th> <th>description</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>25-10-16</td> <td>GKY</td> <td>Scale bar corrected</td> </tr> <tr> <td>2</td> <td>19-09-16</td> <td>GKY</td> <td>Shop elevations updated</td> </tr> <tr> <td>1</td> <td>10-12-15</td> <td>DS</td> <td>Jet wash bays removed and trees retained</td> </tr> </tbody> </table>			rev	date	by	description	3	25-10-16	GKY	Scale bar corrected	2	19-09-16	GKY	Shop elevations updated	1	10-12-15	DS	Jet wash bays removed and trees retained	<p>Project No: WPSL-MRH179-05 Rev: 3 Scale: 1:200 Date: 07-07-2015 Drawn By: JSL</p>
rev	date	by	description																
3	25-10-16	GKY	Scale bar corrected																
2	19-09-16	GKY	Shop elevations updated																
1	10-12-15	DS	Jet wash bays removed and trees retained																



Notes:

 Site boundary

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Site Address:

Eastcote Motor Services

Planning Application Ref:

3689/APP/2016/3801

Planning Committee:

North Page 134

Scale:

1:1,250

Date:

February 2017

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 104 BREAKSPEAR ROAD SOUTH ICKENHAM

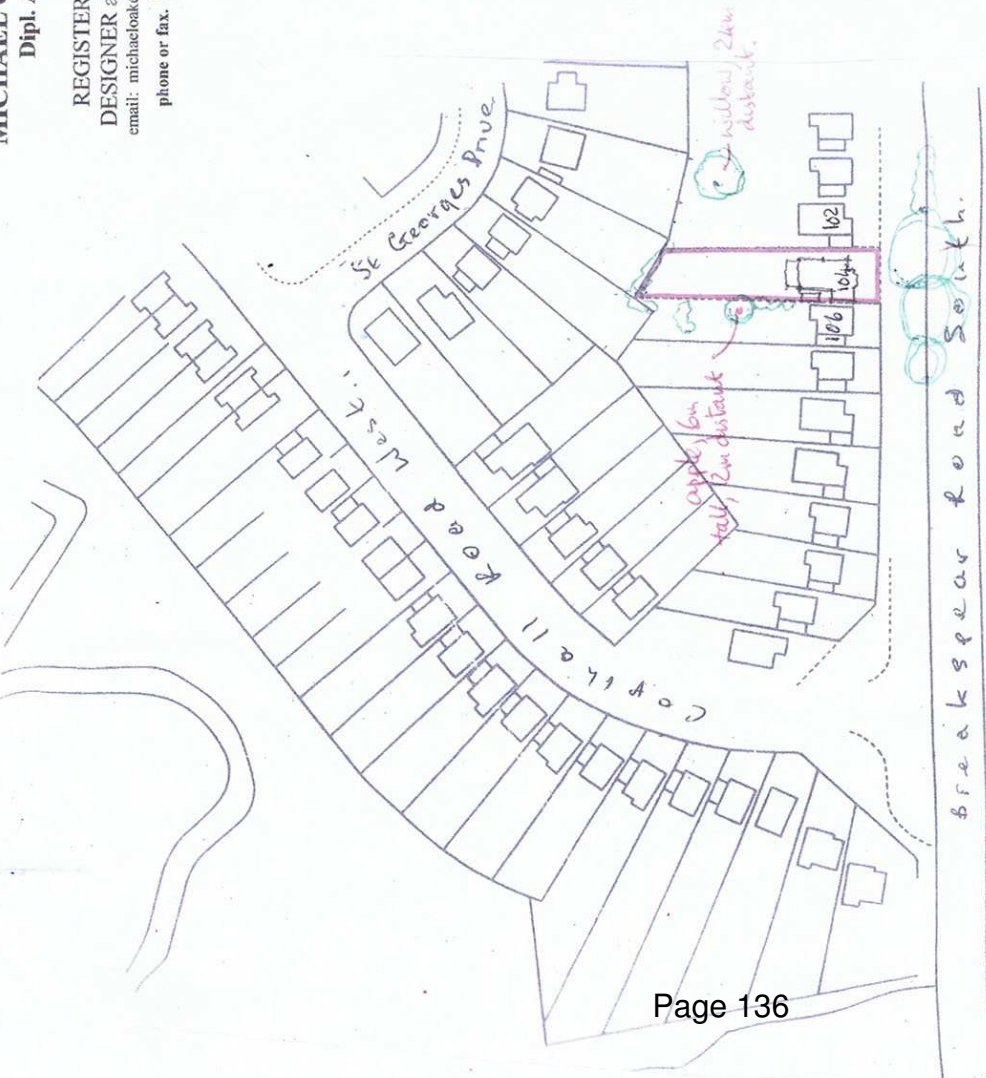
Development: Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retrospective)

LBH Ref Nos: 70259/APP/2016/4197

Date Plans Received: 18/11/2016 **Date(s) of Amendment(s):**

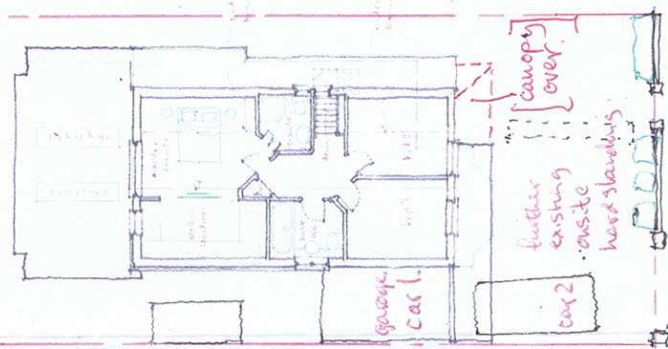
Date Application Valid: 18/11/2016

MICHAEL OAKES, B.A.Hons
 Dipl. Architecture
 REGISTERED ARCHITECT
 DESIGNER and ILLUSTRATOR
 email: michaeloakesarchitect@googlemail.com
 phone or fax. **01895 235089**



location plan. scale 1:1250.

site plan. scale 1:200.



proposed extensions/improvements to the dwelling for Mrs Mus Boxall. drawing 6 a.
 at 104 Breakspear Road South, Ickenham, UB10 8HF scale 1:200 @ A3 size Mar '14

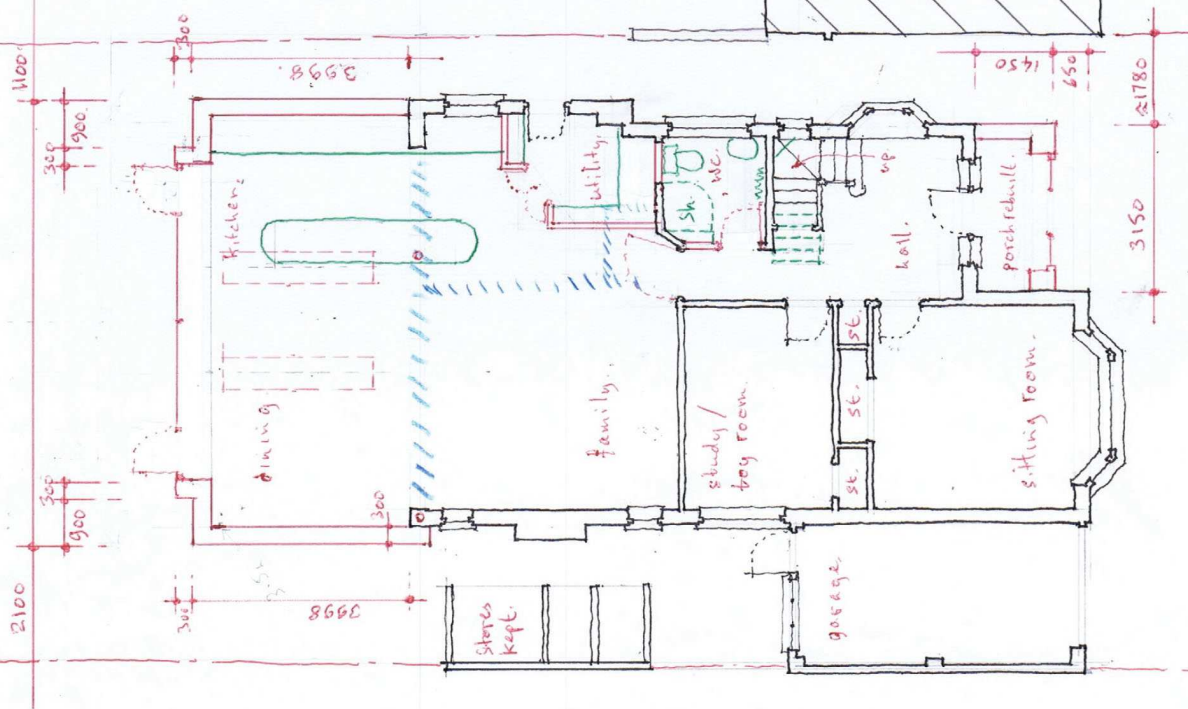
M. Oakes, Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

MICHAEL OAKES, B.A.Hons
 Dipl. Architecture
 REGISTERED ARCHITECT
 DESIGNER and ILLUSTRATOR
 email: michaeloakesarchitect@googlemail.com
 phone or fax: **01895 235089**

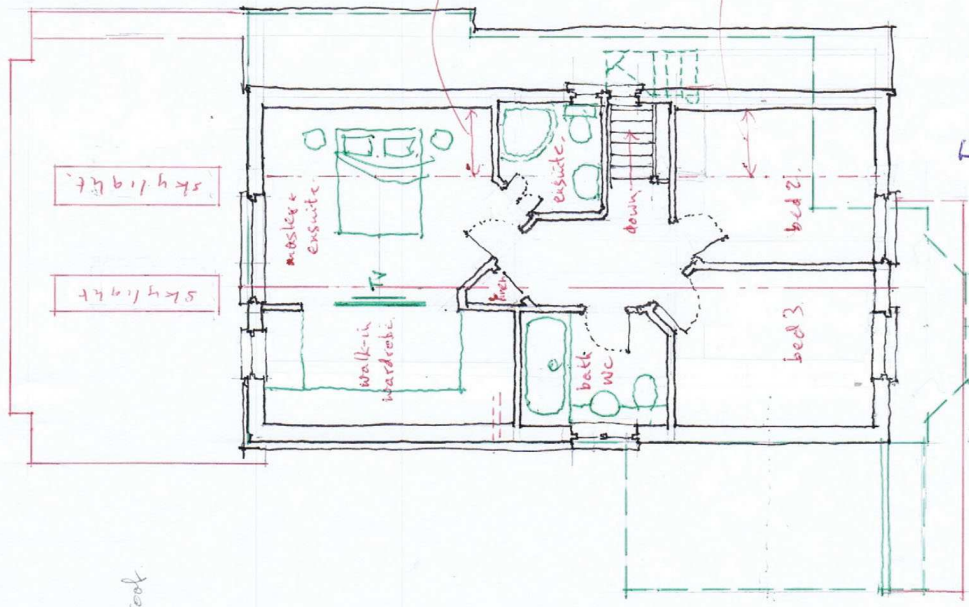
10 metres

0 1 2 3 4 5

50x135 floor joists
 50x140 C24 @ 400mm ok roof



ground-floor plan.
 (red lines = proposed)



loft plan.
 (all new)

[for information only - for comparison]

previously proposed plans.
 (as approved - 2015)

proposed extensions/improvements to the dwelling for Mr + Mrs Boxall.
 at 104 Breakspear Road South, Ickenham, UB10 8HF scale 1:100 @ A3 size Nov '16 drawing 3.c
 2. updated 1.4.17
 3. note added 18.8.17
 4. C-note added 16.10.16

M. Oakes, Registered Architect, 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

(alteration to approved, unbuilt rear extension = flat roof corner as approved, to now have sloping tiled finish, set symmetrical to approved detail above kitchen.)

50x195 floor joists
50x170 G24 @ 400c/c or 50x170

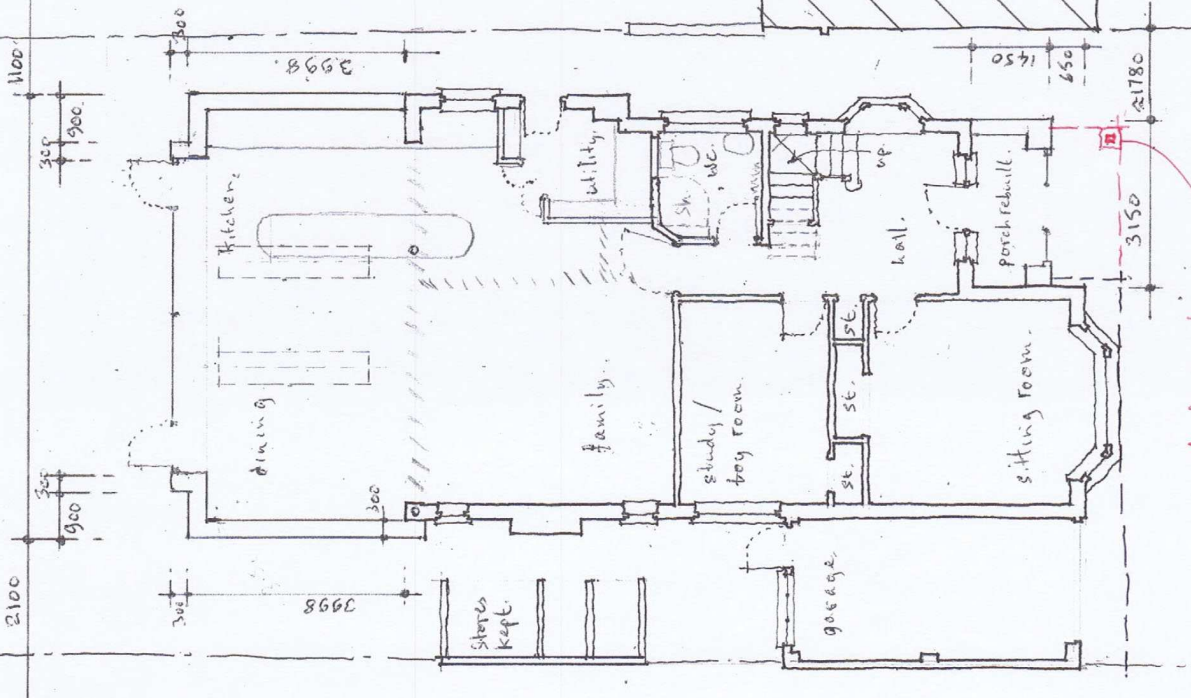
Note! this volume already approved - request to vary / lower approved roof here only!

under-eaves sloping ceiling, minimal lead height

under-eaves, sloping ceiling, minimal lead height

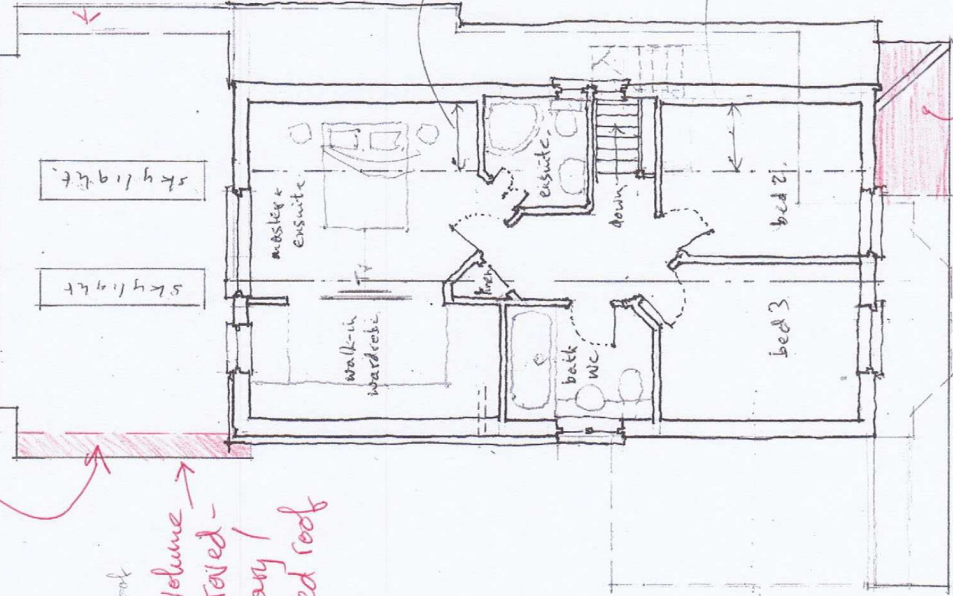
canopy here built in 2016, subject to this retrospective planning application.

Proposed plans.
(as proposed, November '16)



timber post supporting the canopy here
ground-floor plan. (Red lines = proposed)

1st floor (all new)



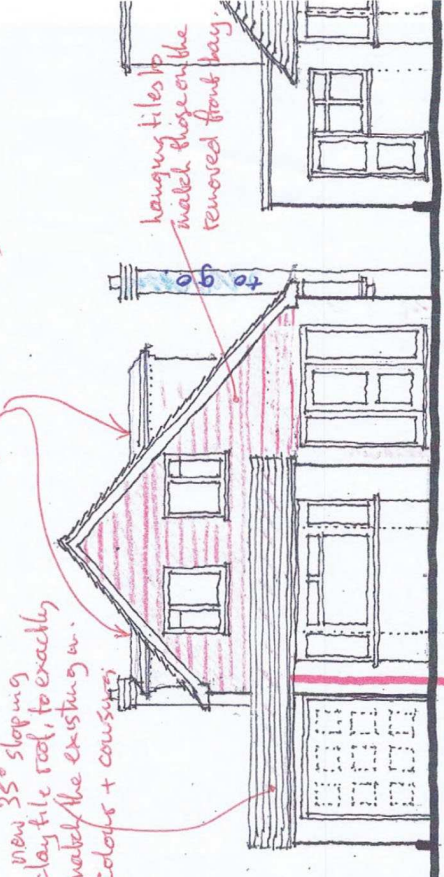
Proposed extensions / improvements to the dwelling at 104 Breakspear Road South, Ickenham, UB10 8HF for Mr + Mrs Boxall. scale 1:100 @ A3 size Nov '16 drawing 4-1

10 metres

MICHAEL OAKES, B.A. Hons
Dipl. Architecture

REGISTERED ARCHITECT
DESIGNER and ILLUSTRATOR
email: michaeloakesarchitect@gmail.com
phone or fax: 01895 235089

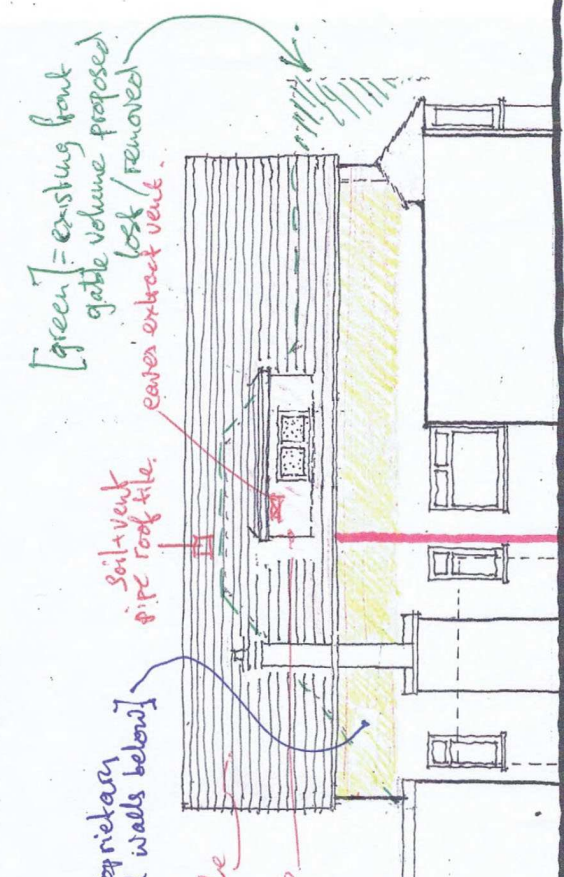
[green] = existing front gable volume proposed removed.
eaves vent (extract)



No 102

front elevation.

side elevation. (from No 102) red bricks to match the existing



No 106

side elevation. (from No 106)

Page 139

[green] = existing front gable volume proposed lost / removed.
eaves extract vent.

rear elevation. (from No 106) rwp. (for information only - for comparison (as approved 2015))

rear elevation. frost-resisting bricks below dpc level.

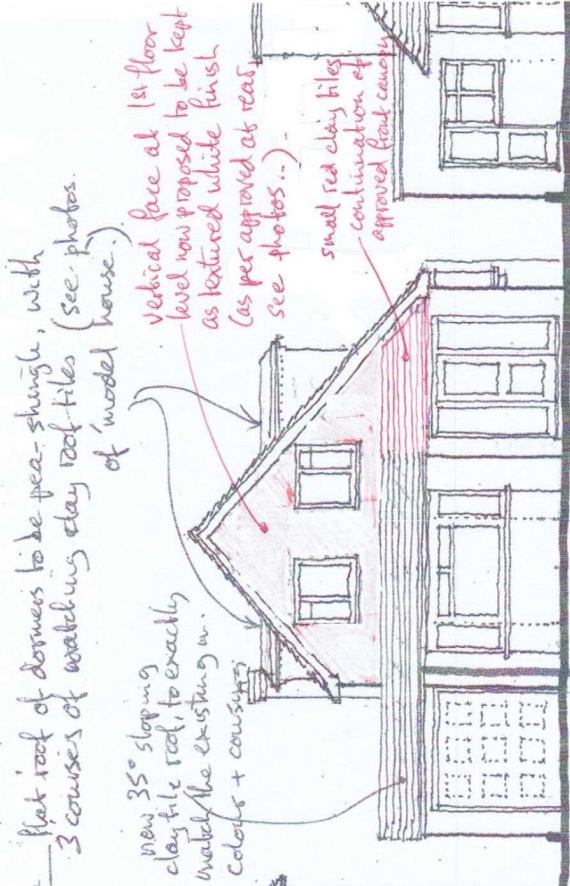
proposed extensions / improvements to the dwelling for Mrs Mus Boxall.
at 104 Breakspear Road South, Ickenham, UB10 8TF scale 1:100 @ A3 size Mar '14.
elevations, as previously proposed.
drawing 5c
a - dormer tweaked 22-8-14,
b - tile hanging to side - rear walls shown removed + rear window made taller. 14-10-15
nots added 12-11-17

M. Oakes, Registered Architect, 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

10 metres

MICHAEL OAKES, B.A. HONS
Dipl. Architecture

REGISTERED ARCHITECT
DESIGNER and ILLUSTRATOR
email: michaeloakesarchitect@gmail.com
phone or fax: 01895 25489



flat roof of dormers to be pea-shingle, with 3 courses of weathering clay roof tiles (see photos of model house.)

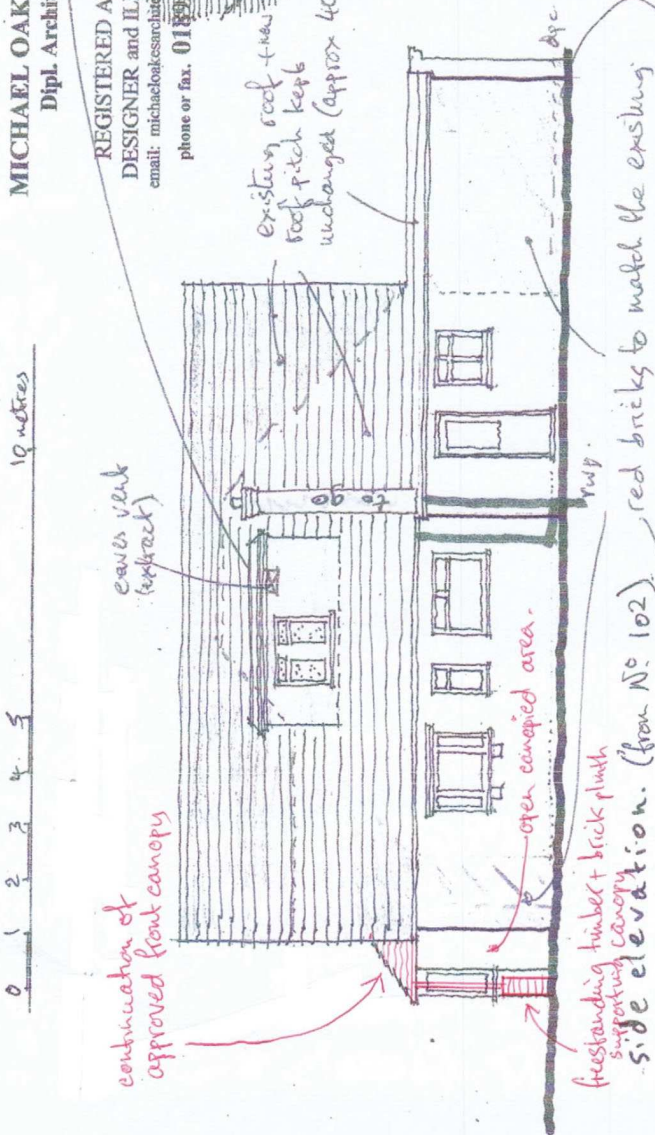
new 35° sloping clay tile roof, to exactly match the existing in colour + contours

vertical face at 1st floor level now proposed to be kept as textured white finish (as per approved at rear, see photos..)

small red clay tiles continuation of approved front canopy

No 102

front elevation.



eaves vent (extract)

existing roof (new roof pitch kept unchanged (approx 40 1/2°))

open canopy area.

No 106

front elevation.

side elevation. (from No 102)

freestanding timber + brick plinth supporting canopy

enlarged depth of windows (=16m high)

vertical faces now proposed to be white painted / proprietary finish to brick walls [to match renovated/upgraded walls below]

existing roof + roof pitch kept unchanged (approx 40 1/2°)

11m below new ridge

frost-resisting brick > below dpc level.

files to match the existing hanging tiles to match those on front bay.

ridge

existing rick back

Small red clay tiles new roof pitch here now proposed to match existing tiled roof at approx 40° pitch

gutter + fascia as elsewhere No 106.

2950 4200

soil-vent pipe roof tile.

eaves extract vent.

soil-vent pipe roof tile.

files to match the existing hanging tiles to match those on front bay.

ridge

existing rick back

Small red clay tiles new roof pitch here now proposed to match existing tiled roof at approx 40° pitch

gutter + fascia as elsewhere No 106.

2950 4200

soil-vent pipe roof tile.

eaves extract vent.

No 102

rear elevation. frost-resisting bricks below dpc level.

side elevation. (from No 106)

(as proposed, November '16)

elevations, as proposed..

proposed extensions / improvements to the dwelling at 104 Breakspear Road South, Ickenham, UB10 8HF for Mr + Mrs Boxall. scale 1:100 @ A3 size Nov '16 drawing 42

M. Oakes, Registered Architect, 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

MICHAEL OAKES, B.A.Hons
 Dipl. Architecture
 REGISTERED ARCHITECT
 DESIGNER and ILLUSTRATOR
 email: michaeloakesarchitect@googlemail.com
 phone or fax: **01895 235089**

recent 'as built (but unfinished)
photos, November '16.

detail of as-built canopy, completed.



(new ceiling of porch area, awaiting completion (all as approved))



rear elevations



rear white render finish, all as approved.



(area awaiting construction of already-approved single-storey rear extension)

as-built, street-view



as-built, current street-view.



current finish, white render as per approved rear finish, now requiring further planning approval.



as-built frame, to take new door frame (all as per previously-approved drawings)



new supporting brick pier + post to new canopy here.

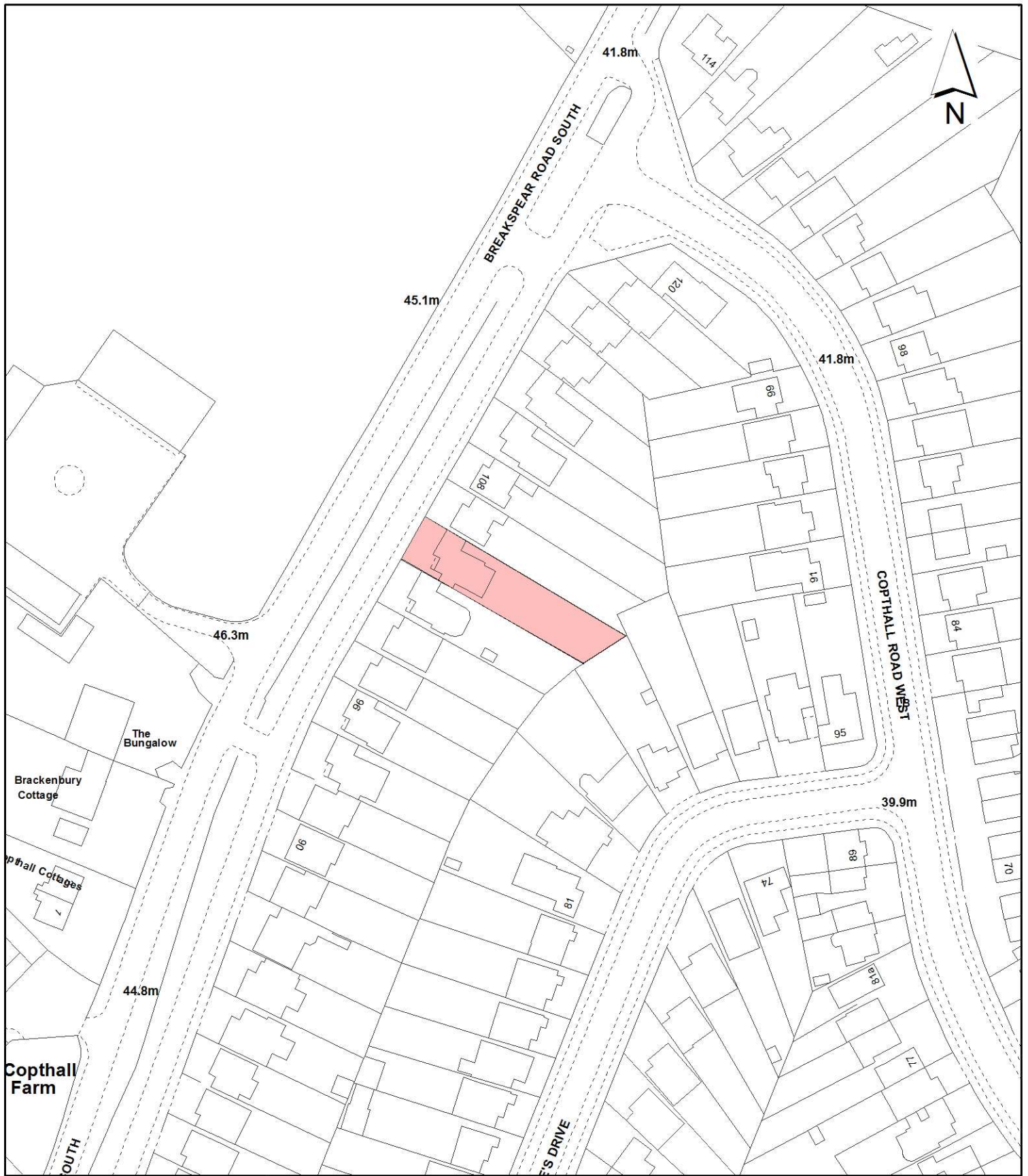


front canopy completed new. front door still to be installed.

drawing 40

for Mr + Mrs Boxall. scale @ A3 size Nov '16.

proposed extensions/improvements to the dwelling at 104 Breakspear Road South, Ickenham, UB10 8HF



Notes:

 Site boundary

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Site Address:

104 Breakspear Road South

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

Planning Application Ref:
70259/APP/2016/4197

Scale:
1:1,250

Planning Committee:
North Page 142

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 103 SHENLEY AVENUE RUISLIP

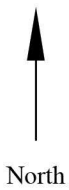
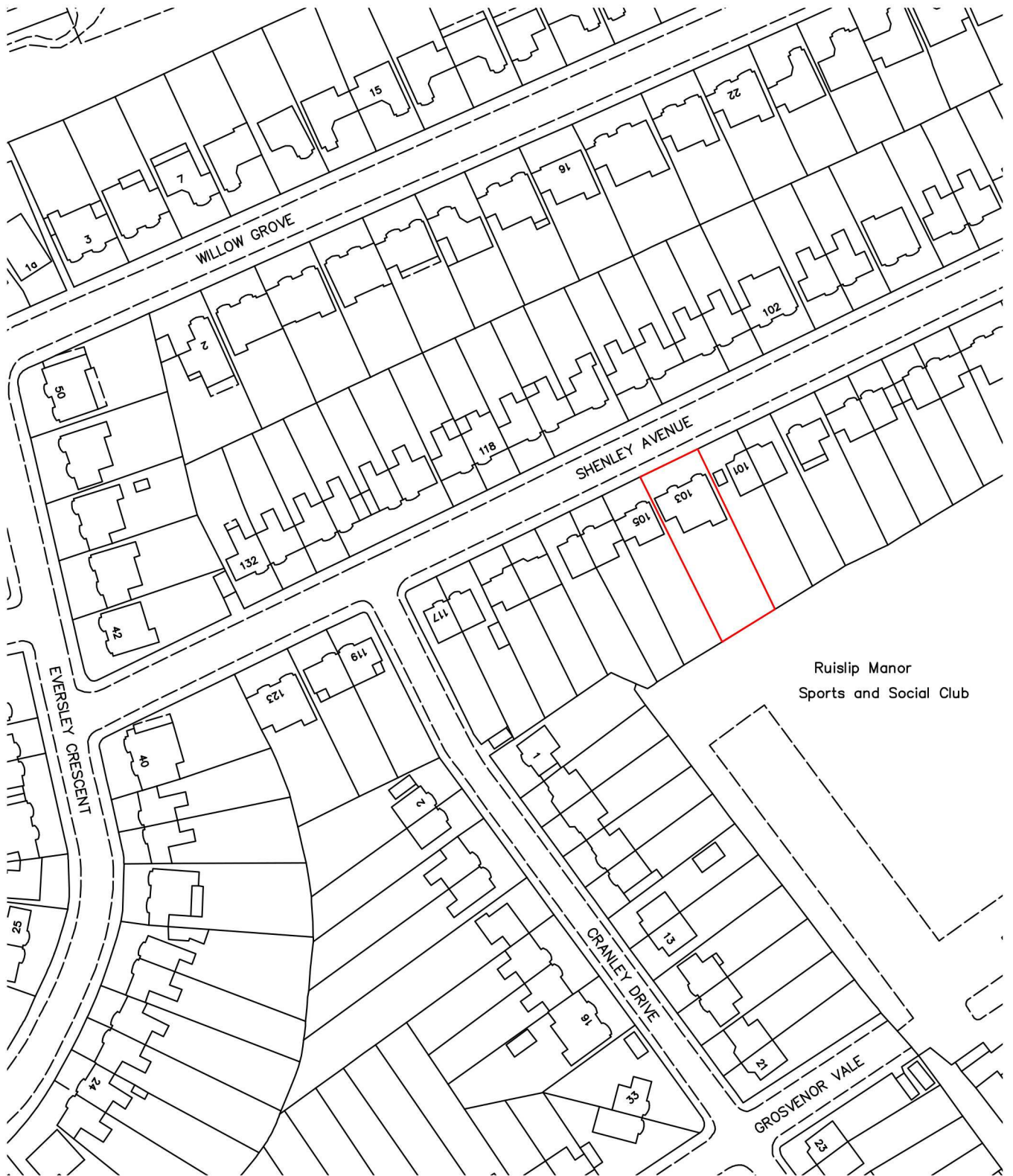
Development: 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front involving demolition of existing bungalow.

LBH Ref Nos: 20004/APP/2016/3968

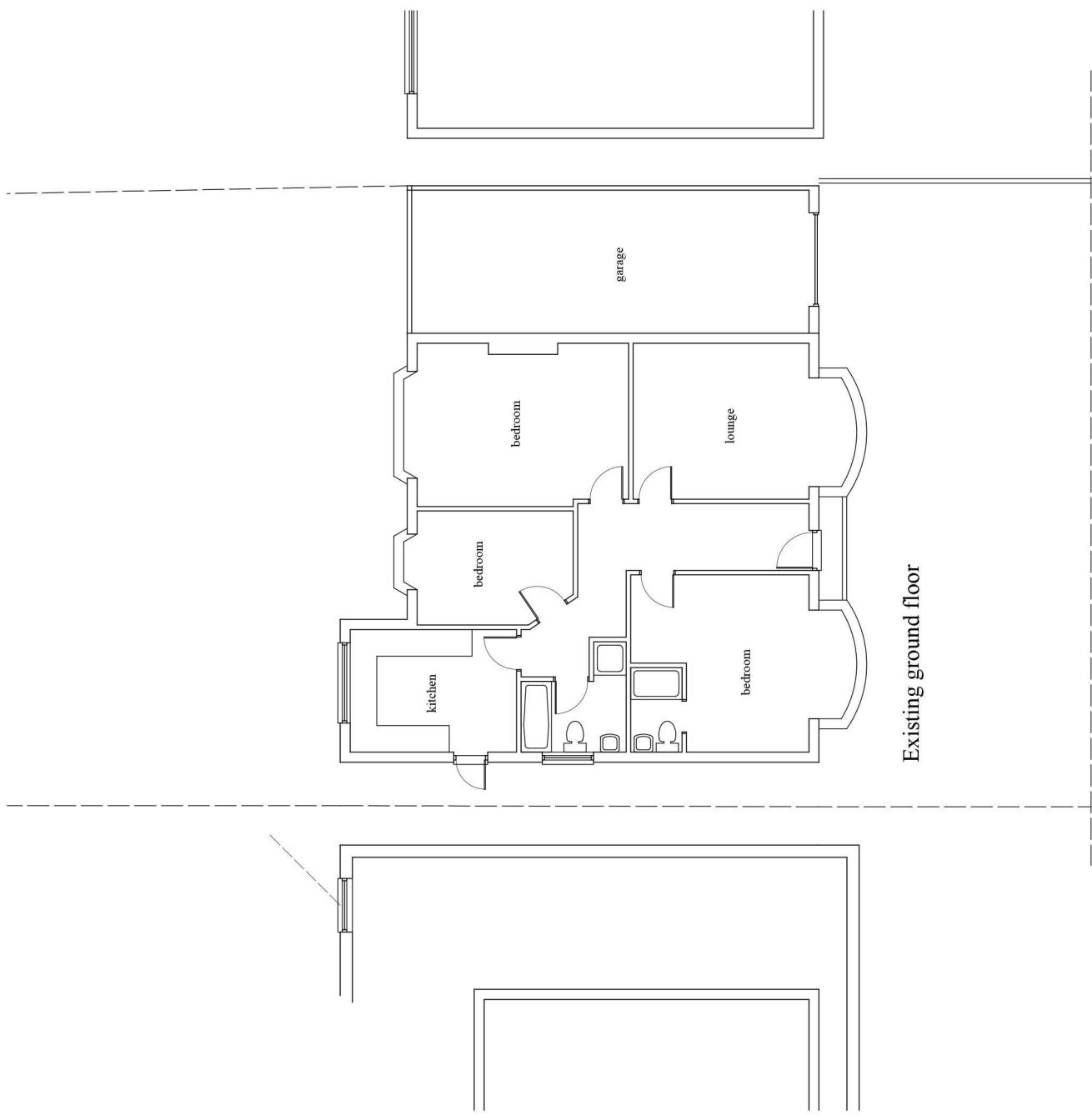
Date Plans Received: 28/10/2016

Date(s) of Amendment(s): 28/10/0016

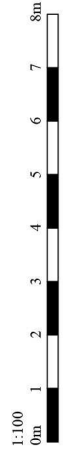
Date Application Valid: 03/11/2016



Revisions:		
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR		email:aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @A4 date 10/10/16		title Location Plan
drg no 1646-os-01	rev	site 103 Shenley Avenue, Ruislip.

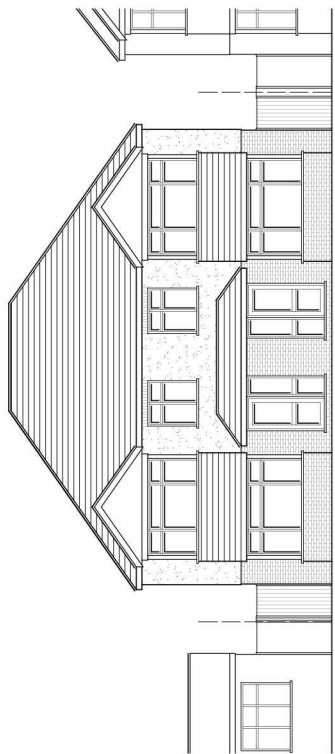


Existing ground floor

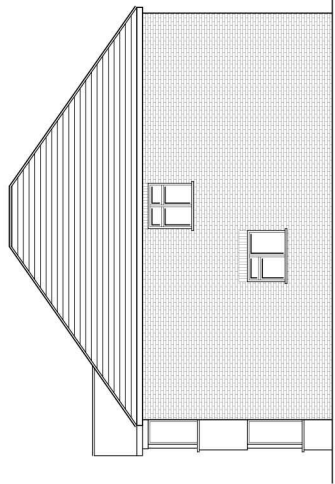


Revisions

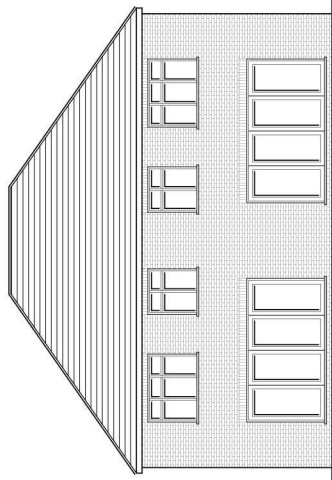
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR email:aba@anjla.co.uk Tel: 020 8574 3535	
scale 1:100 @A3 date 10/10/16	title Existing floor plan
drg no 1646-ex-01	rev site 103 Shenley Avenue, Ruislip.



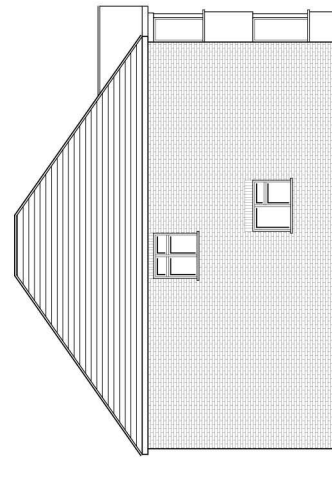
Proposed front elevation



Proposed side elevation



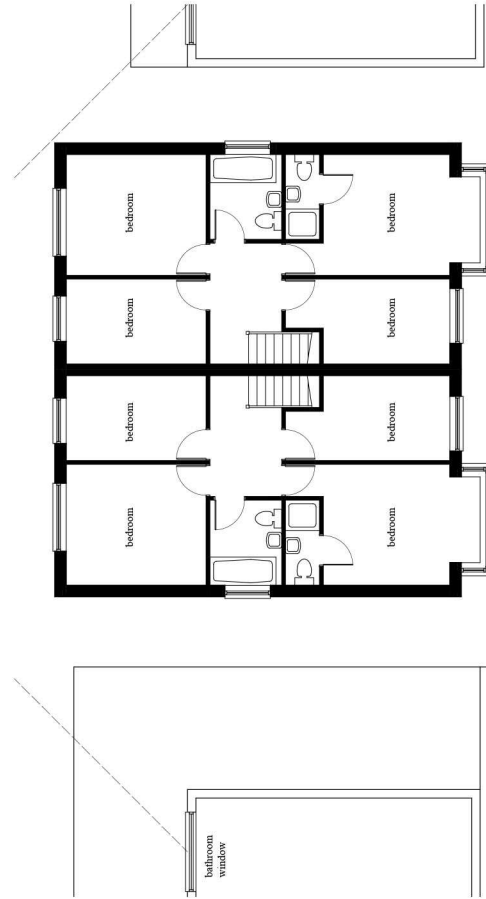
Proposed rear elevation



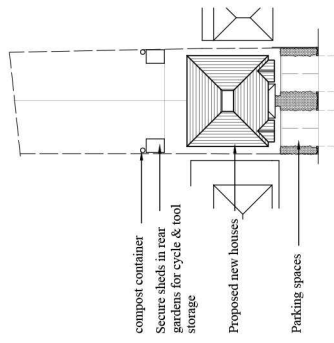
Proposed side elevation



Ground floor plan



First floor plan



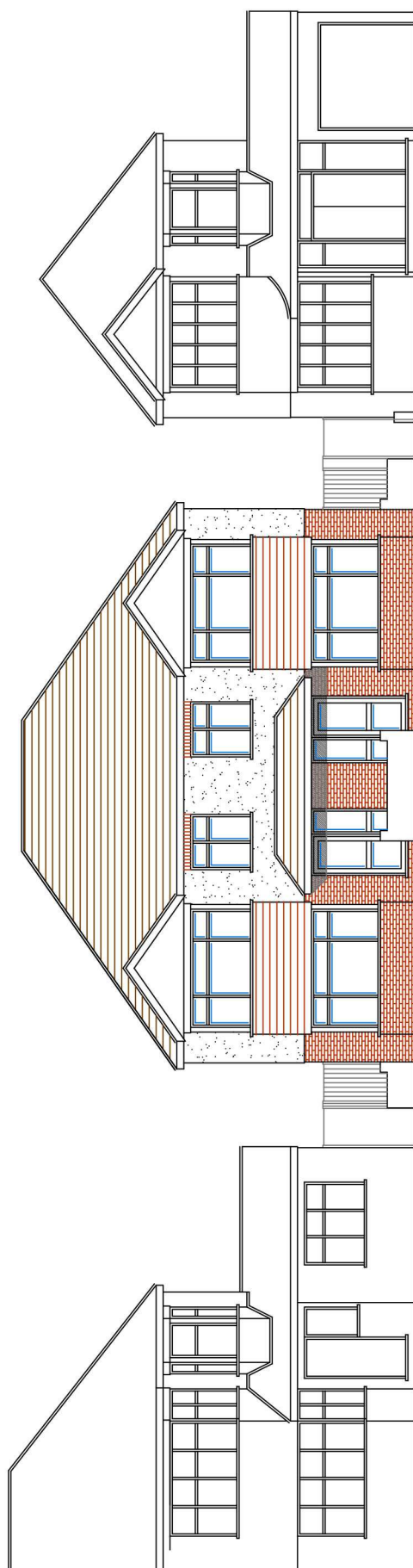
Block plan 1:500



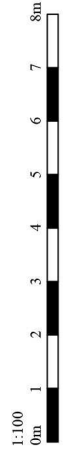
Revisions | A | Side elevation and crossover dimensions indicated | 03/11/16

ABA Chartered Surveyors
49 The Green, Southall, UB2 4AR
email:aba@nja.co.uk
Tel: 020 8574 5555

Scale	Title
1:100 @A2	Floor plan + Elevations
date 10/10/16	
drg no 1646-pl-01	rev A
site 103 Shenley Avenue, Ruislip	
Status Preliminary - for consultation	



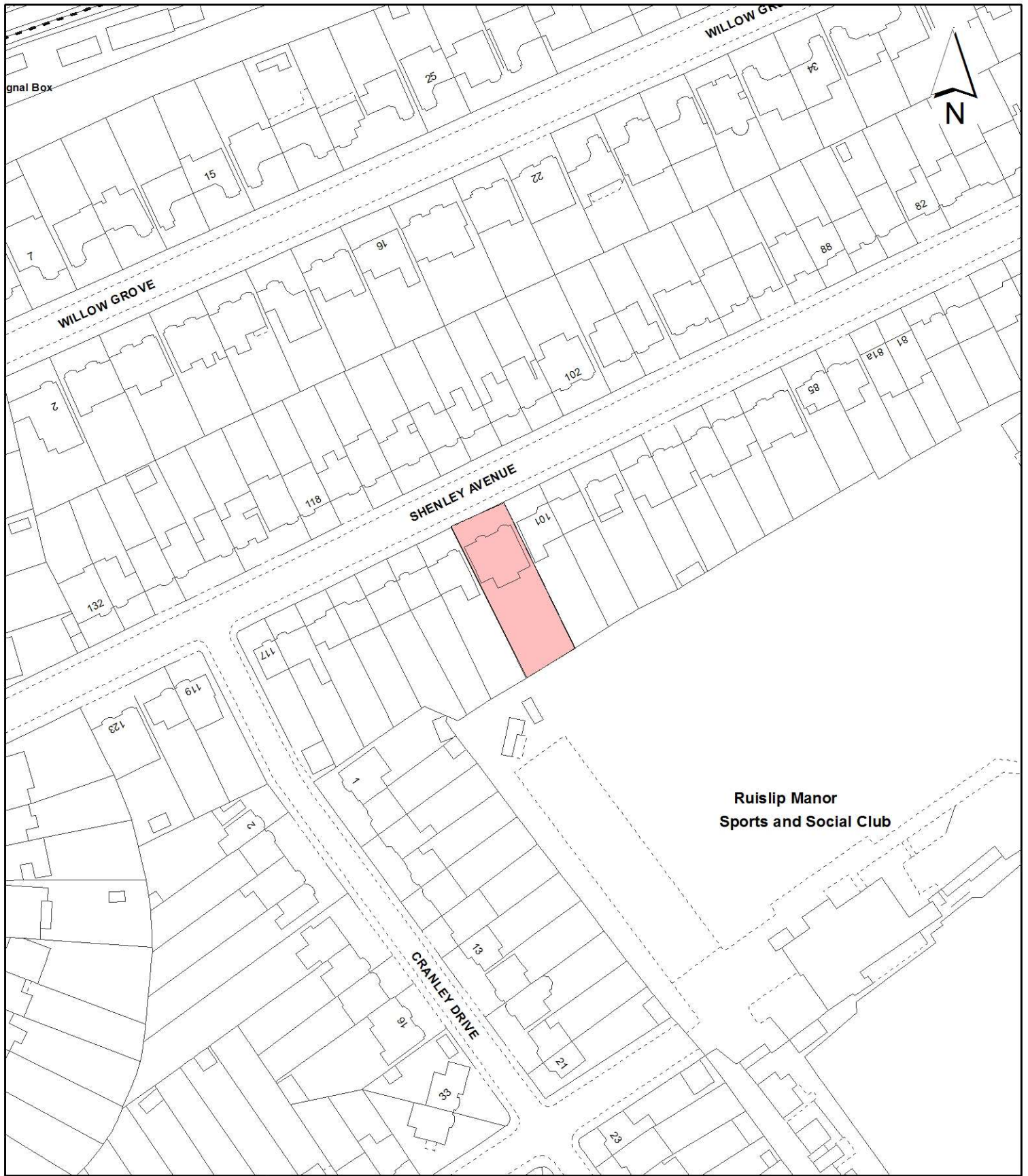
Street elevation



Revisions

ABA Chartered Surveyors
 49 The Green, Southall UB2 4AR
 email:aba@anjla.co.uk
 Tel: 020 8574 3535

scale 1:100 @A3	title Street elevation
date 03/10/16	site
drw no 1646-pl-02	rev 103 Shenley Avenue, Ruislip.



Notes:

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Site Address:

103 Shenley Avenue

Planning Application Ref:

20004/APP/2016/3968

Scale:

1:1,250

Planning Committee:

North Page 148

Date:

February 2017

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



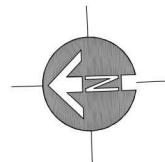
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD
Development: Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.
LBH Ref Nos: 70377/APP/2016/4221

Date Plans Received: 21/11/2016
Date Application Valid: 22/11/2016

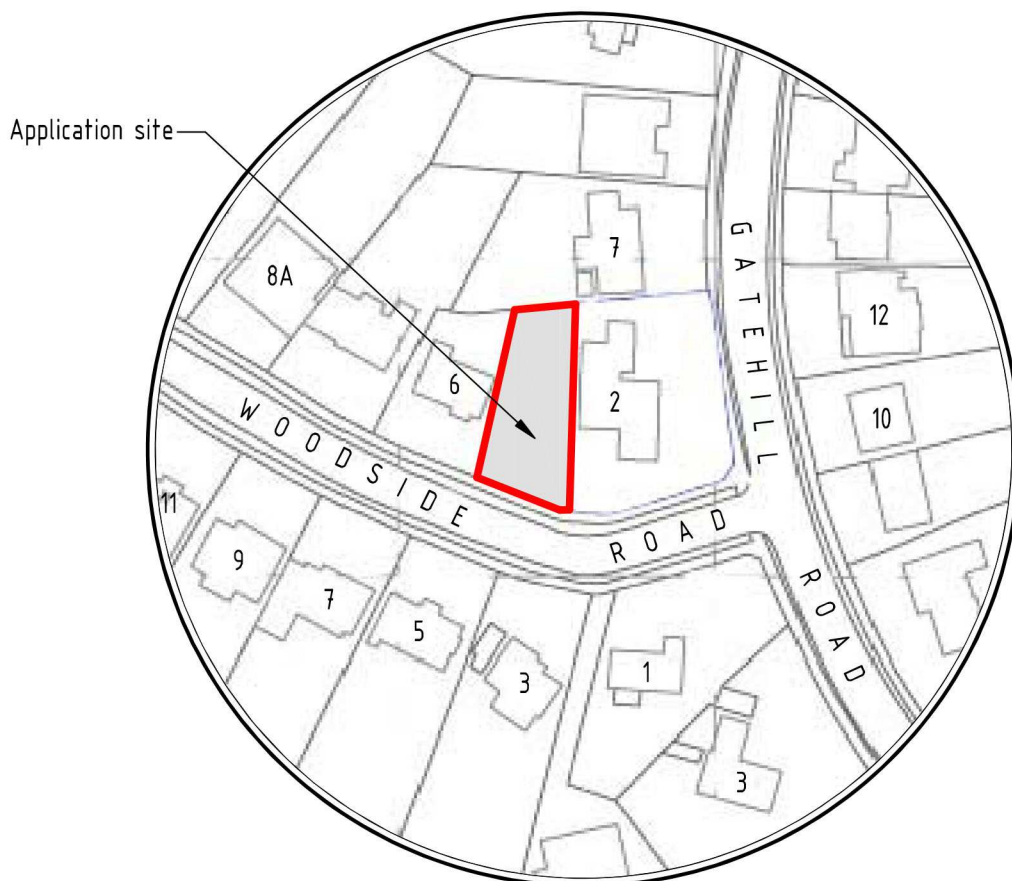
Date(s) of Amendment(s):



LAND BETWEEN 2 & 6 WOODSIDE ROAD,
NORTHWOOD, MIDDLESEX, HA6 3QE

05/08/2016

DRAWING NO 1251/P/4



LOCATION PLAN SCALE 1:1250 A4

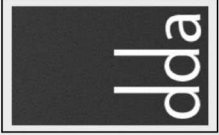
SCALE BAR (m) 1:1250

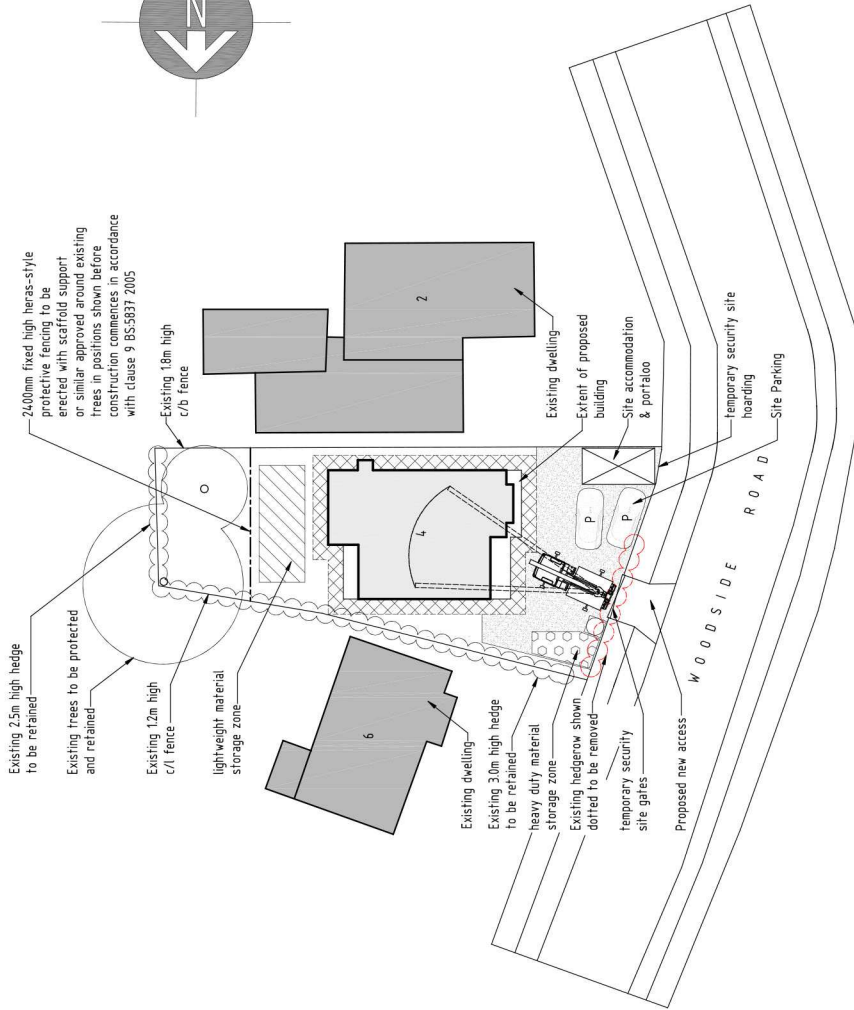
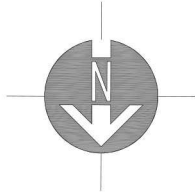


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










1. All dimensions are to be checked on site prior to the commencement of work and any discrepancies are to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and all legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All work on site, managed and implemented as a result of the design indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (COP) Regulations in respect of the construction of the proposed works. It is to be considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown 100mm above ground level.

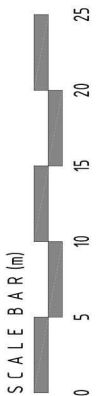
PLANNING SUBMISSION

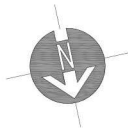
rev:	date:	description:
scale:	1 : 250	AZ
date:	05 / 08 / 2016	
drawing no:	1251 / P / 5	drawn: FJ
drawing:	PLANNING PROPOSALS SITE WORKS LAYOUT	
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE	
client:	MR VIJEN SHAH	
		
DUSEK DESIGN ASSOCIATES MOOR HOUSE FARM ESTATE LOWER ROAD HIGHER DENHAM UXBRIDGE UB9 5EN T: 01895 631103 E: info@dusek.co.uk www.dusek.co.uk		
print history:	Monday, 21 November, 2016	11:46:17
S:\062016\0251-0001051 - 1 WOODSIDE ROAD\PLANNING SUBMISSION		



SITE LAYOUT PLAN - SCALE 1:250

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

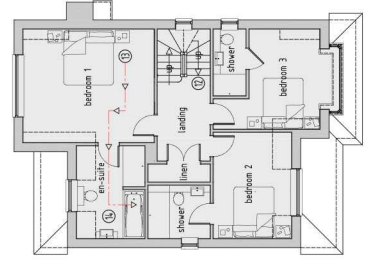
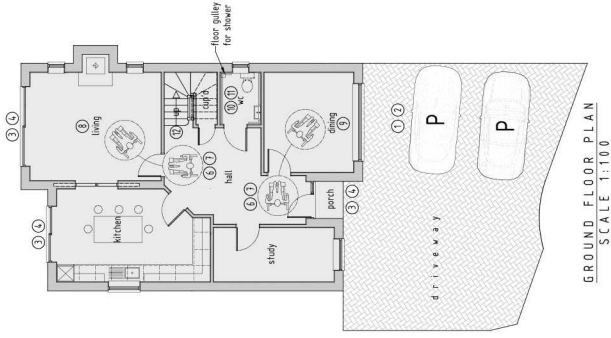




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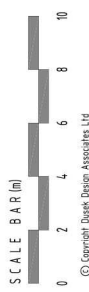
1. All dimensions shown in millimetres.
2. All dimensions are shown in millimetres unless otherwise stated.
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18. All dimensions are shown in millimetres unless otherwise stated.
19. All dimensions are shown in millimetres unless otherwise stated.
20. All dimensions are shown in millimetres unless otherwise stated.

- LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOMES**
- | | |
|--|--|
| ① Car Parks provided with adequate space for use by wheelchair | ⑩ Potential for entrance level bed-space |
| ② Approach to parking (distance, gradients and width) | ⑪ Entrance level WC and shower drainage |
| ③ Approach to all entrances | ⑫ WC and bathroom walls |
| ④ Entrances | ⑬ Stairs and potential through-floor lift in dwelling |
| ⑤ Communal stairs and lifts (N/A) | ⑭ Provision for ceiling track hoist |
| ⑥ Internal doorways and hallways | ⑮ An accessible bathroom, providing ease of access |
| ⑦ Circulation Space | ⑯ Window sill 800mm min above Finished Floor level |
| ⑧ Entrance level living space | ⑰ Electrical switches and sockets fitted between 450mm and 1200mm above Finished floor level |



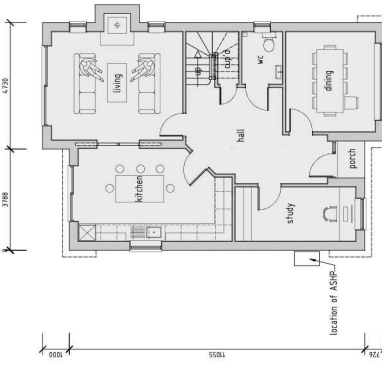
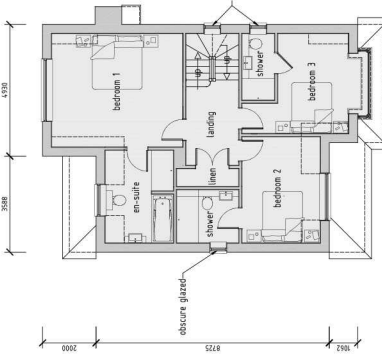
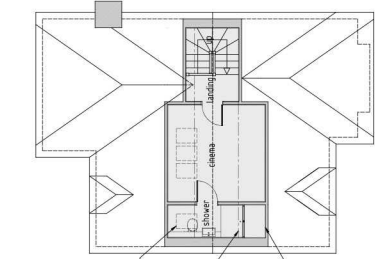
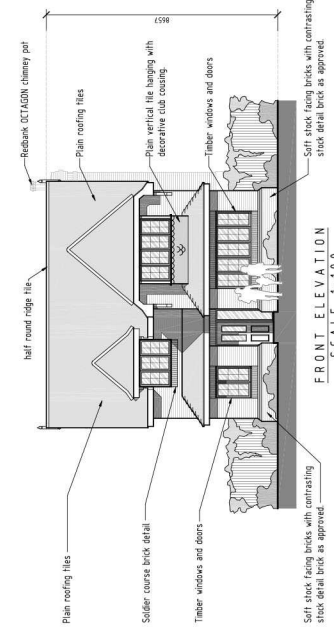
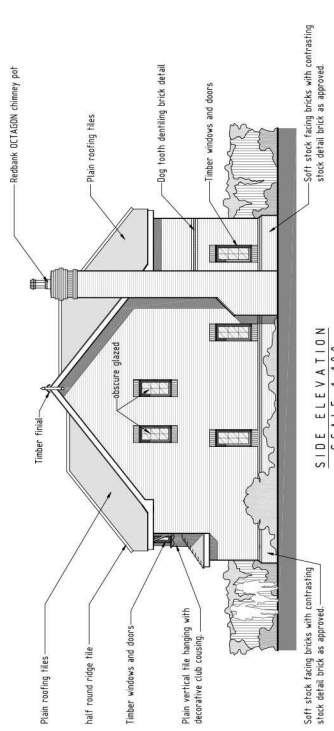
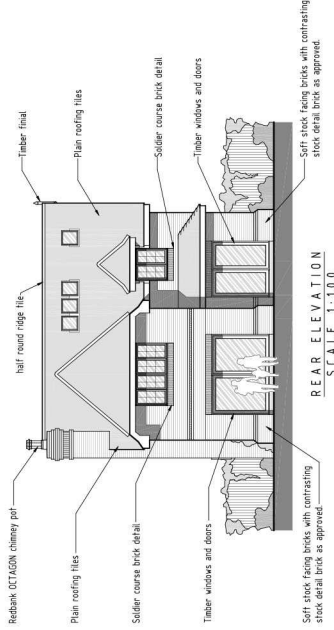
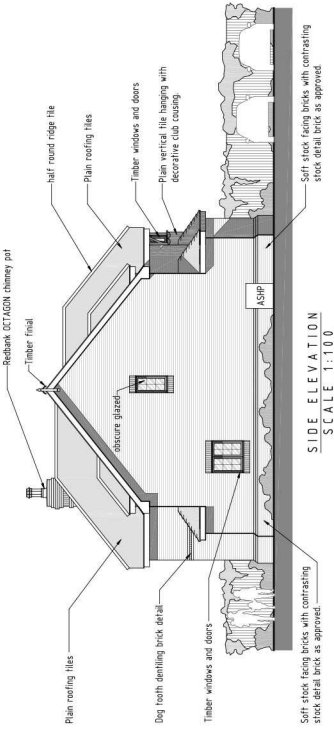
PLANNING SUBMISSION

ref:	date:	description:
scale:	1:100	A1
date:	05 / 08 / 2016	
drawing no:	1051 / P / 3	drawn: FJ
drawing:	PLANNING PROPOSALS LIFETIME HOMES	
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE	
client:	MR VIJEN SHAH	
OUSEY DESIGN ASSOCIATES MOOR HOUSE FARM ESTATE WOODSIDE ROAD NORTHWOOD MIDDLESEX HA6 3DE T: 01895 831103 E: info@ousey.co.uk www.ousey.co.uk		
print history:	Monday, 27 November 2016	11:45:44
SUBMISSION: 1051-001-001-4 WOODSIDE ROAD/P/1051-1 (1) (Rev)		





NOTES:
 1. All dimensions are to be shown on any drawings unless otherwise stated.
 2. All dimensions are to be rounded to the nearest millimetre unless otherwise stated.
 3. All dimensions are to be shown on any drawings unless otherwise stated.
 4. All dimensions are to be shown on any drawings unless otherwise stated.
 5. All dimensions are to be shown on any drawings unless otherwise stated.
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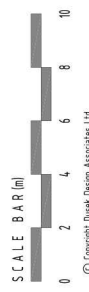


PLANNING SUBMISSION

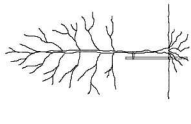
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drawing:	PLANNING PROPOSALS		
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE		
client:	MR VIJEN SHAH		

dda
 DUEK DESIGN ASSOCIATES
 MOOR HOUSE FARM ESTATE
 LOWER ROAD
 HAYWARDS
 UPPERSIDE
 UPPERSIDE
 T: 01895 837103
 E: info@duek.co.uk
 www.duek.co.uk

print history: Monday, 21 November, 2016 11:45:11
 SUBMISSION: 051/001/001 - 1 WOODSIDE ROAD/1/051-A1/11/16



- NOTES**
- All dimensions to be shown on drawings are to be taken as the dimensions to be reported to the appropriate authority.
 - Major dimensions are shown in red.
 - All construction and sub-construction work shall be in accordance with the relevant Building Regulations and all legislation.
 - All construction and sub-construction work shall be in accordance with the relevant Building Regulations and all legislation.
 - All materials are to be used and installed in accordance with the relevant Building Regulations and all legislation.
 - All works are to be carried out in accordance with the relevant Building Regulations and all legislation.
 - All materials are to be used and installed in accordance with the relevant Building Regulations and all legislation.
 - All works are to be carried out in accordance with the relevant Building Regulations and all legislation.
 - All materials are to be used and installed in accordance with the relevant Building Regulations and all legislation.
 - All works are to be carried out in accordance with the relevant Building Regulations and all legislation.



TREE STAKING DETAIL

TREE STAKING DETAIL

For selected standard trees o/a height 3.0-3.5m. Support using stakes extending to 10-12m above ground and 86-4.15m below ground level (depending on ground conditions).

Supported by single non reinforced 16mm from top of stake.

Remove stakes on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscape generally to be carried out in accordance with BS:4748. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 18-24m, straight stem to BS:3956 Part 1:1992. Trees supplied with a minimum of 10% bare root and 10% noted otherwise, and planted in a mix of 3:0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat. Beds to be 1000mm wide and 100mm deep. Top dressed with 75mm deep forest bark mulch.

Site to be cleared of all hidden stumps and retained levelled and filled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS:9336:1990.

Perennial weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and annual planting to BS:3936 Part 1:1992.

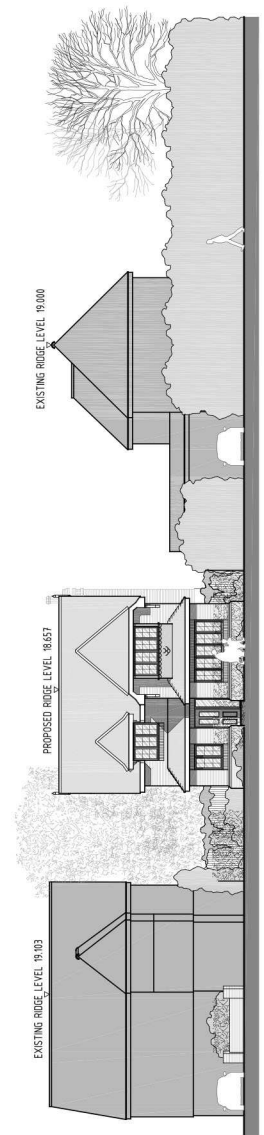
Sub-soil areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with BS:5837:2012.

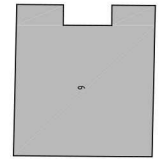
DRIVEWAY SPECIFICATION

Driveway to be finished with permeable concrete pavers, finished with a permeable joint filler with clean crushed stone. Below the above you need a laying course of a 50mm depth of firm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges (depth depending on soil conditions).

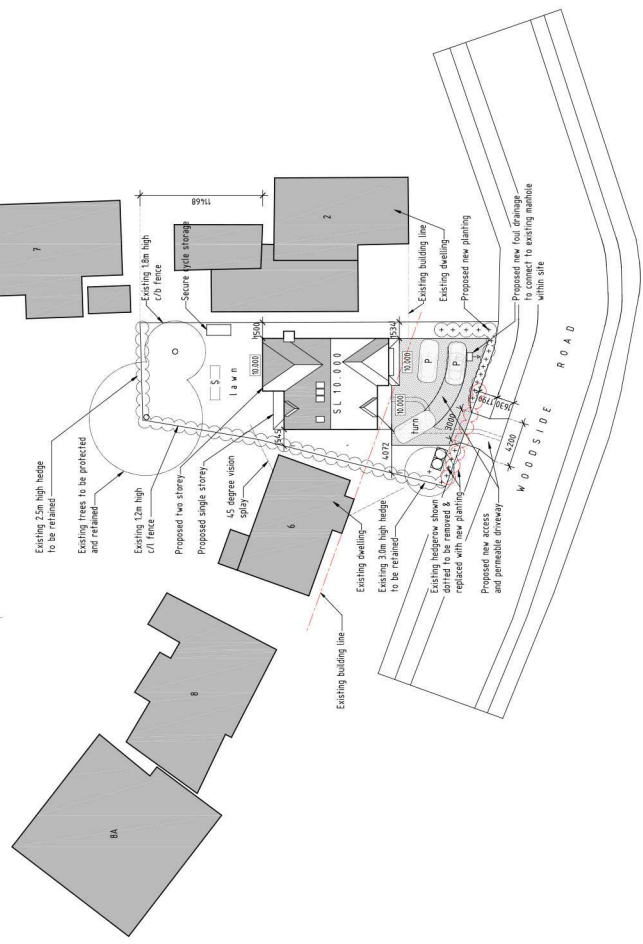
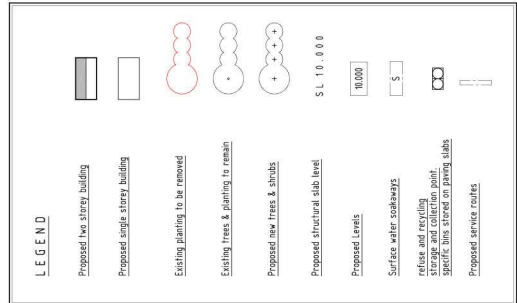
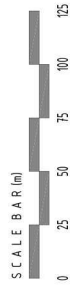
Pavers to be finished with compatible edgings. Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.



STREET SCENE FROM WOODSIDE ROAD - SCALE 1:125.0



LOCATION PLAN - SCALE 1:125.0



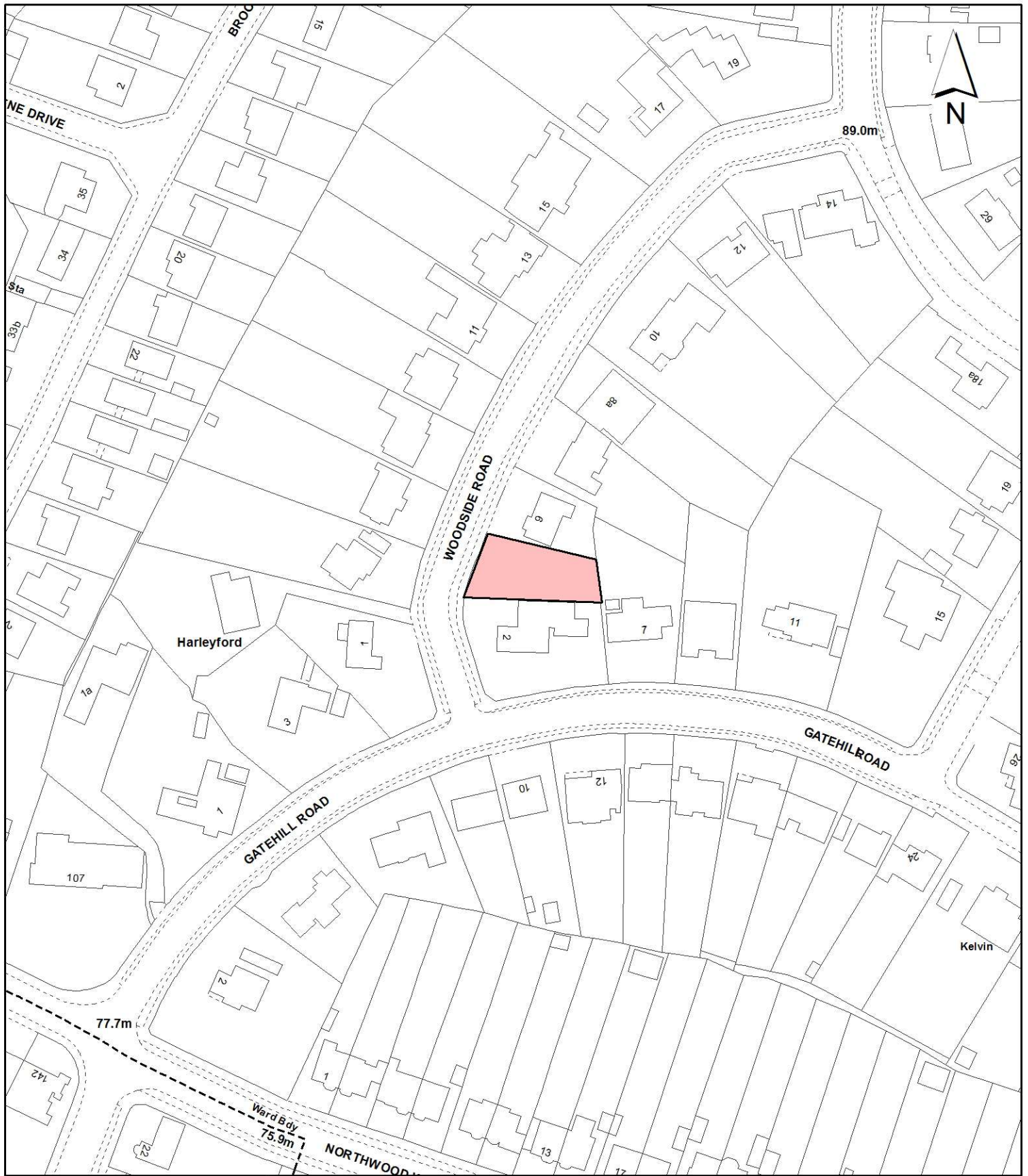
SITE LAYOUT PLAN - SCALE 1:25.0



SCALE BAR (m)

PLANNING SUBMISSION

rev:	date:	description:	0.091 ha
scale:	1:250	A1	date: 05 / 08 / 2016
drawing no:	1251 / P / 1		drawn: FJ
drawing:	PLANNING PROPOSALS SITE LAYOUT PLAN		
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE		
client:	MR VIJEN SHAH		
DUNE DESIGN ASSOCIATES MOOR HOUSE FARM ESTATE UDDINGHAM LDB 15N T: 01995 831103 E: info@duneak.co.uk www.duneak.co.uk			
print history:	Monday, 21 November 2016	11:43:24	



Notes:

 Site boundary

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Site Address:

Land Between 2 & 6 Woodside Road

Planning Application Ref:
70377/APP/2016/4221

Planning Committee:
North Page 155

Scale:
1:1,250

Date:
February 2017

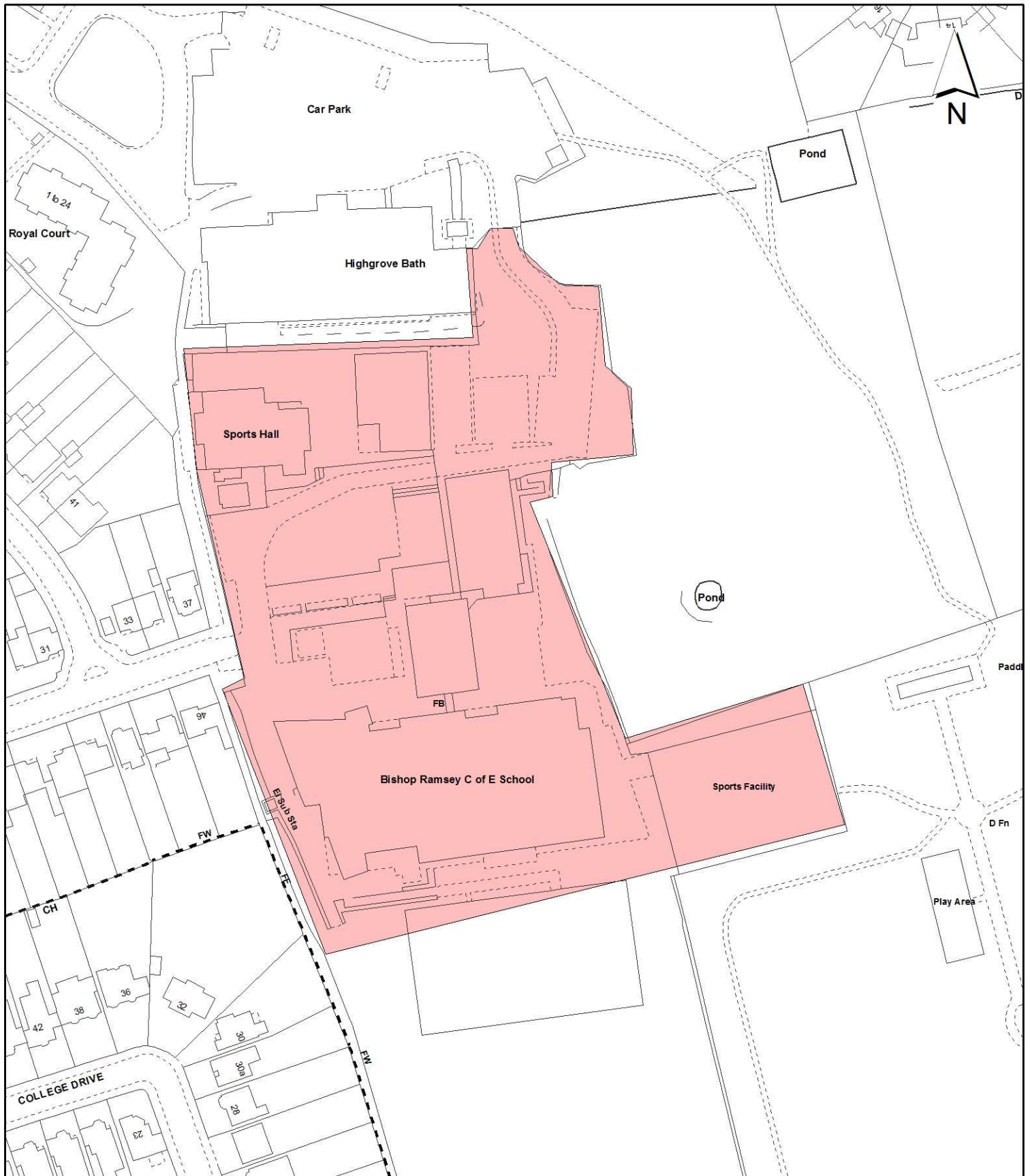
LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



Report of the Head of Planning, Sport and Green Spaces

Address BISHOP RAMSEY C OF E SCHOOL WARRENDER WAY RUISLIP
Development: Variation of condition 3 of planning permission ref: 19731/APP/2008/2153 dated 26/11/08 (New Multi-Use Games Area and associated works) to allow the Multi-Use Games Area to be used until 9pm Monday to Friday.
LBH Ref Nos: 19731/APP/2017/66

Date Plans Received: 05/01/2017 **Date(s) of Amendment(s):**
Date Application Valid: 09/01/2017



Notes:

 Site boundary

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Site Address:

Bishop Ramsey School

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

Planning Application Ref:
19731/APP/2017/66

Scale:
1:1,500

Planning Committee:
North Page 157

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address 219 SWAKELEYS ROAD ICKENHAM

Development: Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).

LBH Ref Nos: 10215/APP/2016/1443

Date Plans Received: 13/04/2016

Date(s) of Amendment(s):

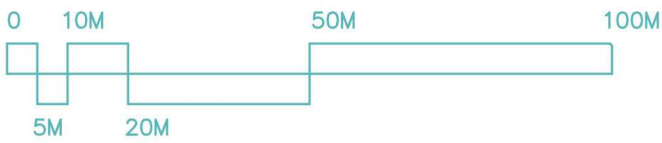
Date Application Valid: 14/04/2016



Location plan Scale 1:1250

219 SWAKELEYS ROAD
ICKENHAM

DWG No 2902-SK1



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6. It is the contractor's responsibility to ensure that all work is carried out in accordance with the list of stages of work, and all of prescribed stages of work. All to the District.
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REV.	DATE	DESCRIPTION
A	Dec 15	levels added

JOB 219 Swakleys Road, Ickenham

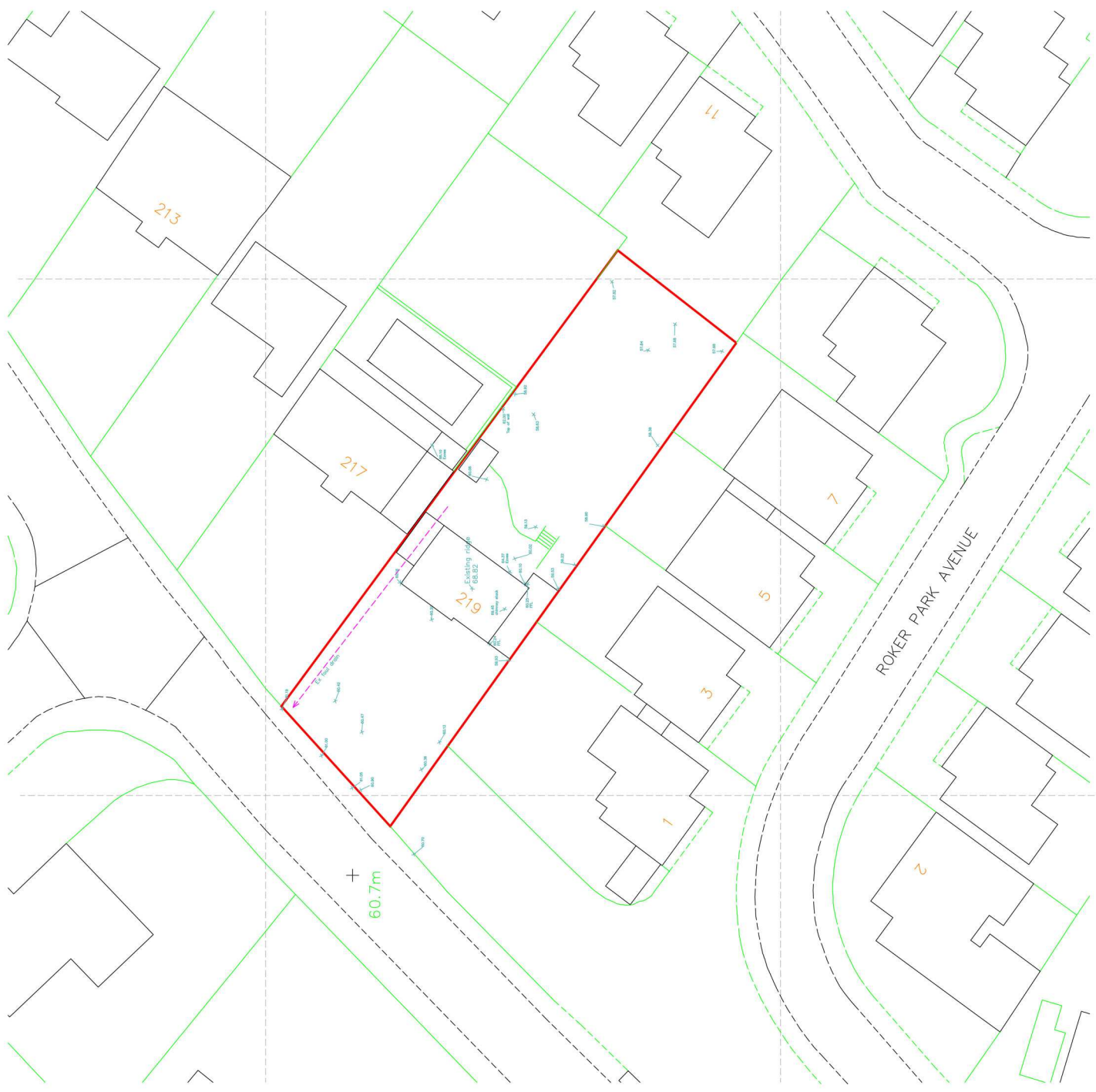
TITLE Existing Block plan

DRG. No. 2902-01 **REV.** A

SCALE 1:200

DRW. BY	JTD
DATE	JAN 15
CHECKED	PJDN
DATE	JAN 15

TOWERS ASSOCIATES
 Herefield Oil Terminal, Heref Rd,
 Herefield, WUDXX, UB9 6UL,
 PAX: 01895 814664
 TEL: 01895 812622



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REV.	DATE	DESCRIPTION
A	Dec 15	Layout revised levels added

JOB 219 Swakleys Road,
Ickenham

TITLE Proposed Block plan

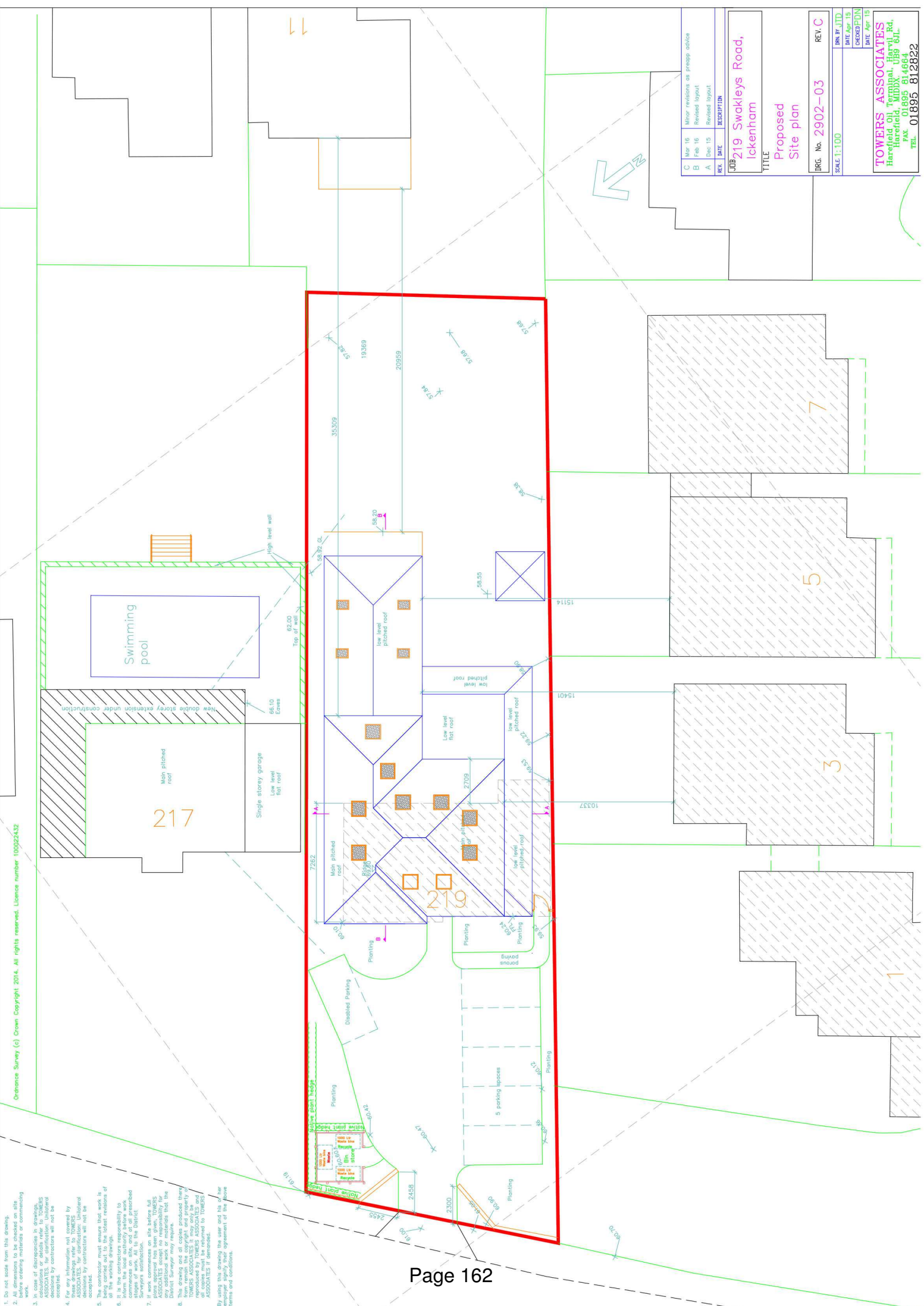
DRG. No. 2902-02 **REV.** A

SCALE: 1:200

DRW. BY	JTD
CHECKED	PDN
DATE	JAN 15
DATE	JAN 15

TOWERS ASSOCIATES
Harefield Oil Terminal, Harrel Rd,
Harefield, WUDIX, UB9 8UL,
PAX: 01895 814664
TEL: 01895 812622

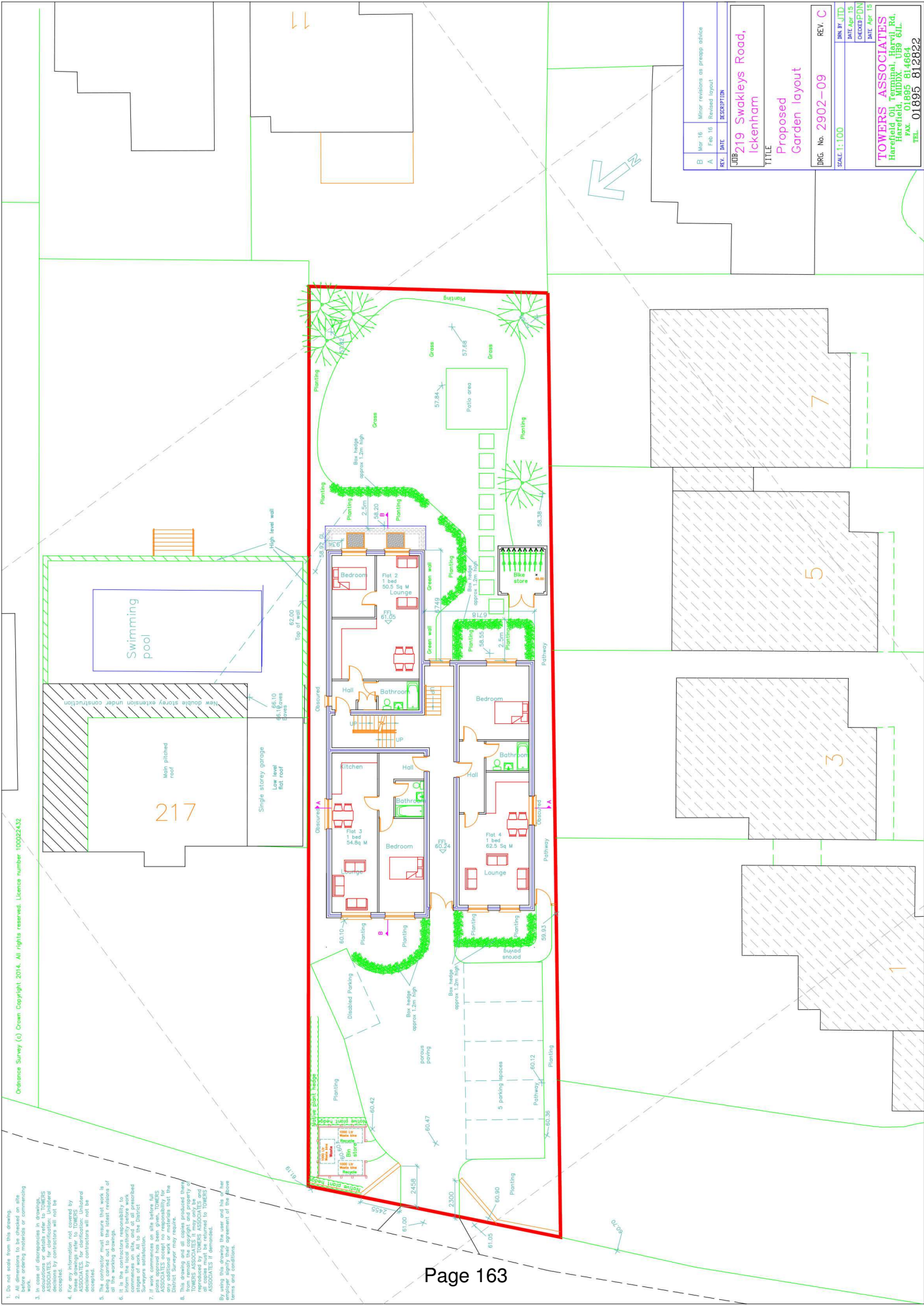
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REV. C	Mar 16	Minor revisions as proposed
REV. B	Feb 16	Revised layout
REV. A	Dec 15	Revised layout
REV.	DATE	DESCRIPTION
JOB: 219 Swakleys Road, Ickenham		
TITLE: Proposed Site plan		
DRG. No. 2902-03 REV. C		
SCALE: 1:100		
DRW. BY: JTD	DATE: Apr 15	CHECKED: PDN
DATE: Apr 15	DATE: Apr 15	
TOWERS ASSOCIATES Harcourt Road, Uddinghall, Uxbridge, Middlesex, UB8 3UL Harcourt Road, Uddinghall, Uxbridge, Middlesex, UB8 3UL TEL: 01895 814664 FAX: 01895 812822		

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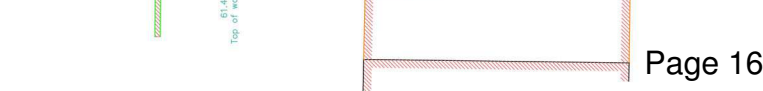
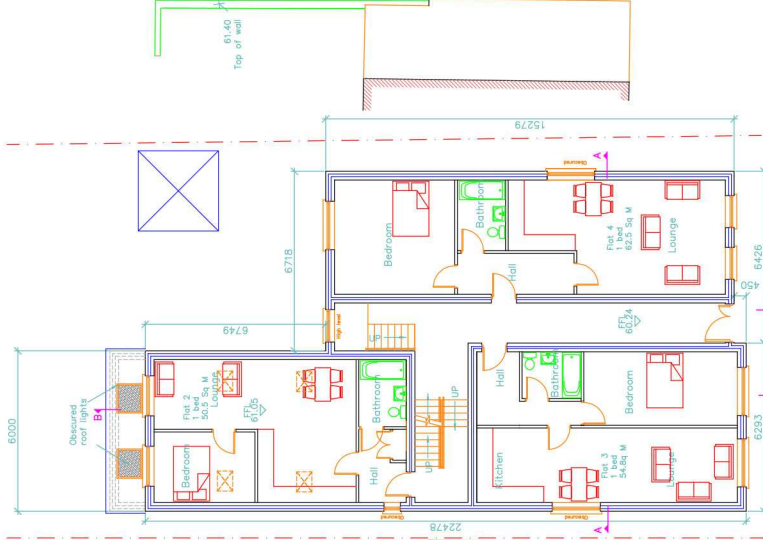
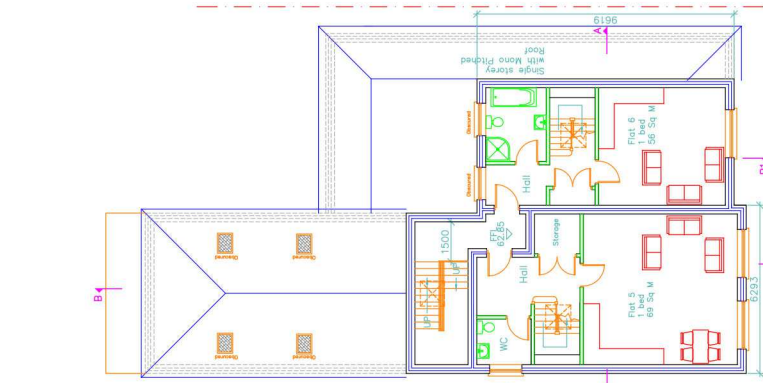
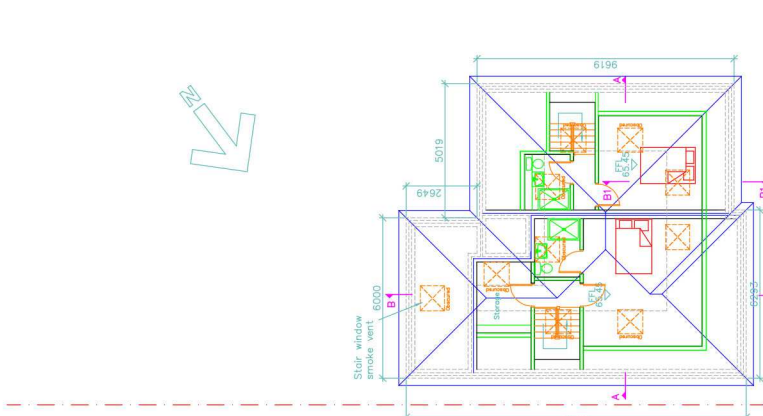
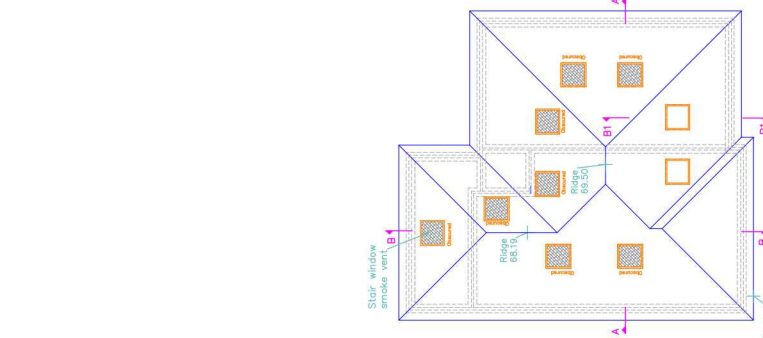
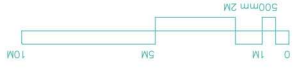
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B	Mar 16	Minor revisions on preapp advice
A	Feb 16	Revised layout
REV.	DATE	DESCRIPTION
JOB: 219 Swakleys Road, Ickenham		
TITLE: Proposed Garden layout		
DRG. No. 2902-09 REV. C		
SCALE 1:100		
DESIGNED BY	JTD	
DRAWN BY	US	
CHECKED BY	PDN	
DATE OF ISSUE		
TOWERS ASSOCIATES Harefield Old Terminal, Harrow Rd. Uxbridge, Middlesex UB8 3PH TEL: 01895 814664 TEL: 01895 812822		

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4. For any information not covered by Towers Associates' drawings, the contractor shall refer to the original drawings accepted by the contractor. Unaltered copies of drawings shall not be used.
5. The contractor must ensure that work is being carried out to the latest revisions of drawings.
6. It is the contractor's responsibility to inform the local authority before work commences and to obtain the necessary planning permission for any additional work or materials that the contractor may require.
7. The contractor shall ensure that all work is carried out in accordance with the relevant Building Regulations and all copies must be returned to Towers Associates if damaged.
8. The contractor shall ensure that the drawings are used in accordance with the terms and conditions of the contract.

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 6. It is the contractor's responsibility to ensure that all work is carried out in accordance with all the working drawings, and all of prescribed stages of work. All to the District.
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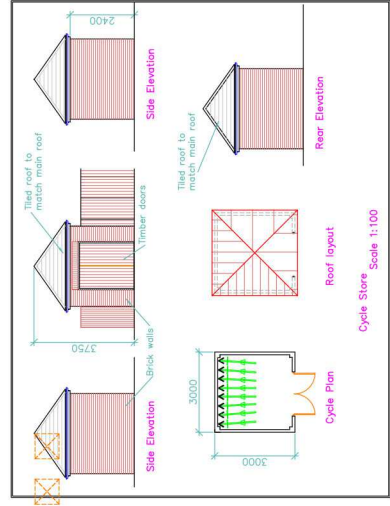
Roof Plan

Attic Plan

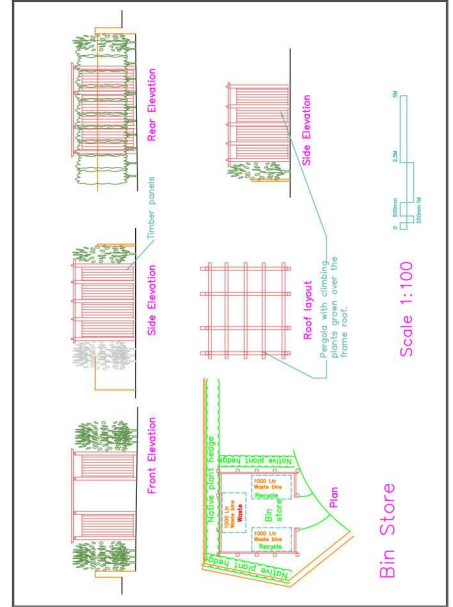
First Floor Plan

Ground Floor Plan

Lower Ground Floor Plan



Bin Store Scale 1:100



Bin Store Scale 1:100

REV.	DATE	DESCRIPTION
C	Mar 16	Minor revisions to preapp advice
D	Feb 16	Revised to 6 Flats
A	Dec 15	Revised layout

JOB 219 Swakleys Road, Ickenham

TITLE Proposed Building Layout

DRG. No. 2902-04 **REV. C**

SCALE 1:100

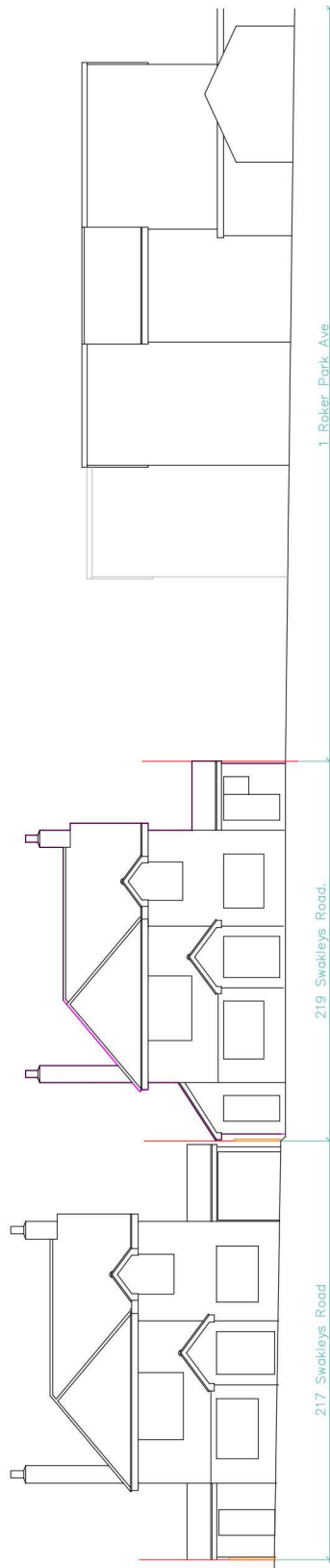
DATE Apr 15 **CHECKED** JJD

DATE Apr 15

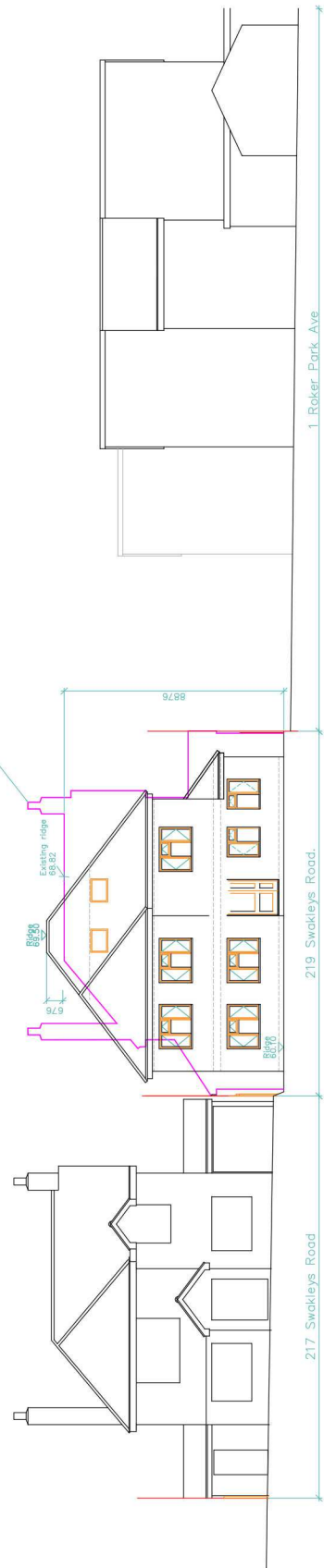
TOWERS ASSOCIATES
 Hereford, Oil Terminal, Harold Rd,
 Hereford, WUDDX, UB9 8UL,
 TEL: 01895 814664
 TEL: 01895 812822

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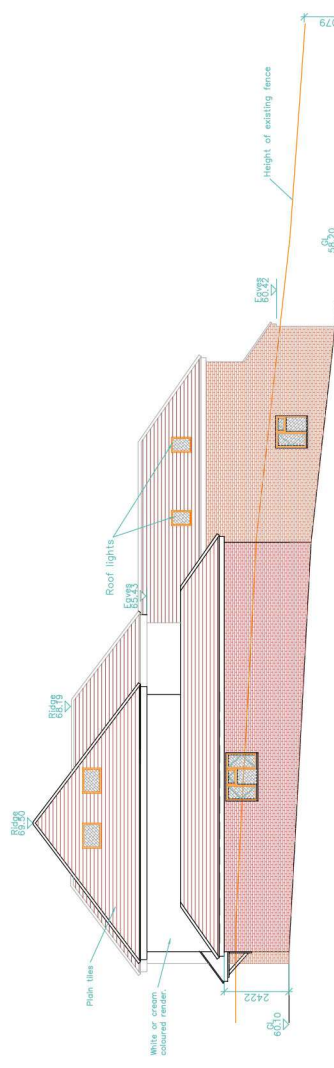
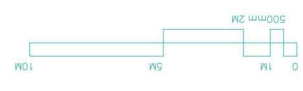
Existing Street View



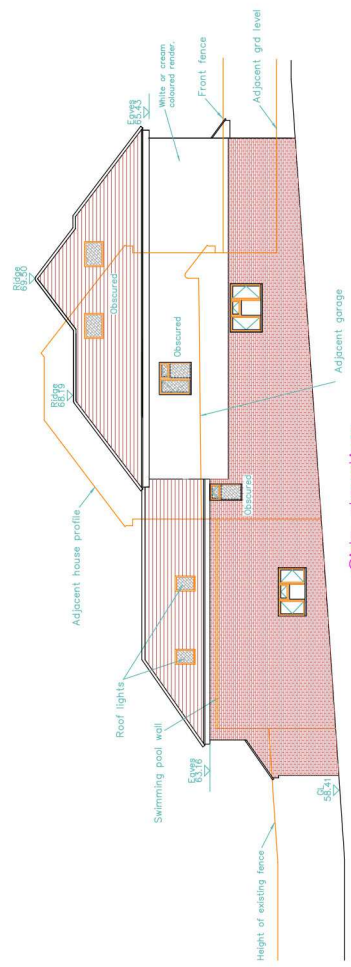
Proposed Street View

C	Mar 16	Minor revisions as per prep advice
E	Feb 16	Revised layout
A	Dec 15	Revised layout
REV.	DATE	DESCRIPTION
JOB: 219 Swakleys Road, Ickenham		
TITLE: Street Scene		
DRG. No. 2902-05 REV. C		
SCALE: 1:100		
DATE: APR 15		DRW. BY: JTD
CHECKED: PDN		DATE: APR 15
TOWERS ASSOCIATES Hereford Oil Terminal, Harvil Rd, Hereford, WUDDY, WSR 6LL, FAX: 01895 814664 TEL: 01895 812822		

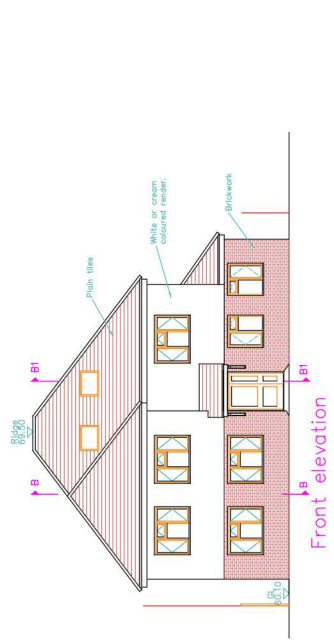
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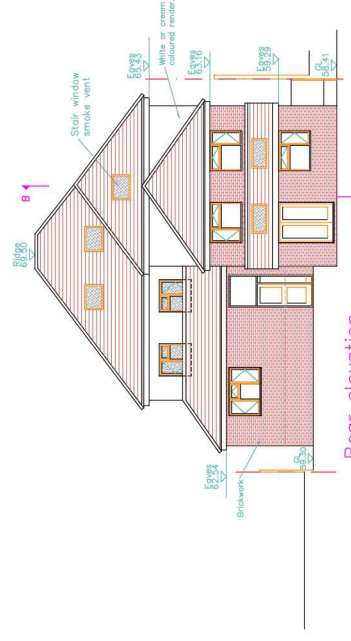
Side elevation (from Roker Park Ave)



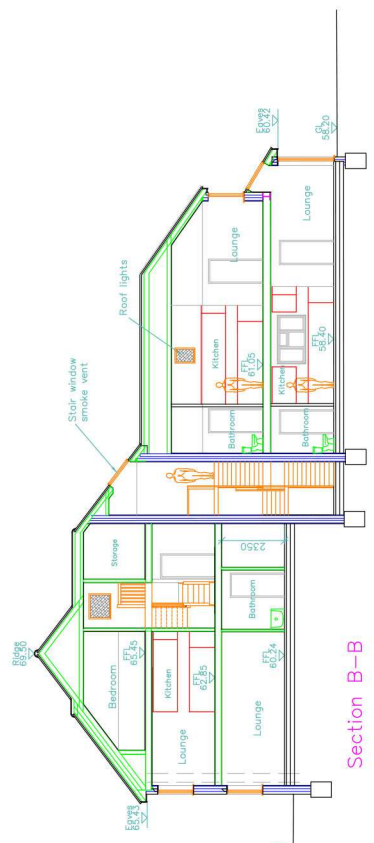
Side elevation



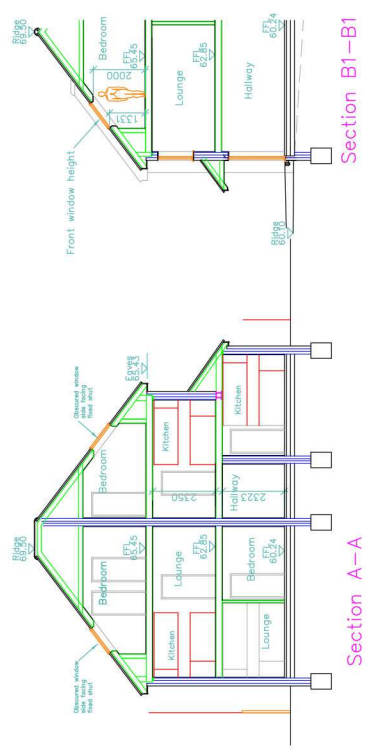
Front elevation



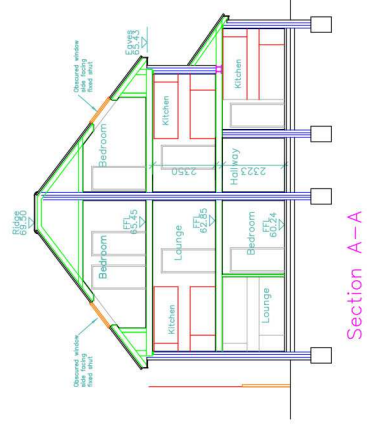
Rear elevation



Section B-B

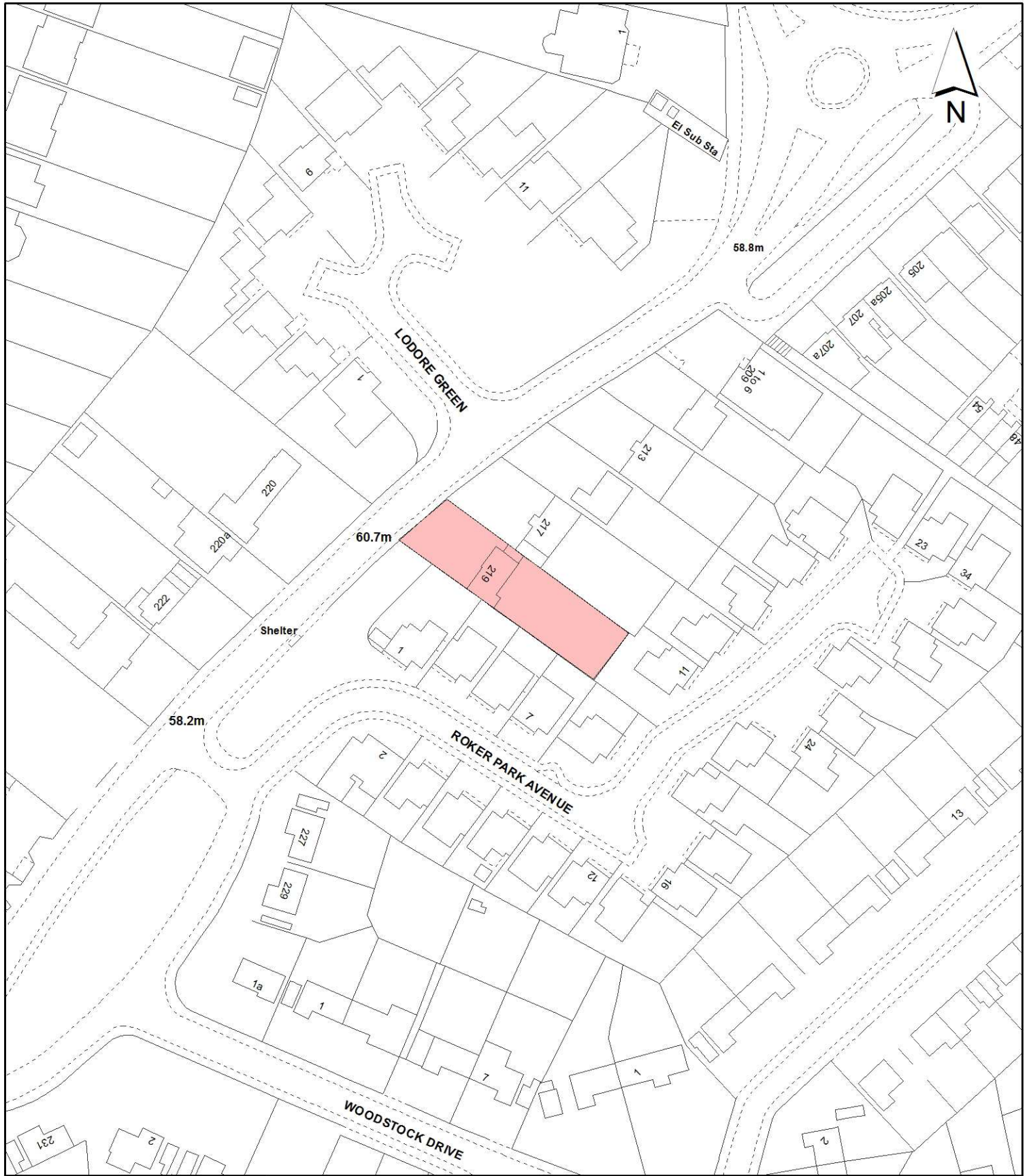


Section B1-B1



Section A-A

C	16	Major revisions to pre-approval office
B	16	Revised layout
A	15	Revised layout
REV.	DATE	DESCRIPTION
JOB 219 Swakleys Road, Ickenham		
TITLE Proposed Building Elevations		
DRG. No. 2902-06 REV. C		
SCALE 1:100		
DR. BY JTD	DATE Apr. 15	CHECKED/DATE
TOWERS ASSOCIATES Herefield Oil Terminal, Harvil Rd, Herefield, WUDX, UB9 8UL, TEL: 01895 814664 FAX: 01895 812822		



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Site Address:

219 Swakeleys

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

Planning Application Ref:
10215/APP/2016/1443

Scale:
1:1,250

Planning Committee:
North Page 167

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

Date Plans Received: 12/10/2016

Date(s) of Amendment(s):

Date Application Valid: 12/10/2016

Job No.	Type	Dwg No	Rev
J548	P	000	P1

NOTES

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All new works to comply with current building regulations. Dimensions are in millimeters and are to be checked on site prior to any work commencing. All dimensions are to be checked on site.

Client to ensure they will receive under the act 1998 etc. before work commences. All work to be carried out & supervised by competent persons. All work to be completed to the satisfaction of the architect. When structural Engineer design relating to structural elements. Architects drawings & spec. the Engineer's information panels.

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Rev	Description	Date
P1	Planning	25.06.16

Temple Bar Design
 Temple Bar Design Ltd
 Planning Permission
 Building Control
 Interior Design
 Email: info@templebar.design.com
 Tel: 07739 760171

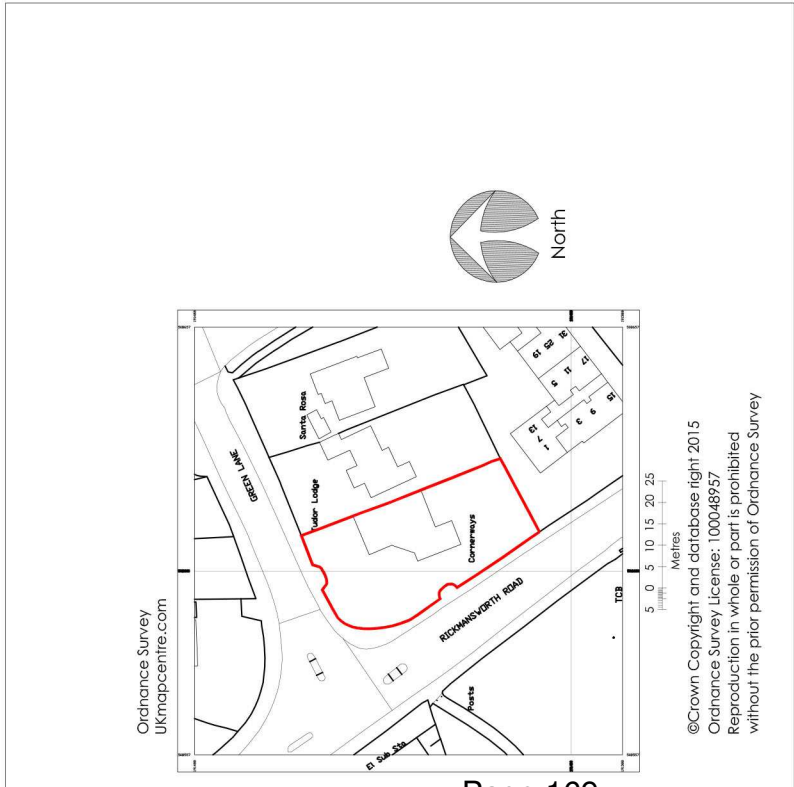
Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Site Location Plans

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

Job No.	Type	Dwg No	Rev
J548	P	000	P1



SITE LOCATION PLAN Scale 1:1250

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Rev	Description	Date
P1	Planning Issue	25.06.2016

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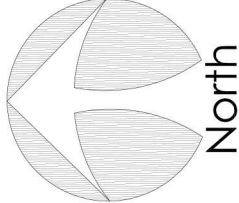
Temple Bar Design
 Here to develop your ideas...

Planning Permission
 Building Control
 Interior Design

Project: Green Lane
 PH4 2JF

Drawn: [Name]
 Checked: [Name]
 Date: June 2016
 Scale: 1:200

EXISTING SITE PLAN
 Scale 1:200



Rev	Description	Date
P1	Planning Issue	25.06.2016

Notes:
 Please ensure you refer to the correct drawing when submitting applications for planning or other approvals. The drawings are for information only and are not to be used for construction or other purposes. The drawings are for information only and are not to be used for construction or other purposes. The drawings are for information only and are not to be used for construction or other purposes.

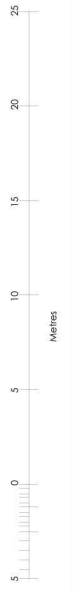
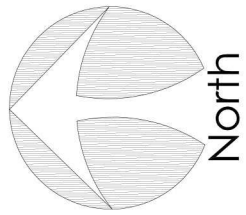
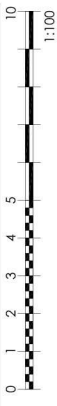
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Project: **Green Lane PHA 2/17**
 Drawing Title: **Proposed Site Plan**

Author: **Mis Shamylka Douglas**
 Date: **June 2016**
 Scale: **1:200**

Project: **Green Lane PHA 2/17**
 Drawing Title: **Proposed Site Plan**



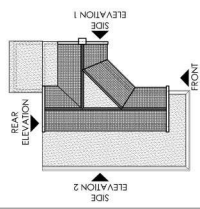
Job No.	Type	Dwg No	Rev
J548	P	100	P1

NOTES

Fixed dimensions only to be taken from the finished M. Dimensions are to be checked on site before any work is put in hand. If it could not be used in construction site all other Architects detail drawings, schedules and specifications, shall be taken from the drawings, schedules and specifications, unless otherwise stated on the contract.

All new work to comply with current building regulations. Dimensions are in millimeters and are to be checked on site prior to any work commencing. All materials and workmanship are to be in accordance with the contract. All work to be carried out & supervised by competent persons. All work to be completed to the satisfaction of the client. All work to be completed to the satisfaction of the client. Where structural Engineer design relating to structural elements, Architects drawings & spec. the Engineer's information prevails.

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	P1	Planning	25.06.16



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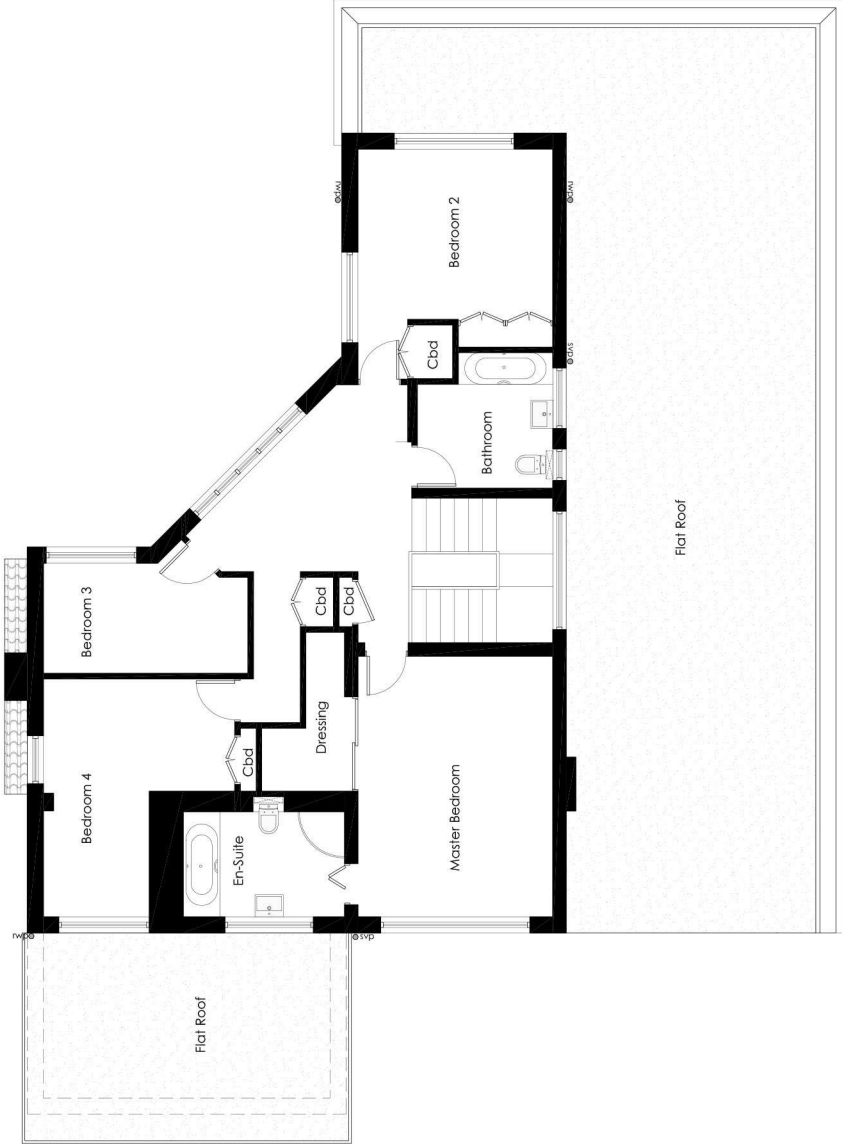
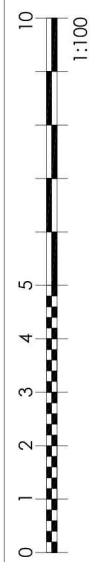
Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

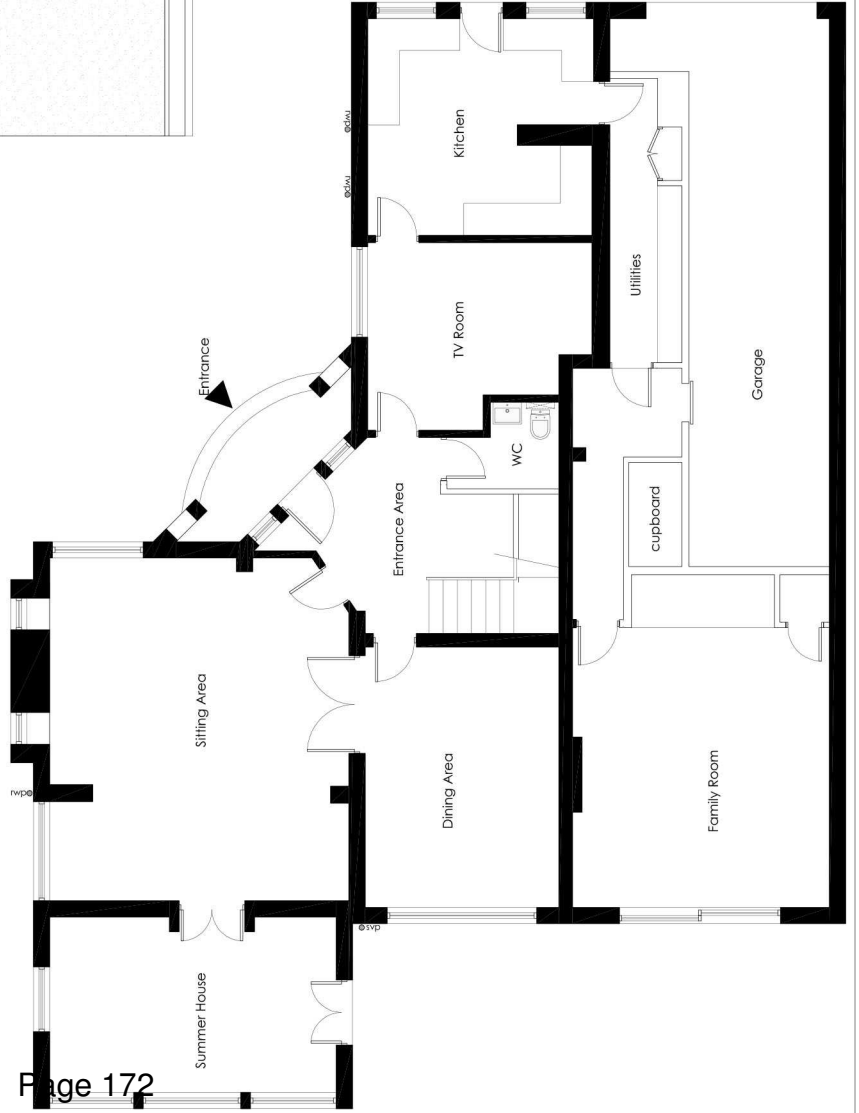
Drawing Title
 Existing Plans

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

Job No.	Type	Dwg No	Rev
J548	P	100	P1



EXISTING FIRST FLOOR PLAN
 Scale 1:100

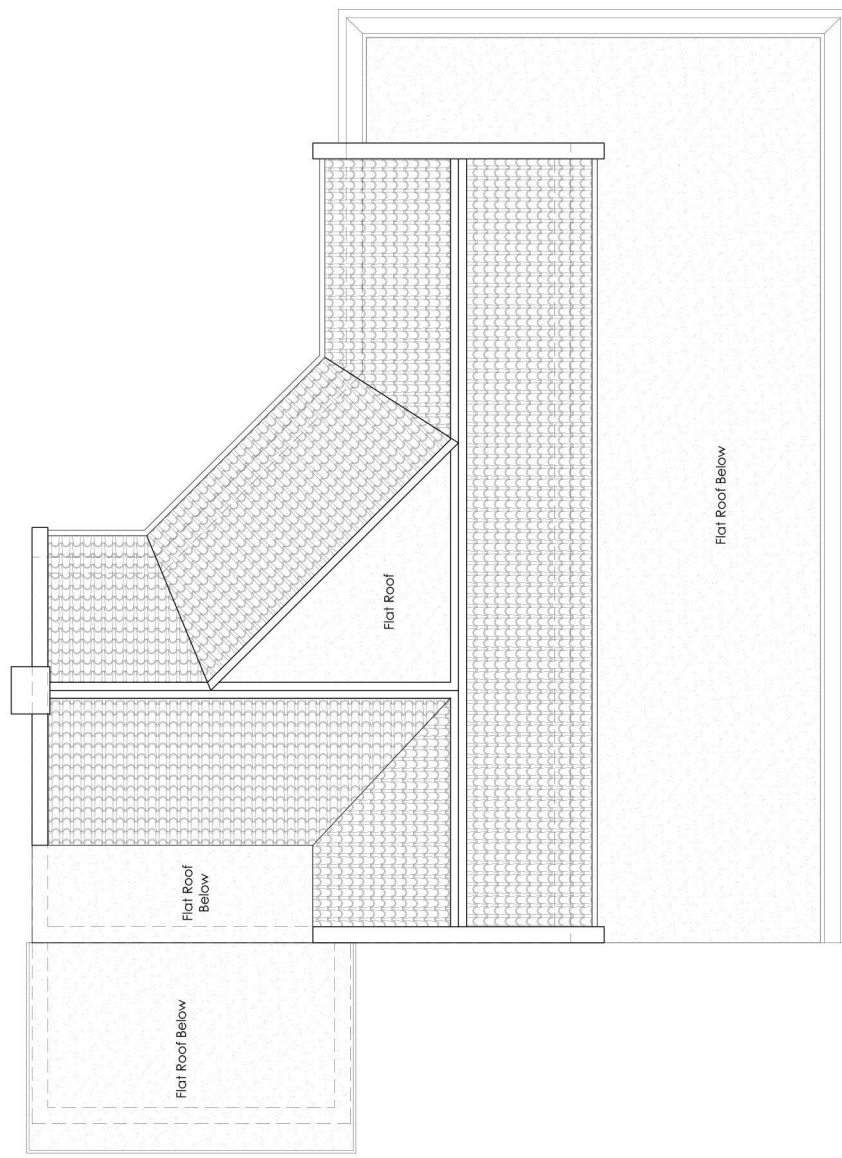
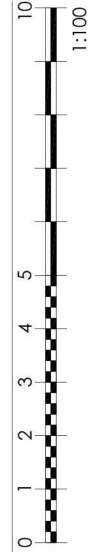


EXISTING GROUND FLOOR PLAN
 Scale 1:100

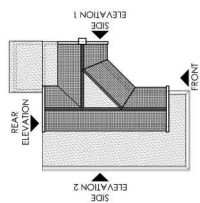
Job No.	Type	Dwg No	Rev
J548	P	101	P1

NOTES

Fixed dimensions only to be taken from the finished M dimensions are to be checked on site before any work is put in hand. If in doubt ask the architect for clarification. All work is to be done in accordance with the current regulations and specifications. All work is to be done in accordance with the current regulations and specifications. All work is to be done in accordance with the current regulations and specifications.



EXISTING ROOF PLAN
Scale 1:100



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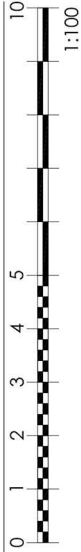
Client
Mrs Shamyka Douglas

Project
Comersway
Green Lane
HA6 2UT

Drawing Title
Existing Plans

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

Job No.	Type	Dwg No	Rev
J548	P	101	P1



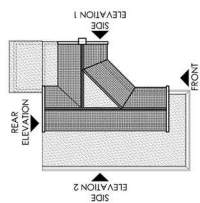
NOTES

Please refer to the notes on the drawings. All dimensions are to be checked on site before any work is started. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current Australian Standards, codes of practice, and specifications. The architect is not responsible for any errors or omissions on the part of the contractor or any other party without the prior written consent of the architect.

All new work to be done in accordance with the building code of Australia. Dimensions are in millimeters and are to be checked on site. All materials and finishes are to be approved by the architect. All work to be carried out & supervised by a competent person. All work is to be done in accordance with the current Australian Standards, codes of practice, and specifications. The architect is not responsible for any errors or omissions on the part of the contractor or any other party without the prior written consent of the architect.

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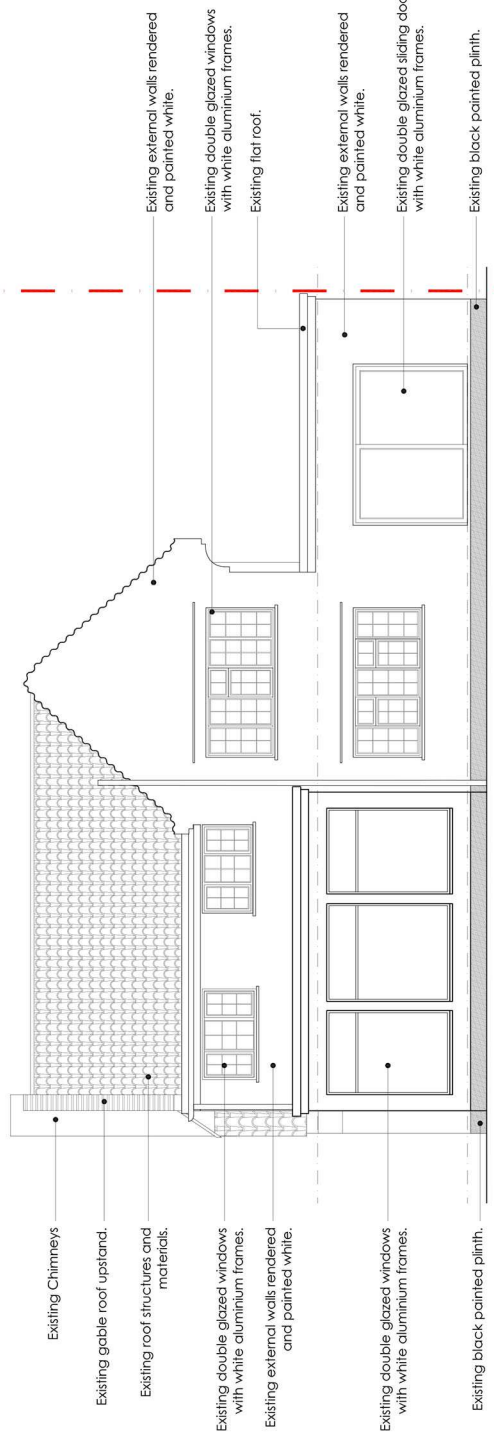
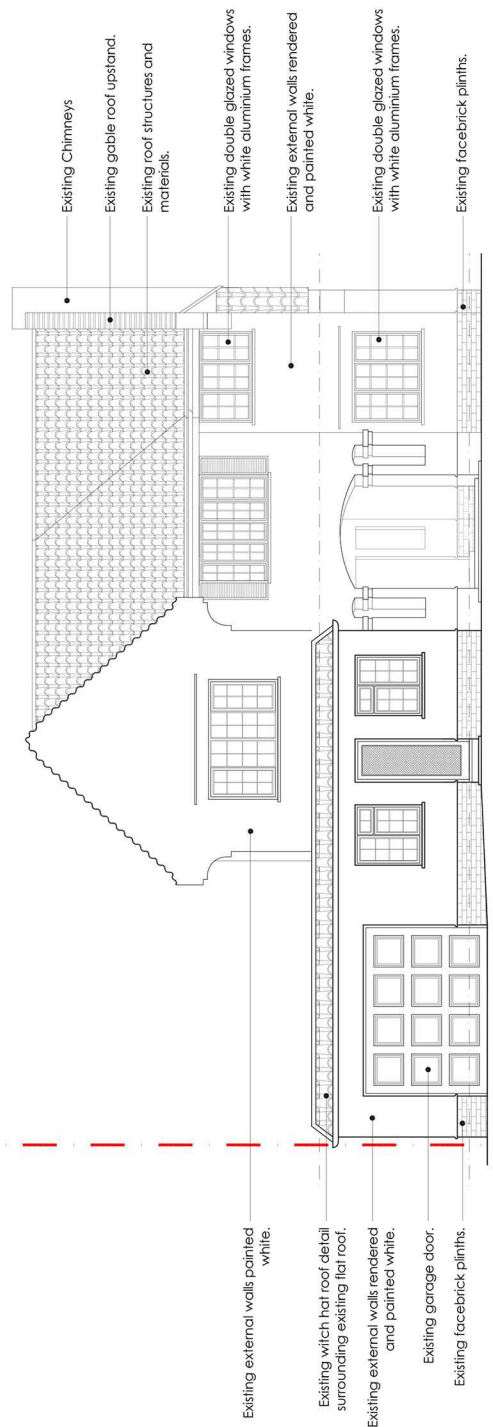
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Drawing Title
 Existing Elevations

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



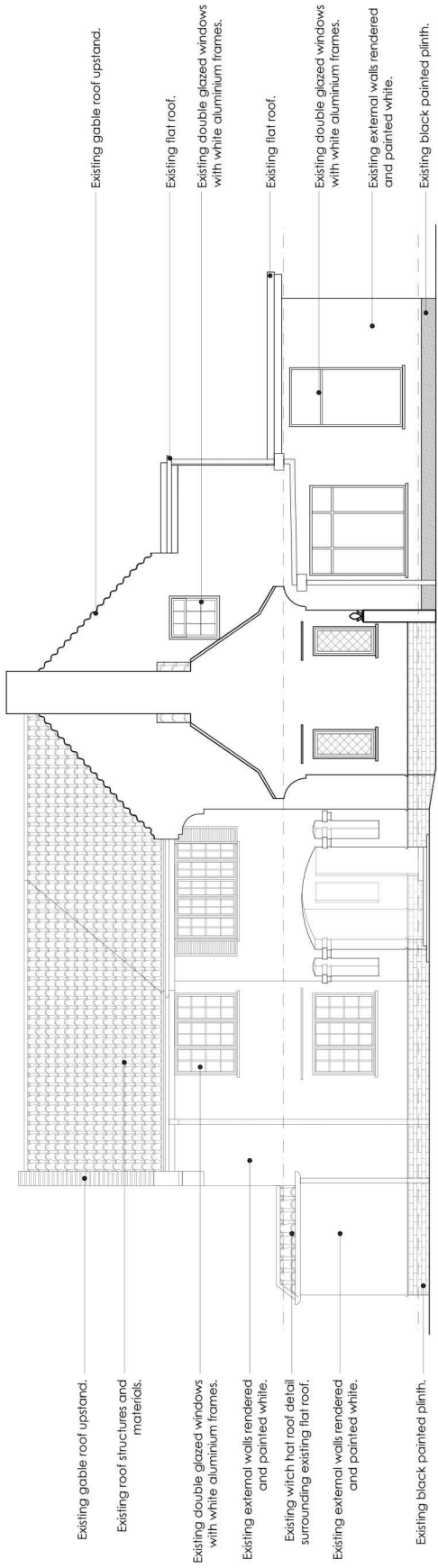
Job No.	Type	Dwg No	Rev
J548	P	103	P1

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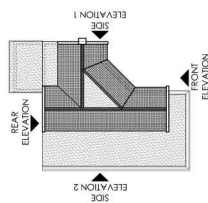
1:100

NOTES
 Please refer to the notes on the previous drawings. All dimensions are to be checked on site before any work is undertaken. If it is found that the work is not in accordance with the details shown on the drawings, the contractor shall be responsible for the cost of any variation or of the work done in accordance with the drawings. All work to be carried out & supervised by a competent person. All work to be completed to the satisfaction of the architect. Where the architect's design is in conflict with the provisions of any building code, the provisions of the building code shall prevail. All dimensions are in millimeters and are to be checked on site. All frames & walls are to be finished with a white render. All work to be completed to the satisfaction of the architect. All work to be completed to the satisfaction of the architect. All work to be completed to the satisfaction of the architect.

Rev	Description	Date
P1	Planning	25.06.16



EXISTING SIDE ELEVATION 1
Scale 1:100



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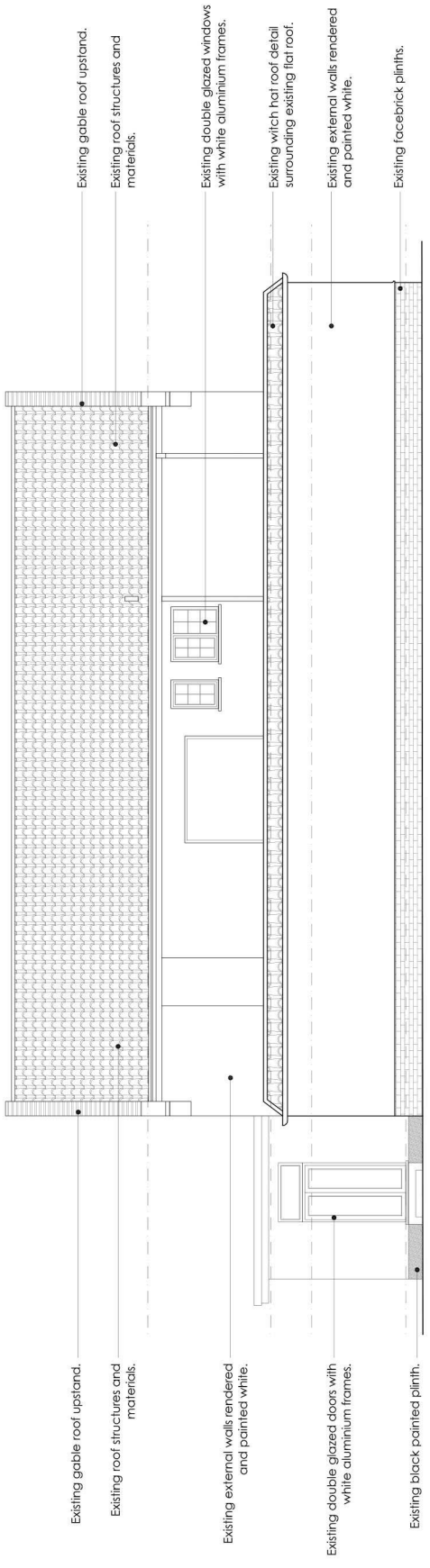
Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2JT

Drawing Title
 Existing Elevations

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

Job No.	Type	Dwg No	Rev
J548	P	103	P1



EXISTING SIDE ELEVATION 2
Scale 1:100

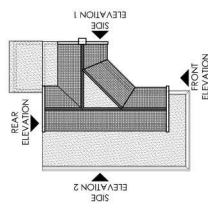
NOTES

Please refer to the following notes for the building. All dimensions are to be checked on site before any work is put in hand. If it is found that the work is not in accordance with the Architects' detailed drawings, specifications and specifications, the Contractor shall be responsible for the cost of any extra work or materials required to complete the work.

All new work to comply with current building regulations. Dimensions are in millimeters and are to be checked on site prior to any work commencing. All materials and workmanship are to be in accordance with the current Australian Standards. All work to be carried out & supervised by a competent person. All work is to be carried out in accordance with the current Australian Standards. All work is to be carried out in accordance with the current Australian Standards. Where structural Engineer design is required, the Engineer's information panels, Architect's drawings & spec. the Engineer's information panels.

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PI	Planning	25.06.16



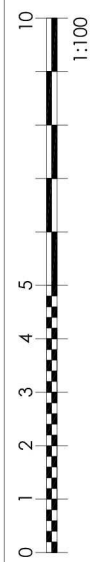
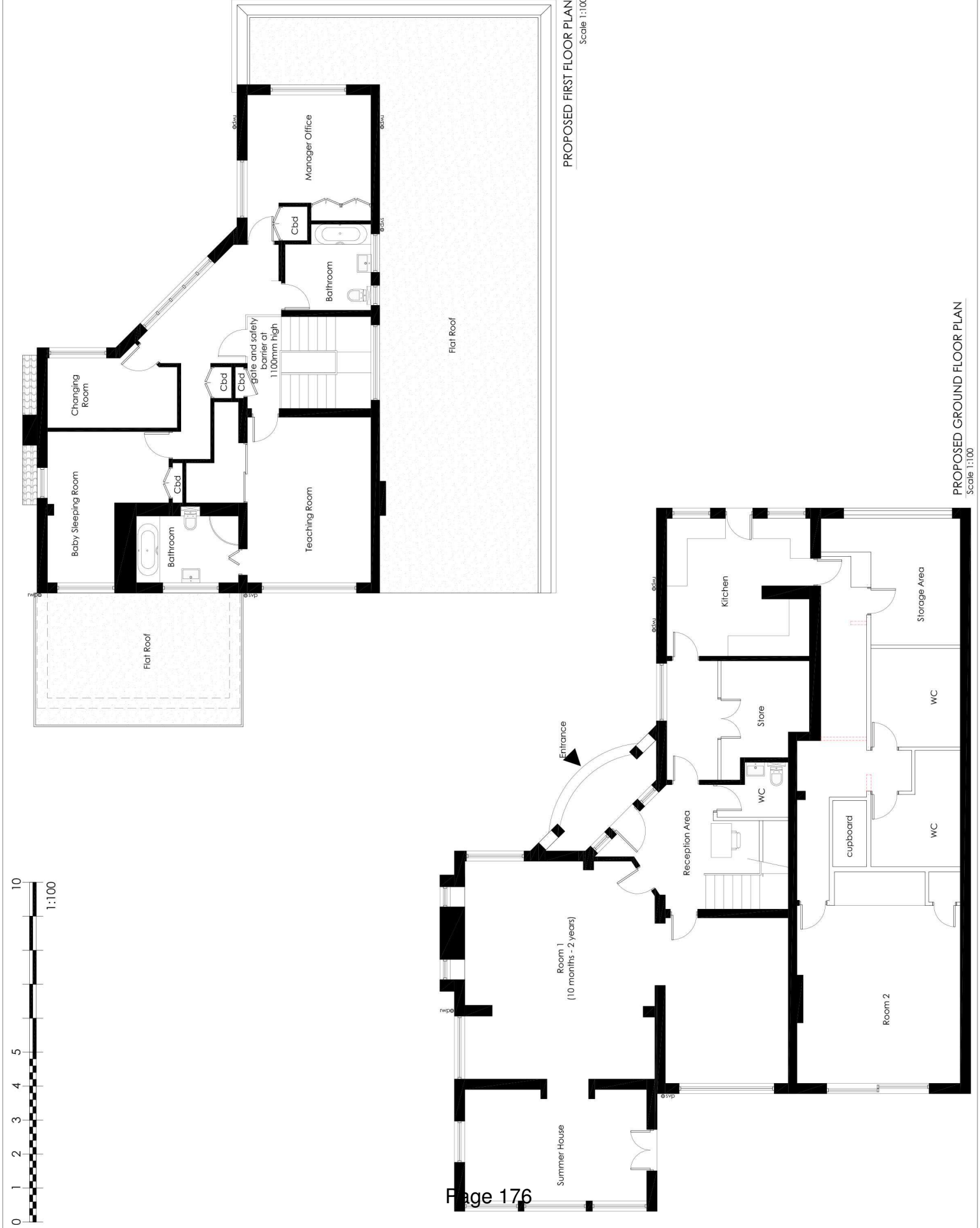
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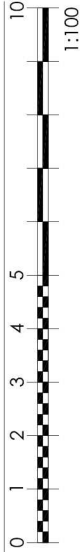
Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Proposed Plans

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



Job No.	Type	Dwg No	Rev
J548	P	111	P1



NOTES:

Fixed dimensions only to be taken from the finished M. Dimensions are to be checked on site before any work is put in hand. If in doubt ask the architect for clarification. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

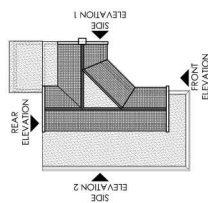
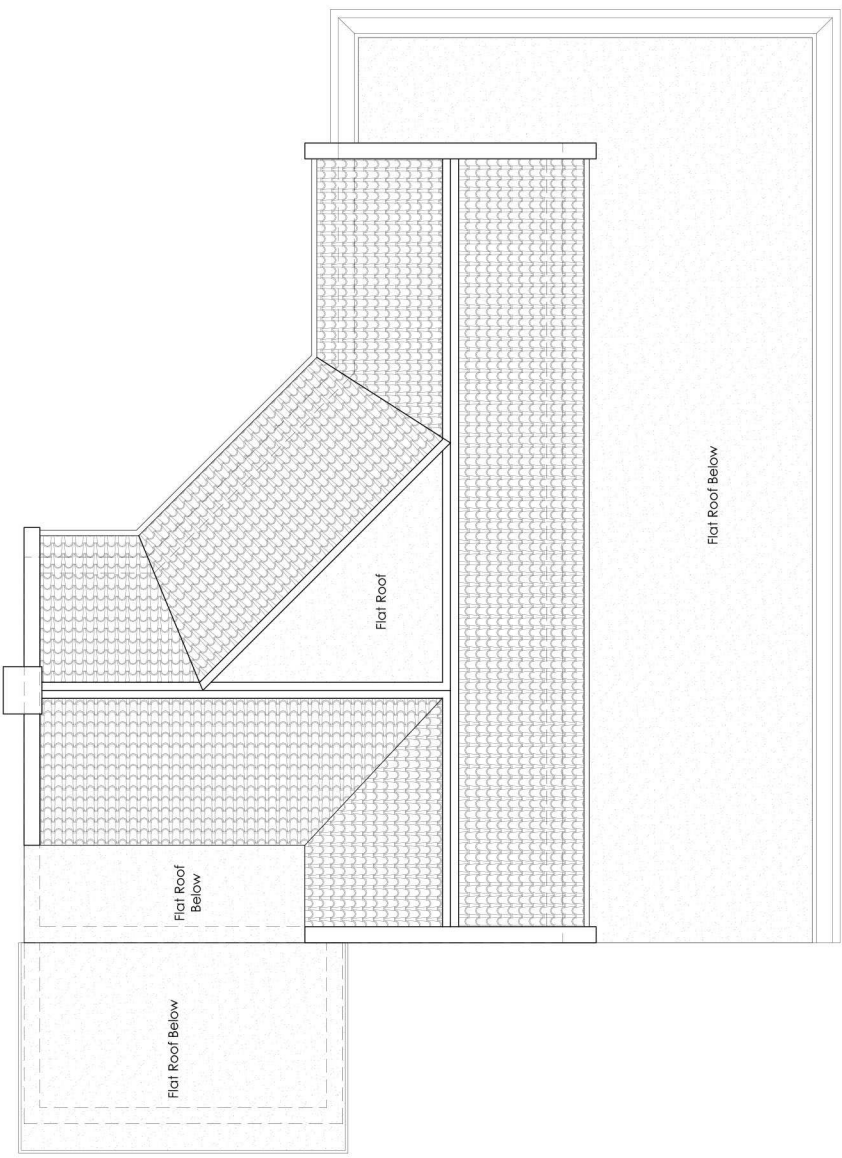
All new work to comply with current building regulations. Dimensions are in millimeters and are to be checked on site. All items & areas are indicative and to be checked on site prior to any work commencing. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

All work to be carried out & supervised by competent persons. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

Where structural Engineer design relating to elements, connections, details, etc. is required, the Engineer's information panels, Architect's drawings & spec. the Engineer's information panels.

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Drawing Title
 Proposed Plans

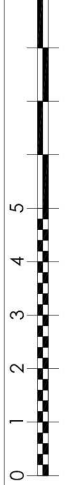
Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
DRAWN STATUS			
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	111	P1

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

Job No.	Type	Dwg No	Rev
J548	P	112	P1

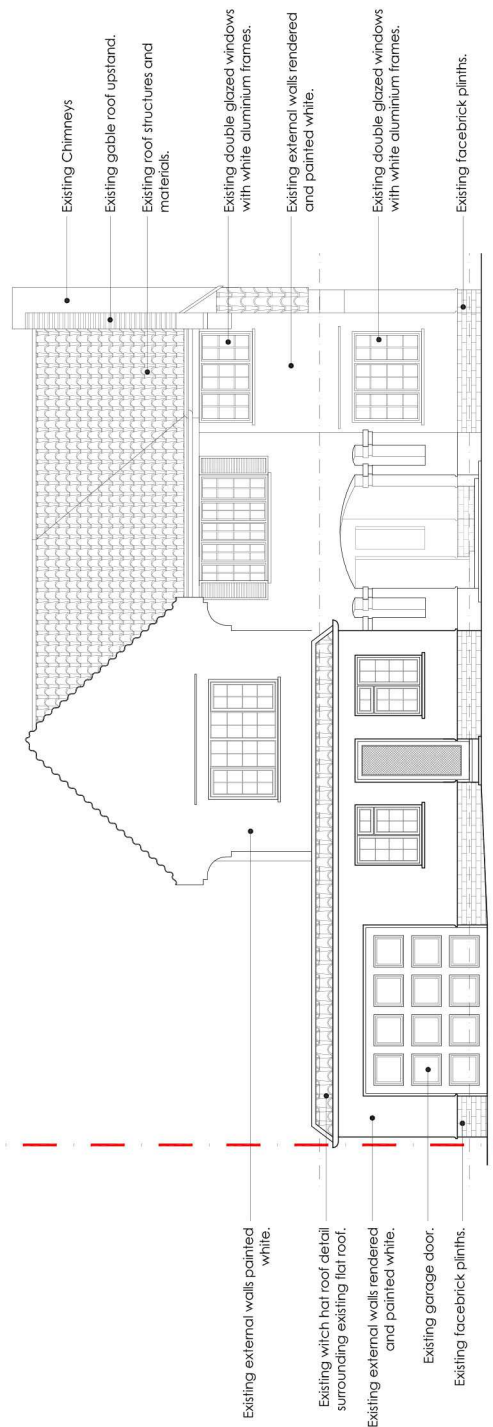
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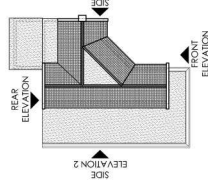
NOTES
 Please refer to the following notes for the drawings. All dimensions are to be checked on site before any work is undertaken. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current building code of practice and specifications. All work is to be done in accordance with the current building code of practice and specifications. All work is to be done in accordance with the current building code of practice and specifications.

All new work to be done in accordance with the current building code of practice and specifications. All work is to be done in accordance with the current building code of practice and specifications. All work is to be done in accordance with the current building code of practice and specifications.

Rev	Description	Date
P1	Planning	25.06.16



PROPOSED FRONT ELEVATION (no changes to be made)
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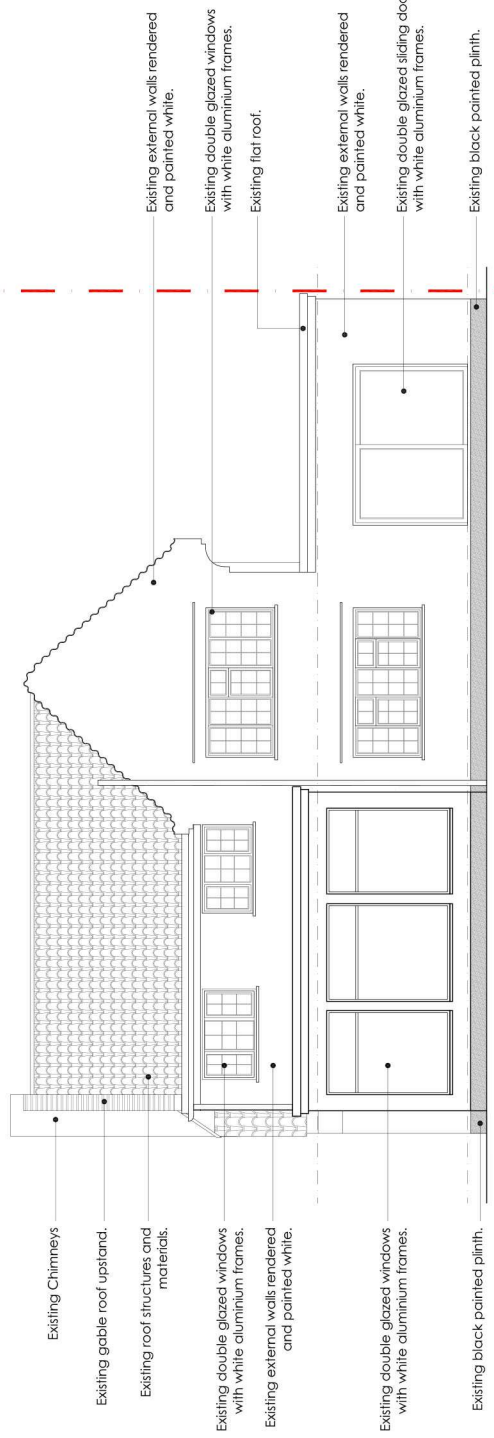
Client
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 Green Lane
 HA6 2JT

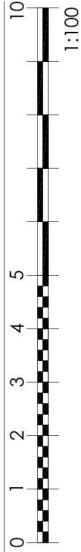
Drawing Title
 Proposed Elevations

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

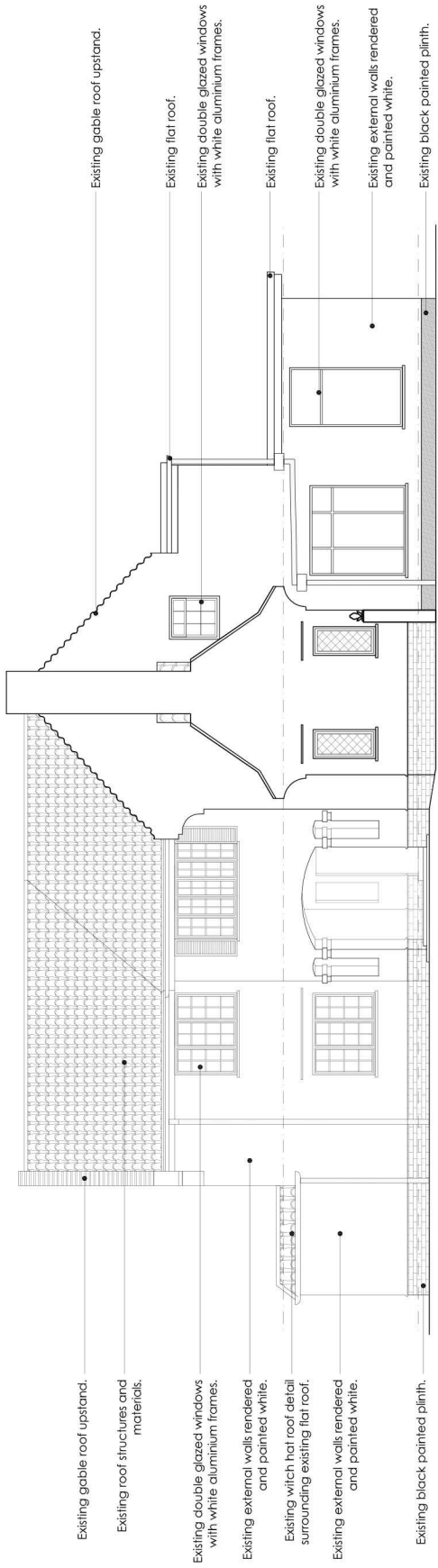
Job No.	Type	Dwg No	Rev
J548	P	112	P1



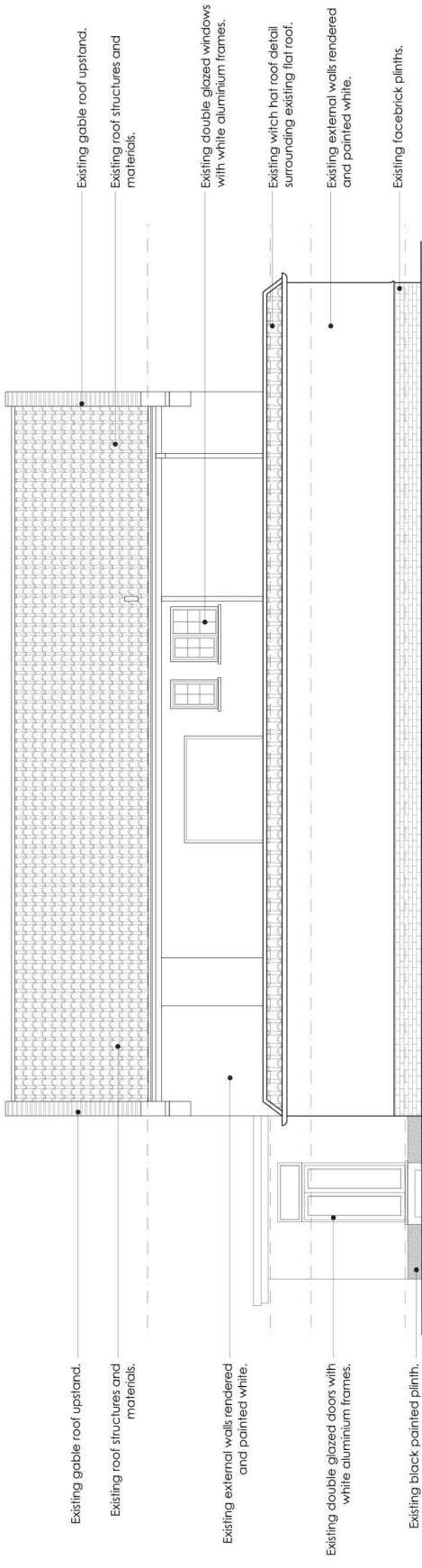
PROPOSED REAR ELEVATION (no changes to be made)
 Scale 1:100



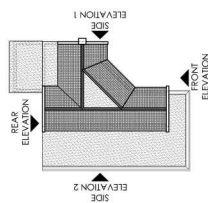
NOTES:
 Please refer to the notes on the drawings. All dimensions are to be checked on site before any work is undertaken. If it is found that the work is not in accordance with the details, the contractor shall be responsible for the cost of any extra work. The contractor shall be responsible for the cost of any extra work. The contractor shall be responsible for the cost of any extra work.
 All new work to be carried out in accordance with the drawings. All new work to be carried out in accordance with the drawings. All new work to be carried out in accordance with the drawings.
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PROPOSED SIDE ELEVATION 1 (no changes to be made)
 Scale 1:100



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



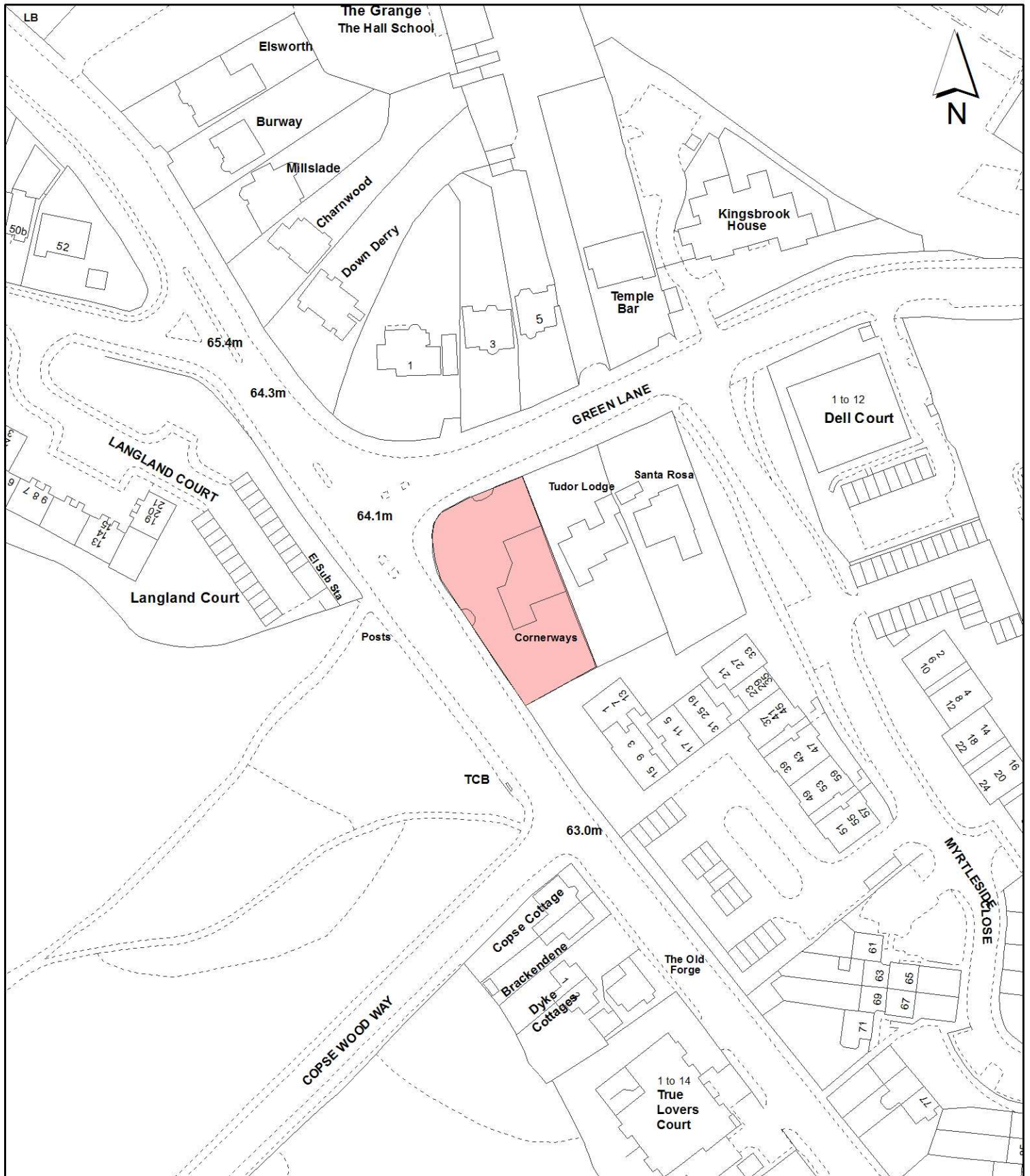
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Client
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Project
**Comersway
 Green Lane
 HA6 2JT**

Drawing Title
Proposed Elevations

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



Notes:

 Site boundary

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Cornerways

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

Planning Application Ref:
18414/APP/2016/3792

Scale:
1:1,250

Planning Committee:
North Page 180

Date:
February 2017

