



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 14 MARCH 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: Monday, 6 March 2017

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This Agenda is available online at:

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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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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land To The Rear Of 17-21 The Close - 11448/APP/2016/1100	Eastcote & East Ruislip	2-bed, detached bungalow with associated amenity space and parking. Recommendation: Refusal	9 - 20 102 - 109
7	271 Swakeleys Road - 23510/APP/2016/3127	Ickenham	Redevelopment of entire site to create 7 new flats. (Outline Planning Application with All Matters Reserved). Recommendation: Refusal	21 - 34 110 - 114
8	Pincio, Gate End - 8954/APP/2016/3505	Northwood Hills	Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow Recommendation: Refusal	35 - 46 115 - 122

9	51 Wieland Road - 17990/APP/2016/3166	Northwood Hills	Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling. Recommendation: Approval	47 - 66 123 - 128
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	53 - 55 The Broadway, Joel Street (above the William Jolle Pub) - 5564/APP/2016/3908	Northwood Hills	Change of use of 1st and 2nd Floors to Class D2 (gym). Recommendation: Approval	67 - 80 129 - 143
11	Watercress Beds, Springwell Lane - 24597/APP/2017/109	Harefield	Retention of a 3 Bedroom Chalet Style House as Residential Use from Ancillary Offices for a Garden Centre. Recommendation: Refusal	81 - 94 144 - 148

PART II - Members Only

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

	Address	Ward	Description & Recommendation	Page
12	Enforcement Report			95 - 100

PART I - Plans for North Planning Committee

102 - 148

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Agenda Item 3

Minutes



NORTH Planning Committee

22 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), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell and Jazz Dhillon (In place of John Morse)</p> <p>LBH Officers Present: James Rodger - Head of Planning & Enforcement, Neil McCullen - Major Applications Team Leader, Syed Shah - Principal Highway Engineer, Roisin Hogan - Planning Lawyer, and Neil Fraser - Democratic Services Officer</p>
155.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Morse, with Councillor Dhillon in attendance as his substitute.</p>
156.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Oswell declared a pecuniary interest in respect of item 6, Eastcote Motor Services, in that the suppliers before demolition were a company that Councillor Oswell worked for, and who now paid his pension. Councillor Oswell confirmed that he would leave the room whilst the item was considered.</p>
157.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 26 October 2016 and 1 February 2017 be agreed as a correct record.</p>
158.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
159.	<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>

160. **EASTCOTE MOTOR SERVICES - 3689/APP/2016/3801** (*Agenda Item 6*)

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

Councillor Oswell, having declared a pecuniary interest, left the room for the duration of the item.

The officer introduced the report, and highlighted the addendum. It was confirmed that permission was granted in 2015 for the demolition of the site's existing petrol station and the erection of a new petrol filling station, shop, and canopy, including underground tanks. The proposal now before the Committee was for the variation of condition 2 (approved plans) to relocate the staff parking, alter the position of the shop, raise the canopy height by an additional 0.5m, and re-position the bin store. As it was felt that the new proposal would have no material impact on the Eastcote Village Conservation Area or residential amenity, nor would it result in a significant increase in traffic, it was recommended that the proposal be approved.

A petitioner objecting to the proposal addressed the Committee, citing as reasons for objection the proposed increase in canopy height, (and discrepancies within the officer's report relating to the size of the increase), the size of the proposal which would lead to overdominance within the conservation area, and light pollution which could affect houses opposite to the site and could have environmental consequences for the river.

The petitioner went on to explain that lighting at the previous site was turned off at night, and that this condition was missing from the current proposal. In addition, it was asserted that a lighting scheme would be required, particularly as a separate application for nine additional illuminated signs at the site had been submitted. It was requested that the decision be deferred until such time as a full lighting review could be conducted.

The agent for the application addressed the Committee in response. The agent reminded the Committee of the proposal that had been permitted previously, and that this proposal was only to amend that scheme. The proposed changes were to allow for a more efficient layout on site, and the canopy was to be raised to allow modern tankers to service the site. The permission granted in 2015 did not specify any conditions related to operating hours, and it was confirmed that the site itself had always been operable 24 hours. Responses to the recent consultation had not resulted in any concerns from the Environmental Agency over light or noise pollution. The agent reiterated the officer's recommendation, and requested that the application be approved.

In response to the petitioner, officers confirmed that the proposed new canopy was 0.5m higher than the canopy approved in 2015. Officers confirmed that due to the new height, there would be additional light spillage, but that this would be minimal.

The Chairman confirmed that Ward Councillors for Eastcote had requested that the decision be deferred due to concerns over light pollution. In addition, the Chairman drew attention to the addendum which set out that the proposed nine additional

	<p>illuminated signs were part of a separate planning application and not under consideration at this meeting. The chairman requested that the separate application be brought to a future Committee meeting for consideration.</p> <p>Members discussed the application, and requested that an additional condition be added to ensure that any lighting from inside the shop was turned down after 10pm, to limit any light spillage onto the forecourt after those hours. This was moved, seconded and when put to a vote, unanimously agreed.</p> <p>(Councillor Flynn was in the room but did not vote or take part in the discussion as he was not present when the item was introduced.)</p> <p>RESOLVED: That the application be approved, subject to the addition of a lighting condition, to be agreed by the Chairman and the Labour Lead.</p>
161.	<p>104 BREAKSPEAR ROAD SOUTH - 70259/APP/2016/4197 (<i>Agenda Item 7</i>)</p> <p>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)</p> <p>Officers introduced the report, and highlighted the addendum which set out the reasons for refusal. Members were informed that planning permission was granted in 2014 for a number of alterations, including a single storey rear extension, a porch at the front of the building, conversion of roof space, and conversion of the roof from a hip to a gable. The scheme was currently being implemented, but not in accordance with the approved plans, with the main differences being amendments to fenestration at first floor level, extension of the canopy to the front, and amendment to the roof of a single storey rear element, involving alterations to elevations.</p> <p>Officers confirmed that the proposed front canopy, by reason of its size, scale, bulk and width, and the white render of the first floor in comparison to the predominantly brick built houses along this part of Breakspear Road, South, were detrimental to the existing building, character and appearance of the street scene and wider area, and it was therefore recommended that the proposal be refused.</p> <p>The applicant addressed the Committee, and brought a petition in support of the proposal, asserting that his dwelling was not the only local property with white rendering, and therefore was not out of character with the local scene. In addition, the extension to the front canopy was required to cover his children during periods of poor weather, and that other households had carried out similar extensions. The petitioner confirmed he had obtained 92 signatures from local residents in support of the proposal, which comprised 31 of the 60 houses within the road.</p> <p>Members discussed the proposal, and while sympathetic, were concerned that the applicant had not followed the plans as previously approved, in contravention of the Council's policies. The officer's recommendation was therefore moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
162.	<p>103 SHENLEY AVENUE - 20004/APP/2016/3968 (<i>Agenda Item 8</i>)</p> <p>The item was withdrawn prior to the meeting.</p>

163. **LAND BETWEEN 2 & 6 WOODSIDE ROAD - 70377/APP/2016/4221** (*Agenda Item 9*)

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

Officers introduced the report, confirming that the application had been previously refused due to the Committee's concerns that the proposal did not respect the architectural character of the street scene of the wider Area of Special Local Character. The proposal had since been amended, and it was felt that these concerns had been addressed. As such, the application was recommended for approval.

A petition addressed the Committee in objection to the proposal, on behalf of over 150 neighbours from over 70 homes in the area. The petitioner asserted that the plot of land was not of sufficient size of such a development, and that despite the Committee's refusal, development work had begun on the site. The petitioner claimed that there was little difference between the original application and the revised application, and that the proposal was still too large and tall, was forward of the existing building line, and would have a detrimental impact on the area, as well as on neighbours' light and private amenity due to overdominance. The petitioner therefore requested that the application be refused.

A second petitioner addressed the Committee, also in objection to the proposal on behalf of Gatehill Residents Association. The petitioner's concerns included a lack of private amenity space caused by the size of the proposed building, the potential for the front garden to be used for parking and manoeuvring. The petitioner asserted that, in his opinion, there were no conditions that could be put in place to mitigate the lack of garden space resulting from the proposal, and there were additional concerns that approving the application could set a precedent for future applications that were also not in keeping with the Area of Special Local Character. The petitioner therefore requested that the application be refused.

The agent for the applicant addressed the Committee in response. The agent confirmed that in response to the previous decision to refuse planning permission, the applicant had worked alongside the planning case officer to address the Committee's concerns over scale, height, and building line. This had resulted in a significantly improved proposal that was visually in keeping with the area and fully complied with the relevant policies. The proposal would not cause any significant loss of privacy or light, there would be no overlooking, and an inspector had also not raised any objections. It was asserted that the objections were disproportionate to what was a carefully crafted proposal designed to improve a vacant plot of land. For these reasons, it was requested that the application be approved.

Members sought clarity on the building line. Officers confirmed that the proposal complied with the 1.5m building line requirements. In addition, it was confirmed that planning inspectors had approved the design and had not raised any concerns over a detrimental impact on neighbouring properties.

Members discussed the application, with some Members deeming the proposal to be acceptable in light of the revisions made and the review for the planning inspector. Other Members raised concerns over the size, scale and bulk of the proposed development, and for these reasons, it was moved that the application be refused. This was seconded, and agreed by a vote of 5 to 3.

RESOLVED: That the application be refused.

164.	<p>BISHOP RAMSEY SCHOOL - 19731/APP/2017/66 (<i>Agenda Item 10</i>)</p> <p>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.</p> <p>Officers introduced the report and highlighted the addendum, confirming that permission was granted in November 2008 for the creation of a Multi-Use Games Area (MUGA) and associated works at Bishop Ramsey C of E School in Eastcote. Condition 3 of that consent restricted the use of the MUGA to between 0900 hours and 1800 hours Mondays to Saturdays and at no time on Sundays and Public Holidays. The new proposal sought to vary that permission to allow longer house of use on weekdays, to facilitate community use. It was recommended that the proposal be refused due to the reasons set out in the report.</p> <p>A petitioner addressed the Committee in objection to the proposal, on behalf of over 300 signatories. The petitioner cited concerns over increased noise and traffic that could affect local residents. This was of particular concern as the nearby primary school was due to double in size in the near future, which would further add pressure on traffic and parking within the area. In addition, there were concerns that the school's ultimate goal, should this permission be granted, was to erect floodlights that would cause additional light pollution and would disturb residents and public. For these reasons, it was requested that the application be refused.</p> <p>Councillor Markham addressed the Committee on behalf of his fellow Manor Ward Councillors, confirming that they supported the officer's recommendation for refusal, for the reasons given in the officer's report.</p> <p>Members discussed the proposal, and shared the concerns raised regarding the impact on noise, traffic and parking in the area, should the application be approved. For these reasons, it was moved that the application be refused. This was seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
165.	<p>219 SWAKELEYS ROAD - 10215/APP/2016/1443 (<i>Agenda Item 11</i>)</p> <p>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).</p> <p>Officers introduced the report, confirming that the application had been deferred at the Committee meeting on 1 February 2017 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. The site visit had taken place on 17 February 2017, whilst it was confirmed on the addendum that the scheme complied with the 10% guideline set out in the SPD. The officer summarised the proposal, and recommended that the application be approved.</p> <p>At the previous meeting, Members expressed concerns that that the dwelling would be very close to properties in Roker Park, and could be visually intrusive for Nos. 3 and 5 Roker Park. However, it was confirmed that the site visit had alleviated those concerns.</p> <p>Members discussed the proposal, and felt that aesthetically, the proposal was an</p>

	<p>improvement on the current situation. However, Members felt that location of the parking provision and the cycle shed could be improved. It was therefore moved that the application be approved, subject to the Head of Planning agreeing an additional condition relating to the siting of the parking provisions and cycle shed. This was seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the Head of Planning agreeing with the applicant the location of the parking provision and the cycle shed.</p>
166.	<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 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.)</p> <p>Officers introduced the report, confirming that Members resolved to grant planning permission for the application at the Planning Committee meeting of 1 February, subject to a legal agreement for the installation of no right-turn barrier on Rickmansworth Road, to prevent traffic turning into or out of the site's vehicular access. Since then, options had been reviewed alongside the applicant's transport consultant, and officers had concluded that insufficient road width existed to enable a right turn restriction to be installed. However, officers maintained the view that the proposal was acceptable without the restriction, and it was recommended that the application be approved.</p> <p>Members expressed their concerns that, due to the volume of cars that would be entering and exiting the site via the turning, (the majority of whom would be parents with young children), the application should be refused on grounds of safety. However, during discussion it was suggested that the application could be approved, subject to the addition of an amendment to the s106 clause to prohibit use of the parking to nursery staff only. This was moved, seconded, and when put to a vote, unanimously agreed, with one abstention.</p> <p>RESOLVED: That the application be approved, subject to the Head of Planning agreeing revisions to the s106 clause relating to the management of parking for parents.</p>
167.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report be agreed; 2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the</i></p>

	<i>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>
	The meeting, which commenced at 7.00 pm, closed at 8.55 pm.

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.

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Report of the Head of Planning, Sport and Green Spaces

Address R/O 17-21 THE CLOSE EASTCOTE PINNER

Development: 2-bed, detached bungalow with associated amenity space and parking.

LBH Ref Nos: 11448/APP/2016/1100

Drawing Nos: 0316/MO/02
0316/MO/03
0316/MO/04
0316/MO/01
0316/MO/05
0316/MO/06
Design and Access Statement

Date Plans Received: 16/03/2016 **Date(s) of Amendment(s):**

Date Application Valid: 16/03/2016

1. **SUMMARY**

Planning permission is sought for the development of a two bedroom detached bungalow with associated amenity space and car parking on land to the rear of Nos. 17 to 21 The Close, Eastcote. This site has an extensive planning history, the most pivotal decisions are considered to be the 2006 and 2009 appeal decisions. In 2006 an appeal was dismissed concerning a building with four one bedroom flats. The Inspector felt that there would not be harm to neighbours amenity, nonetheless the Inspector thought it would be a cramped development and that the proposals would not respect the local character. The appeal was dismissed. In 2009 consent was granted on appeal for a two storey office development. The Inspector felt it was a sustainable location for new office development. The Inspector felt it would relate satisfactory to surrounding commercial development and saw the site in this context. Officers consider that in principle the site is suitable for commercial development, but not suitable for residential development. The characteristics of the site are such that a residential unit would be out of character with the surrounding built form. The application is recommended for refusal for this reason.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed residential building off a lane accessed by commercial vehicles viewed in the context of commercial units will appear as an incongruous feature. The development will not harmonise with the surrounding streetscene and is considered to be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the NPPF.

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.

BE13	New development must harmonise with the existing street scene.
AM14	New development and car parking standards.
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.

3

The Local Planning authority has taken into consideration the requirements of paragraph 186 and 187 of the National Planning Policy Framework and has worked pro-actively with the applicant through extensive negotiations to address material planning issues wherever possible. Notwithstanding these discussions, the scheme was ultimately considered to fail to comply with the development plan for the reason identified above.

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to land to the rear of Nos. 17 to 21 The Close, Eastcote. The site has an area of 350 m² and is currently vacant and overgrown with semi-mature trees and naturally regenerated shrubs. The boundary fencing, made up of chain link fencing, is in disrepair.

The site is bounded to the West by a vehicular access running along the rear of shops fronting onto Field End Road for loading/unloading, and access to two public car parks. The site is to the rear of properties in The Close between the two car parks.

The shops fronting Field End Road form part of the the Eastcote (Minor) Town Centre, immediately to the West (including part of the access lane), the public car park to the North of the site is also within the Eastcote Town Centre. There are residential dwellings to the South (fronting North View), and to the East (fronting The Close). The Eastcote (Morford Way) Conservation Area boundary lies close to the Western boundary of the site.

As part of the 2009 appeal decision the Inspector felt the development would be primarily seen in the context of the commercial built development to the immediate west of the access way, officers agree with this assessment.

The application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application is for the development of one single storey bungalow with associated car parking and amenity space. The design of the bungalow follows a traditional 1930's style of construction with square bays to the front elevation covered by gable features with the roof having hipped ends. The overall height of the bungalow will be 5.0 meters above the ground level. The footprint of the bungalow will be set in from the Easterly boundary by 1.0 meter to allow for maintenance access, cleaning of windows, upkeep of fences etc.

There are two windows to the rear elevation, one obscure glazed serving the bathroom and the other serving a small study / work from home room.

The floor space provided in this application will give a gross internal area of 102.94 m².

The proposal provides for private useable amenity space at the Southerly end of the site of some 102.20 m², The amenity space is to be enclosed with 1.80 m high close boarded fencing. There is provision for the storage of two wheelie bins on the patio of the amenity space, accessed by a gate to the front elevation. One parking space is proposed.

The access road to this site is adopted by the Local Authority and has double yellow line parking restrictions along its total length. This road has historically provided both vehicular and pedestrian access to the rear gardens and garages of the residential properties in The Close as well as providing access to garages / stores for the shops in Field End Road. There are also external staircases from the flats above the Field End Road shops discharging onto the access road and this road also provides vehicular access to two public pay and display car parks. It is also noted that some of the shops in Field End Road have rear entrances from the access road for ease of customer access.

3.3 Relevant Planning History

11448/APP/2006/186 R/O 17-21 The Close Eastcote Pinner
ERECTION OF A TWO STOREY BLOCK OF FOUR ONE-BEDROOM FLATS (OUTLINE APPLICATION).

Decision: 08-09-2006 Not Determined **Appeal:** 08-09-2006 Dismissed

11448/APP/2008/1365 R/O 17-21 The Close Eastcote Pinner
Two storey office building with associated parking accessed from service road (outline

application).

Decision: 25-07-2008 Withdrawn

11448/APP/2008/3394 Land Rear Of 17-21 The Close Eastcote, Pinner

Two storey office building with associated parking accessed from service road (outline application).

Decision: 28-01-2009 Refused **Appeal:** 11-11-2009 Allowed

11448/APP/2010/2900 R/O 17-21 The Close Eastcote Pinner

Two storey detached building with level in roof for use as B1 (a) Office.

Decision: 20-01-2011 NFA

11448/APP/2011/238 R/O 17-21 The Close Eastcote Pinner

Erection of a two storey detached building with additional level in roofspace for use as Class B1 Office.

Decision: 15-09-2011 Refused **Appeal:** 05-03-2012 Dismissed

11448/APP/2015/3576 R/O 17-21 The Close Eastcote Pinner

Two storey detached building for use as an office including associated parking and new vehicle crossover to front

Decision: 29-01-2016 Withdrawn

Comment on Relevant Planning History

This site has an extensive planning history:

Relevant text from the two key appeal decisions is copied below:

The 2006 Planning appeal decision relates to a building with four one-bedroom flats. The Inspector stated:

'The area is one of mixed uses. The rear elevations of the Field End Lane shops and first floor flats to the front of the appeal site and the public car parks nearby are utilitarian townscape features with no particular architectural style or merit. To the rear and immediately to either side are the gardens of houses on The Close. They include mature trees and planting which would soften the visual impact of the proposed development and give it an attractive landscaped setting. However, the front elevation would be very close to the service lane and the two-storey bulk of the building would appear cramped up against the lane, an effect that would be reinforced by the lack of a footway. I find that this element of the proposal would have a negative impact on the character and appearance of the surrounding area, contrary to the provisions of UDP Policies BE13 AND BE19.'

'The appeal site is untidy and used for fly tipping. However, the present scheme is not the only way in which the site can be properly managed. The applicant refers also to security benefits for neighbouring property and car parks. Neither of these matters alter my conclusions set out above.'

'I acknowledge that the Government encourages Councils to meet identified housing needs and that Planning Policy Note 3 Housing (PPG3) supports mixed use developments and the use of previously developed sites, including garden land, for new housing. It is not clear that the site is previously developed land but, more fundamentally, PPG3 also states that new housing should create places and spaces with the needs of people in mind and which respect and enhance local character. I find that the present proposal fails to meet these objectives.'

More recently the applicant sought to secure permission for a B1 Office Use. This proposal was granted consent on Appeal (APP/R5510/A/09/2107406) against the councils refusal of planning application 11448/APP/2008/3394.

The Inspector commented:

'Delivering sustainable development, at paragraph 32, promotes a more efficient use of land and the focusing of new office development in sustainable locations such as existing centres. The appeal site is unused land, adjacent to Eastcote centre and close to a public transport interchange. Although there is no development, other than car parks, fronting the north-eastern side of the access way, I am not persuaded that in the above circumstances, development should be precluded in principle. The site does not relate to the residential properties to the east, which in any event could be screened from the appeal proposal by vegetation. The building would be seen in the context of the commercial built development to the immediate west of the access way, to which an appropriately designed building could relate satisfactorily.'

'Whilst flat roofs are not a characteristic of the locality, two and three storey development with pitched roofs is and the scheme accompanying the application is for illustrative purposes only. In my view, an appropriately designed building would complement the surrounding built development and could harmonise with the existing street scene. The proposal therefore accords with saved Policies BE13 and BE19 of the London Borough of Hillingdon Unitary Development Plan.'

'Additionally, the site's development would reduce the potential for depositing litter and fly tipping, which adversely affect the immediate environment along this part of the access way. I therefore conclude that the proposal would have a positive effect on the character and appearance of the area.'

4. Planning Policies and Standards

The proposed scheme is required to meet the design standards set by the London Plan, the London Borough of Hillingdon UDP Saved Policies September 2007 and to meet standards as set out in the London Borough of Hillingdon - New Residential Development, Supplementary Planning Document (July 2006).

The London Plan Housing Standards (March 2016) requires that the Nationally Described Space Standards are met. These are minimum standards to ensure that new homes are built to an acceptable size for the proposed number of occupants. The floor space provided in this application will give a gross internal area (GIA) of 102.94 m². The minimum requirement as set out in the London Plan for a 2 bedroom, single storey property is 70 m²

GIA. The proposed development meets the space standards required.

The amenity space standard for dwelling houses, as set out in the London Borough of Hillingdon - New Residential Development, Supplementary Planning Document (July 2006) requires a minimum 40 sq. m. The amenity space standard is therefore met.

Policy BE20 requires that the amenities of existing properties are safeguarded.

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. That new development should be 'designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.'

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- AM14 New development and car parking standards.
- 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.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was posted on 08.04.16. Expiry 15.04.16.

Twenty- four properties were consulted:

Boots the Chemist 169 - 171 Field End Road,
The Occupier - 169A Field End Road
The Occupier - 167A Field End Road
The Wimpy Bar 167 Field End Road
The Occupier 165A Field End Road
Totally Techy Ltd 165 Field End Road
Re Bar 163 Field End Road

The Occupier 163A Field End Road
Tops & Bottoms 161 Field End Road
The Occupier 161A Field End Road
The Occupier 15 The Close
C Dodd 17A The Close
The Occupier 17B The Close
S West 19A The Close
Mrs R Kemp 19B The Close
The Occupier 21B The Close
The Occupier 21A The Close
and the Eastcote Residents Association

Four responses were received. The views of residents are summarised below:

17A The Close concerned with:

1. Loss of privacy in my garden as rear fencing is only 1.8 m high.
2. Permeable paving around bungalow running into soakaway as rear gardens in The Close suffer water logging when there is very heavy rain & concerns that this could exacerbate the problem. Also water run-off from car park located by medical centre.
3. Sewer floods in alleyway so if sewerage connected here more problems?
4. If digging footings it will disturb roots of existing shrubs & trees in our gardens due to close proximity of existing gardens.
5. Safety aspect of vehicles emerging from property.

This has been a continued concern with every planning application for this site to my knowledge over the past 30 odd years. Nothing has changed. It's not a suitable site for development.

19 B and 21 B The Close

Drainage: The properties 17-21 The Close are sandwiched between two hard surfaced car parks and drainage falls towards the gardens. Last year complaints were lodged as all the gardens flooded. The proposal to build a bungalow with a paved area all the way round the perimeter would exacerbate the existing problem. In addition, the access road drains into the current vacant plot. Although, the plans indicate there is a soak away it will be insufficient to remove the excess water draining off all the metalled areas.

Trees: All the properties backing onto the service road have a natural backdrop of trees which provide a sound barrier and privacy from the flats above the shops. In construction the trees in the plot will be removed and the construction may cause damage to existing trees in the properties above. What reassurance would residents have that the trees in their properties would not be damaged or cut back?

Light The roof would block light into my garden and property.

Quality of Life: Has consideration been given to the quality of life for the residents in the property. It would back onto a busy access road with cars and heavy lorries including refuse trucks. Rubbish from the local shops is often strewn in the road.

Plus we have problems with rats in the gardens. In addition, it is adjacent to a busy and often noisy drinking mans club. Health and Safety: The property is parallel to the access road and would pose a problem to residents walking along. Finally I am sure that in a while, if the bungalow application is passed, the owner will put skylights in the roof and later will apply for an upstairs extension. Both will look into my property.

A petition of objection was submitted by the occupier of 19A The Close. The petition against the proposed development contains 20 names, all of whom are residents of The Close.

Eastcote Conservation Panel

Re. 11448/APP/2016/1100 R/O 17-21 The Close Eastcote.

The planning history as supplied for this site is incorrect. The correct history is detailed below:-

- 11448/APP/2006/186 Erection of a two storey block of four one bedroom flats [outline application]. This was refused at appeal August 2006. Appeal ref.APP/R5510/A/06/2015330.
- 11448/APP/2008/1365 erection of a two storey office block was withdrawn.
- 11448/APP/2008/3394 erection of two storey office block was refused by LBH but approved at appeal October 2009 Appeal ref.APP/R5510/A/09/2107406

The applicant has not acted upon the granted planning permission for a small office block, this planning permission has now expired. The Planning Inspector for the 2006 application states quite clearly that this area is not suitable for dwelling houses. This must be taken into consideration when determining this current application. The outlook from the proposed study and bedroom 2 will be a fence or a brick wall. The front of the dwelling will be very close to passing traffic on route to the car park and heavy good vehicles delivering to the shops. The purpose of the roadway is a service road for the shops, it never was intended to be a residential road. This area as shown by the 2006 appeal decision is unsuitable for dwellings.

Internal Consultees

Highway Officer Comments:

The proposal is to develop the rear gardens of 17-21 The Close in Eastcote to provide a 2 bedroom detached dwelling. The site has a PTAL value of 3 (moderate) which is a result of local bus services and proximity to Eastcote Railway Station. There is a public car park within 20 metres of the application site. The rear lane of The Close appears to be a publicly maintained service road at the rear of properties in Field End Road. There are parking restrictions along this unnamed service road. There is no footpath serving the properties along this road. The proposals include a new access to the property off the service road and 1 parking space which is adequate for a 2 bed dwelling. The additional dwelling will not significantly change the traffic generation in the area. The drawings show a space for a shed to be used for cycle storage but I would like to see a definitive secure covered facility for cycle storage rather than an option.

On the basis of the above comments I have no significant objection to the above proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of commercial development on the site was established by the Inspector who determined on Appeal application reference: 1448/APP/2008/3394 / APP/R5510/A/09/2107406.

However the Inspectors comments were specific to a commercial development (as the earlier 2006 Inspectors comments were to residential development). The commercial development proposal in effect allowed a proposal with greater neighbour impact than the currently proposed bungalow. The key issue with this proposal is considered to be whether the site is an appropriate location for residential development. The principle of loss of what was garden land for some form of development has in officers opinion been agreed through the 2009 appeal decision.

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. That new development should be 'designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials..'

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

Officers consider that the text in the NPPF is not dissimilar to that in the now defunct PPG3 which was referenced by the 2006 Inspector when he clearly thought the site was not appropriate for residential development ('new housing should create places and spaces with the needs of people in mind and which respect and enhance local character. I find that the present proposal fails to meet these objectives'). Officers consider that the principle of a residential unit is not acceptable at this location. An isolated residential building off a lane accessed by commercial vehicles (with no pavement) viewed in the context of commercial units will appear as an incongruous feature. That such a development will not harmonise with the surrounding streetscene or contribute to community cohesion and a sense of place. The development is therefore considered in principle to be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the NPPF.

7.02 Density of the proposed development

The floor space provided in this application provides a gross internal area of 102.94 m² in excess of what is required (63 m²) for a two bedroom property under HDAS Residential Layouts Supplementary Planning Document and the London Plan. The individual room sizes also exceed the minimum floor space standards. The proposal provides for private useable amenity space at the Southerly end of the site of some 102.20 m², above the standard required for a 2 bed bungalow.

7.07 Impact on the character & appearance of the area

The main issues concerning the impact of a the dwelling on the character and appearance of the area are discussed under 'The principle of the development proposal' section of this report.

It is considered that the new dwelling would appear as an isolated uncharacteristic feature and that the site is more appropriately suited to a commercial building (as per the 2009 appeal decision).

7.08 Impact on neighbours

Policy BE20 requires that the amenities of existing properties are safeguarded. The proposed bungalow will be sited circa 10 meters from properties in The Close. The building height is 5.0 meters. The proposed development and its design will protect both the privacy of the occupiers and their neighbours in accordance with policy guidance.

Residents of The Close have expressed objections to this application on the grounds of overlooking and lack of privacy. The detailed design and location of the new bungalow and the proximity of the exiting properties in the Close to the development site overcome these concerns. The distance between the houses in The Close and the new build, the proposed fencing and existing tree cover mean the development will have only limited visibility from properties in The Close, and certainly not to a degree that would warrant the refusal of planning permission.

In this regard the application is compliant with Policy BE20, BE21, BE23 and BE24 of the

7.09 Living conditions for future occupiers

The proposed development provides habitable rooms designed to an appropriate standard as is the garden (amenity space) providing good living conditions for future occupiers. Objectors have raised concerns regarding a side bedroom window facing a fence. The boundary fence need not obscure this window (re: Through conditions it could be ensured that the bedroom window provided appropriate levels of light and outlook).

There is provision for the storage of two wheelie bins on the patio of the amenity space, accessed by a gate to the front elevation for ease of collection.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There is provision for the storage of two wheelie bins on the patio of the amenity space, accessed by a gate to the front elevation for ease of collection.

The proposal is for a two bedroom property, therefore one parking space is required in accordance with SPG documents. The parking space meets the size requirements and also allows for a transition space to the side of 1.4 m. The parking space provided also indicates the provision of visibility splays (1.5 m x 1.5 m) to assist safe access to and from the roadway, there is no form of fencing or other obstruction in this area. The proposed development is acceptable on highway safety grounds and the proposed level of car parking and bicycle storage meets the requirements of the car / cycle parking standards in accordance with Policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

10. CONCLUSION

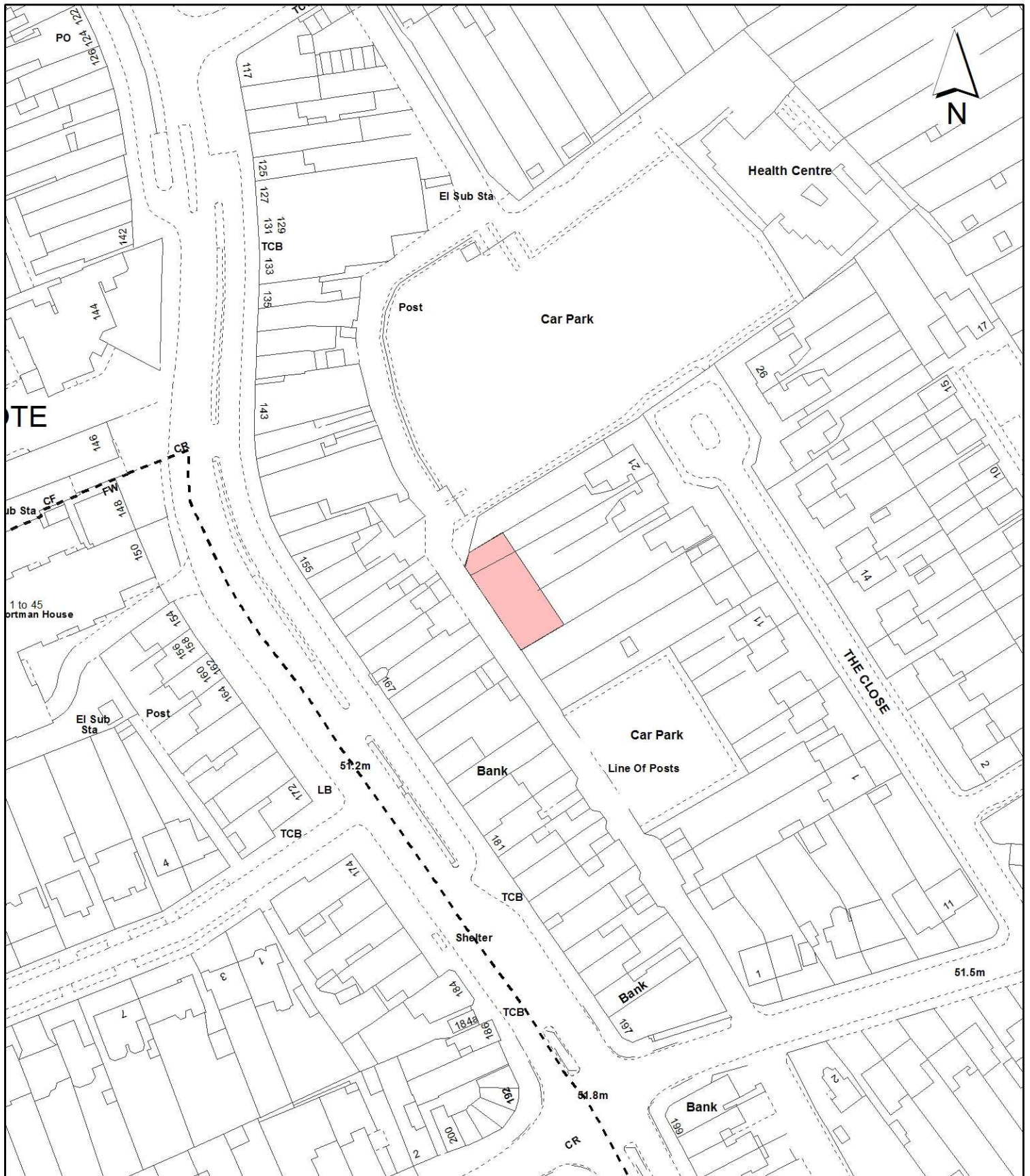
For the reasons outlined above this application is recommended for refusal.

11. Reference Documents

Housing Standards - Minor Alterations to the London Plan March 2016
London Borough of Hillingdon Unitary Development Plan (Saved Policies 2007)
London Borough of Hillingdon - New Residential Development, Supplementary Planning Document (July 2006)

Contact Officer: Sharon Bayton

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land To The Rear Of
17-21 The Close**

Planning Application Ref:

11448/APP/2016/1100

Scale:

1:1,250

Planning Committee:

North Page 19

Date:

March 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 271 SWAKELEYS ROAD ICKENHAM

Development: Redevelopment of entire site to create 7 new flats. (Outline Planning Application with All Matters Reserved).

LBH Ref Nos: 23510/APP/2016/3127

Drawing Nos: Location Plan
16/3013/1 Rev.A
16/3013/2

Date Plans Received: 16/08/2016 **Date(s) of Amendment(s):** 16/08/2016
Date Application Valid: 23/08/2016

1. SUMMARY

This Outline Planning Application, with all matters reserved, is seeking outline permission to demolish the existing detached house and erect a two storey block with accommodation in the roof space to provide 7 x 2 bed 4 person residential units.

All matters (layout, appearance, scale, access and landscaping) are reserved and cannot be assessed at this stage.

However, whilst there is no in principle objection to a residential scheme on an existing residential plot, the scheme would breach the Council's 10% threshold for flat conversions on this stretch of road, which would erode its traditional residential character.

It is recommended for refusal accordingly.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would result in the over-concentration of flatted development on this part of Swakeleys Road and the intensification of the residential use, which would be detrimental to the traditional character associated with family housing that has been retained on this section of Swakeleys Road. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 3.3 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 **Compulsory Informative (2)**

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

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R17 Use of planning obligations to supplement the provision of recreation leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.4 (2016) Local character
- 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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to fully implement.

3. CONSIDERATIONS

3.1 Site and Locality

No. 271 Swakeleys Road comprises a detached house on a fairly large 0.09 ha plot which is sited on the South Eastern side of Swakeleys Road, which at present contains a large two storey detached dwellinghouse. It is set approximately 15 metres back from the front boundary line at its closest point. The ground levels within the site are relatively flat.

At present, the area to the front of each house are covered in hardstanding and used for parking by the current occupants. To the rear of each building is a garden area which provides the private amenity space for the occupiers of the property.

To the South West of the application is No.273 Swakeleys Road, a two storey detached dwelling. The dwellings to the South West of the application site have a relatively uniform building line. To the North East of the application site is a two storey, detached dwelling, No.269 Swakeleys Road.

In the absence of any formal designation, the application site forms part of the 'developed area'. The site has a Public Transport Accessibility Level (PTAL) of 1b, on a scale of 1 to 6 where 1 is the least accessible and 6 the most accessible by public transport.

3.2 Proposed Scheme

The application seeks outline planning permission with all matters reserved for the redevelopment of the entire site to create 7 x 2 bed 4 person flats. The application is supported by a location plan and existing and proposed site plans.

3.3 Relevant Planning History

Comment on Relevant Planning History

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:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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- OE1 Protection of the character and amenities of surrounding properties and the local area
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- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.4 (2016) Local character
- 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 6 objection letters were received in response, which made the following comments:

1. Impact the over development of flats will have on the area and local support services.
2. Increase in traffic.
3. The property is a beautiful family residence and should remain as so.
4. Increase in noise.

A petition was received with 20 signatories, and objects to the proposals.

ICKENHAM RESIDENTS ASSOCIATION

Here is yet another outline application (at this stage) for demolishing one residential home for conversion to self-contained flats with associated parking.

Our greatest concern is that it would add excessive traffic movements onto an already over-stressed Swakeleys Road at a point close to a light controlled pedestrian crossing near Warren Road, The Drive on the opposite side and approaching Swakeleys Roundabout.

The above proposal follows the recent applications 10215/APP/2016/1443 219 SWAKELEYS ROAD ICKENHAM and

70701/APP/2015/3026 211-213 Swakeleys Road Ickenham, and we are worried about this development trend along this main residential road in Ickenham. We refer again to Mr. Meghji Hirani's e-mail of 12.02.15 in connection with p/a

61646/APP/2014/4363 - 277 Swakeleys Road, giving us some guidelines concerning flat redevelopments, i.e.

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 1 km the proposed redevelopment site should be taken as a midpoint of a 1km length of road to

be assessed.

We feel the above proposal would be yet another undesirable, inappropriate development in an otherwise residential road of large detached houses, compounding the undesirable effect that flats recently built at No. 209 and 211 - 213 already had on the street scene in both Swakeleys Road and Roker Park Avenue.

So far along this stretch of the street we have to our knowledge the following new apartments (the above new application not included):

209 Swakeleys Road 38490/APP/2013/3223 already built

211 - 213 Swakeleys Road 70701/APP/2015/3026 already built

219 Swakeleys Road 10215/APP/2016/1443 Not yet decided

277 Swakeleys Road 61646/APP/2015/1347 Letter of observation 26.04.15 Refused 08.06.15
APP/R5510/10/W/ 15/3136391 20.11.15 LBH 7747 -

ALLOWED 09.03.16

226 Swakeleys Road 21277/APP/2014/889 already built

228 Swakeleys Road 11246/APP/2015/827 already built

230 Swakeleys Road 11112/APP/2015/3774 Refused 13.04.16

Officer Comment:

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

Internal Consultees

HIGHWAY COMMENTS:

The layout does show that they can get 8 car parking spaces in place and access can be drive-in, drive out.

There is still a condition for a traffic study that has to be carried out relating to traffic flows and the modelling to demonstrate that at peak times there are suitable gaps available.

TREES AND LANDSCAPE COMMENTS:

This site is occupied by a detached house set back from Swakeleys Road, within a large established garden which extends to the edge of Silver Birch Close. The garden contains mature trees and shrubs and is influenced by off-site trees in neighbouring properties.

COMMENT Trees on the site are not protected by TPO or Conservation Area designation, although they are a material planning consideration. There is a protected tree in the front garden of 273 Swakeleys Road which is close to the site boundary - T4 on the schedule of TPO 588. A tree survey to BS5837:2012 is required to assess trees on, and close to, the site. The survey should be used to influence the design and layout of any future development proposal. The report should clearly identify trees to be removed / retained as part of the proposal and should include an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Proposals.

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

RECOMMENDATION

No objection subject to the submission of a tree report (as outlined above) and conditions RES2, RES6, RES8, RES9 (parts 1,2,3,4,5 and 6) and RES10.

ACCESS OBSERVATIONS:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

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 7 flats.

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that the traditional residential character of an area can be compromised where there is an over-concentration of flatted development. The guidance

goes on to advise that to avoid this, the cumulative impact of residential conversions are unlikely to be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of housing. On residential streets longer than 1 km, the guidance advises that the application site should be taken as the midpoint on a 1 km stretch of road to be assessed. Using this assessment,

Nos. 209 (38490/APP/2013/3223), 226 (21277/APP/2014/889), 228 (11246/APP/2015/827), 211/ 213 (70701/APP/2015/3026) and 219 (10215/APP/2016/1443) Swakeleys Road have either been converted or have been granted permission to convert to flatted development and works have been implemented with No. 277 (61646/APP/2015/1347) having recently been granted permission for a flatted conversion at appeal. The original development of Hetherington Way would have been likely to have involved the re-development of original houses but as this scheme fronts Heatherington Way and their rear amenity space adjoinings Swakeleys Road with 1.8 m high close boarded fencing, the scheme does not impact upon Swakeleys Road in terms of flatted conversions.

Having regard to Swakeleys Road the Council has assessed the number of houses that have been replaced with flats over a 1km length (using the mid point for analysis). Officers have no doubt that this development if allowed would exceed the 10% rule. A planning application at 219 Swakeleys Road has been very recently approved. That approval took the calculation from 219 Swakeleys Road upto 10%. This site is slightly closer to Swakeleys roundabout (where there are dwellings in more spacious plots and lower housing density). This means the overall number of houses in the 1km length is reduced. Nonetheless all of the flatted developments included in the 219 Swakeleys Road calculation are relevant. This is because of clustering of development between 209 and 277 Swakeleys Road. It is important to note that the clustering of development in this part of Swakeleys Road exacerbates the harm caused to the character and appearance of this part of Swakeleys Road through loss of more traditional family housing.

The 10% rule is guidance and it is important to consider the benefits of new housing against the harm caused to the character and appearance of the streetscene. The 10% rule has been supported at appeal as an important design guidance criteria that enables the Council to protect individual streets from harmful clustering of flatted development. It is considered that the breach of the 10% rule and harmful effect of clustering of blocks of flats in a relatively short part of Swakeleys Road outweighs the benefit of new housing (which could be built in other suburban streets in the Borough without causing the harmful visual impact referred to above).

The proposed development would exceed the 10% threshold along this stretch of Swakeleys Road, eroding its traditional suburban character contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 3.3 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts, as such the application is recommend fro refusal.

7.02 Density of the proposed development

The London Plan (March 2015) advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 50-75 units per hectare (u/ha) for units with a typical size of 2.7 - 3.0 habitable rooms per unit (hr/u) within a suburban area with a PTAL of 1b.

The proposed unit density would be 70 u/ha and habitable room density would be 212 hr/ha, marginally in excess of the Mayor's maximum standards. Whilst being in excess of these standards would not automatically result in a reason for refusal, particularly on a small infill development, it will mean that in order to avoid being considered over

development, it will be all the more important to ensure that the scheme fits in with its surroundings and neighbouring property and provides a good quality residential environment.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable environments through, amongst other criteria, as seeking a high quality design which enhances local distinctiveness and by being designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views in making a positive contribution to the local area. Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that the layout and appearance of new buildings harmonises with the existing street scene or other features of the area that are worthy of retention or enhancement and new development within residential areas improves the character and appearance of the surrounding area.

Appearance has been reserved and this stage cannot be considered.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15 m separation distance from adjoining properties to avoid appearing overdominant and a 21 m distance between facing habitable room windows and private amenity space such as balconies and patio areas(considered to be a 3 m deep area adjoining the rear elevation of a property) should be maintained to safeguard privacy.

Given that all matters have been reserved, no details of the flat layouts or scale, design, of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours. This would, if the application was approved, be assessed at the Reserved Matters stage.

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 50 sq.m of internal floor space. The proposed units range in size from 50.5 sq.m up to 69 sq.m 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 two bed units should be

provided with 25 sq.m.

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on this aspect of the development. This would, if the application was approved, be assessed at the Reserved Matters stage.

Officers note however that the plot size is sufficient to provide the required 175 sq.m of amenity space (25 sq.m per 2 bed flat) as required by HDAS.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

As all matters, including access are reserved it is not possible to fully assess the proposal. However, the proposed site layout plan indicates that the access will remain off Swakeleys Road and that the development will be served by 8 car parking spaces to the front of the proposed residential building in a small communal parking area.

Furthermore, parking provision of just over 1 space per unit is acceptable in principle.

7.11 Urban design, access and security

Access and security matters are now largely covered by Building Regulations.

7.12 Disabled access

Given that all matters have been reserved no details of layouts have been provided at this stage, it is not possible to comment on the disabled access matters. This would, if the application was approved, be assessed at the Reserved Matters stage. Standard conditions would have been proposed had the application been recommend for approval.

7.13 Provision of affordable & special needs housing

The application is for a development below the threshold for Affordable Housing.

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.

Given that all matters have been reserved including landscaping, no details of landscaping have been provided at this stage, it is not possible to comment on the Landscaping. This would, if the application was approved, be assessed at the Reserved Matters stage. Standard landscaping conditions would have been proposed had the application been recommend for approval.

7.15 Sustainable waste management

Not applicable to this outline application, where these details have been reserved for subsequent approval.

7.16 Renewable energy / Sustainability

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours. This would, if the application was approved, be assessed at the Reserved Matters stage.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours in terms of noise and air quality. This would, if the application was approved, be assessed at the Reserved Matters stage.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report, or are not material planning considerations.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This Outline Planning Application with all matters reserved is seeking outline permission to demolish the existing detached house and erect a two storey block with accommodation in the roof space to provide 7 x 2 bed 4 person residential units.

All matters (layout, appearance, scale, access and landscaping) are reserved and cannot be assessed at this stage.

However, whilst there is no in principle object to a residential scheme on an already residential plot, the scheme would breach the Council's 10% threshold for flat conversions on this stretch of road, which would erode its traditional residential character.

It is recommended for refusal accordingly.

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)

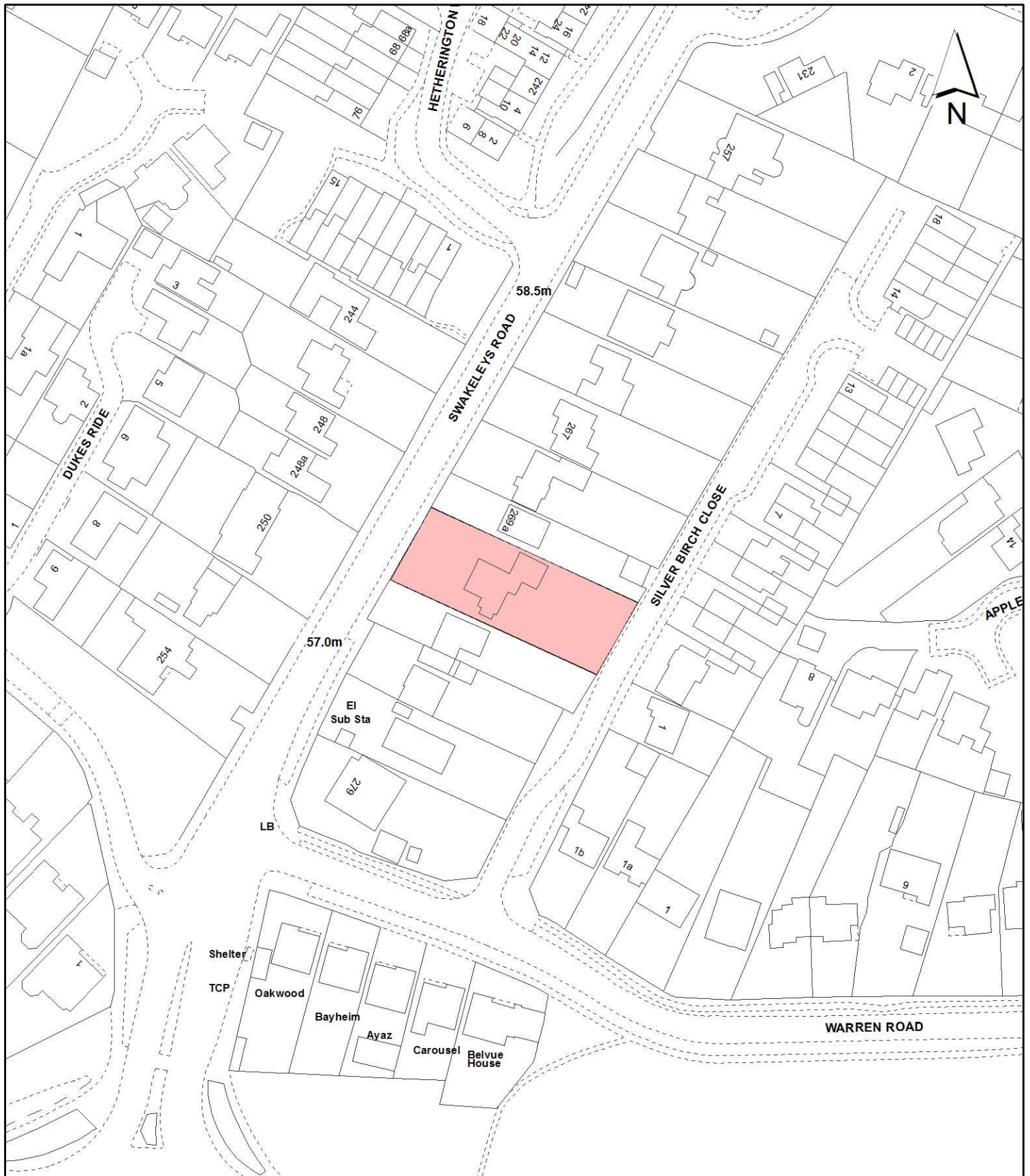
The Housing Standards Minor Alterations to The London Plan (March 2016)

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: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

271 Swakeleys Road

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
23510/APP/2016/3127

Scale:
1:1,250

Planning Committee:
North Page 33

Date:
March 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address PINCIO GATE END NORTHWOOD

Development: Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow

LBH Ref Nos: 8954/APP/2016/3505

Drawing Nos: PGE_G&L_001
PGE_SV_001
PGE_LSP_001
15917-Topo
Site Impact assessment
Appendix A
Design and Access Statement
PGE_DET_002
PGE_ELV_002

Date Plans Received: 19/09/2016 **Date(s) of Amendment(s):** 19/09/0016

Date Application Valid: 03/10/2016

1. SUMMARY

The site is within the development area as defined within Hillingdon Local Plan - Part Two Saved Policies (2012). It is also within the Gatehill Farm Estate Area of Special Local Character where Policy BE6 states that new houses should be constructed on building plots of a similar average width as surrounding residential development; be constructed on a similar building line and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

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 Policy BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal involves a one to one replacement and is therefore acceptable in principle. However, it is considered that the proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character.

In addition, it is considered that the proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining dwelling 'Woodcote' by reason of over-dominance, overshadowing, visual intrusion and loss of outlook.

It is therefore recommended that the application be refused.

The application has been referred to the Committee for determination as a result of a petition objecting to the proposals.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers of Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site is located at Gate End, Northwood, which is a cul-de-sac. The site is located in the Gatehill Farm Estate Area of Special Local Character and also falls within the 'Developed

Area' as defined within the Hillingdon Local Plan - Part Two Saved Policies (2012).

The land is currently occupied by a detached bungalow, which is one of only two on Gate End. The application property is a narrow plot, in comparison to neighbouring and surrounding properties. The bungalow is set back from the highway behind a large front garden with drive.

The ground level rises gradually from the front to the rear of the site. The neighbouring property to the west of the site, "Woodcote" is on a ground level approximately 1 metre lower than the application property. The dwellings are separated by a single-storey garage within the curtilage of 'Woodcote'. The side of 'Woodcote' is relatively open to the common boundary, with generally low level and sparse natural screening. The neighbouring property to the east of the site, 'Hurley', is set within a much larger site and natural screening between the site and this dwelling is much more effective. Within 'Hurley' there are two outbuildings adjacent to the shared boundary, the main house is sited centrally within the site away from the application property.

The majority of the properties on Gate End consist of two-storey detached dwellings, of varying style and design.

3.2 Proposed Scheme

The proposed scheme involves erection of a two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow.

3.3 Relevant Planning History

8954/APP/2016/405 Pincio Gate End Northwood

Raising and enlargement of roof to create first floor, incorporating front in-fill extension at ground floor level involving demolition of existing conservatory, with 1 front dormer and 1 rear dormer, 4 side rooflights to form sun tunnels, conversion of integral garage to habitable use and alterations to doors and fenestration on the South East Elevation

Decision: 20-04-2016 Refused

8954/PRC/2016/92 Pincio Gate End Northwood

Replace existing bungalow with new two storey dwelling

Decision: 27-07-2016 OBJ

8954/TRE/2003/65 Pincio Gate End Northwood

TREE SURGERY TO ONE OAK (T52) ON TPO 171

Decision: 20-08-2003 NFA

8954/TRE/2015/48 Pincio Gate End Northwood

To carry out tree surgery, including a crown reduction by 2-3m to Oak (T52) on TPO 171

Decision: 16-04-2015 Approved

Comment on Relevant Planning History

A proposal for a two-storey detached dwelling was subject of a recent pre-application submission which resulted in a number of changes being made to the submitted application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

BE5 New development within areas of special local character

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 7.4 (2015) Local character

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

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 05/10/2016 and a site notice was displayed on 06/10/2016

5 objections have been received together with a petition in objection to the application.

These submissions raise the following concerns:

- The dwelling is of excessive scale and height and covers almost the width of the plot, and extends deep into the garden
- The new dwelling will not be sympathetic to the surrounding street and will appear at odds with the Estate and the Area of Special Local Character
- The development will be overbearing, visually intrusive and will result in loss of privacy and light to habitable rooms of 'Woodcote'
- The development will not deliver sufficient landscaping and too much hard surface to the front
- The development includes design features, such as the Juliet balcony, which are not in keeping with the area

The issues raised are considered elsewhere in the report.

Internal Consultees

Trees and Landscape - This site is covered by TPO 171. There is a large, mature, protected Oak at the end of the rear garden. It appears to be far enough away from the proposals to be unaffected (directly); however, the tree could be indirectly affected by construction-related activities / storage of materials etc. In order to show that this scheme makes adequate provision for the protection and long-term retention of this valuable Oak, the following detail is required (in accordance with BS 5837:2012): A Tree Protection Plan to show how the trees (to be retained) will be protected during development;. An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA's) will be addressed. Details of how the tree protection measures will be assessed before demolition / construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction. A landscape scheme should be also be submitted and any new tree planting specifics should be provided and must conform to BS 8545:2014. Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8, RES9 and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the developed area. It is a one-for-one replacement. The principle of the development is acceptable.

7.02 Density of the proposed development

It is not considered that the density of development is highly relevant to consideration of applications for a single dwelling where the assessment should be based more on the actual impacts of the proposal, however it is noted that the proposal would not change the density of development of the site which would continue to be a single dwelling.

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

The application site is not located within a Conservation Area, or an archaeological priority area, nor would the proposal affect the setting of any listed buildings.

Consideration of the impact on the Gates Hill Farm Area of Special Local Character is contained within the 'Impact on the character & appearance of the area' section of this report.

7.04 Airport safeguarding

Not applicable

7.05 Impact on the green belt

The site is not within the Green Belt

7.07 Impact on the character & appearance of the area

The main issues for consideration relate to the impact of the proposed development upon the site, neighbouring dwellings and the character of the street scene and wider area. The impact upon the residential amenity of neighbouring residents and the quality of the residential accommodation provided and car parking are also considered.

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."

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".

The Council places great reliance upon the positive impacts of good design and the role it can play upon character and appearance of a place. The UDP Policies work together to ensure that through good design development, in terms of visual impact and appearance, is in-keeping, blends and harmonises with the prevailing character and appearance of the location. This is of particular importance within areas of great sensitivity due to the special character of the location and visual setting.

The proposed development falls within the Gates Hill Farm Area of Special Local Character. Policy BE6 states that within the area of special local character at Gate Hill Farm and Copsewood Estates... New houses should:-

- Be constructed on building plots of a similar average width as surrounding residential development;
- Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

The existing dwelling is a detached bungalow within a narrow plot. The plot width measures approximately 12.5 metres. The width of the proposed dwelling would be approximately 9.5 metres. It is understood that the plot previously formed part of neighbouring curtilages of Woodcote and Hurley. A key characteristic of the area is one in which two-storey dwellings sit within spacious plots. The plots in the locality are a variety of sizes and widths and the applicant has indicated in the Design and Access Statement other plots which are

considered to be similar. However, in order to achieve an acceptable scheme it not sufficient just to meet a technical standard. Proper regard must be given to the specific character of the plot and the proposals and the overall impact on the character of the area. In this regard, it is noted that the plot is narrower than any other in the Gate End cul-de-sac.

Whilst the minimum distance to the boundary is achieved, the proposal involves a very deep development and a large building for the plot. 'Woodcote', to the west, has a single-storey garage which is located close to the common boundary. There is also a single-storey outbuilding to the rear of the main dwelling, also close to the common boundary. In this regard, the very deep two-storey development would be only 1.5 metres from these buildings. As such the limited gap is emphasised by the two-storey nature and overall height of the proposals. Given this relationship there appears to be limited scope for additional natural landscape to soften the impact whilst leaving sufficient space around the proposed dwelling.

Neighbours have commented on the design of the proposed dwelling. Notwithstanding issues raised elsewhere in this report relating to the harm associated with the development, the overall design approach incorporating a hipped roof, including roof accommodation and using traditional materials (clay roof tiles and red brick, with feature elements), does not raise any adverse issues in its own right. The Juliet balcony to the rear at first floor is a decorative and safety feature which does not afford exterior access and is not considered to be inappropriate in an area characterised by dwellings of individual design.

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 guidance also in paragraph 11.2 of the HDAS: Residential Extensions, the Council would normally expect at least 25% of the front garden to be maintained for soft landscaping and planting.. The existing dwelling has a lawn and mature landscaping to the front. As the existing property is single-storey, the overall landscape is effective in providing screening and assists the overall green appearance of the area. In contrast, the proposal involves extensive hardstanding. There is also a proposed bin store and cycle storage close to the front of the site. The overall impact is a very hard appearance and little realistic opportunity for further planting or soft landscape areas. As such, the proposed hard-standing area would be somewhat unrelenting and uncharacteristic of the locality.

In conclusion, the combination of a narrow plot, close proximity to neighbouring out-buildings, depth and bulk and height and limited scope for additional soft landscaping are such that the development would be at odds with the directly adjacent dwellings and would result in a building which would fail to respect the Special Character of the area and appearance of the street scene.

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings should not result in loss of residential amenity due to the loss of daylight sunlight and that an adequate outlook should be maintained. Furthermore, the siting, scale and bulk should not be overbearing upon neighbouring properties.

The proposed dwelling is approximately 20 metres deep of which approximately 17 metres

is 2-storey plus roof accommodation, with a maximum height of approximately 9.5 metres. The proposed development would be in close proximity to the neighbouring property 'Woodcote'. The boundary between that property and the proposed development is relatively open with limited natural landscaping. 'Woodcote' is also on lower ground than the application site. There are a number of windows situated with the eastern flank elevation of 'Woodcote'. Being east facing these windows benefit from morning sun. The proposed development incorporates obscure glass first floor windows which would avoid any material loss of privacy. In the event of planning permission being granted, it would be appropriate to impose a condition retaining the obscure glazing and preventing further openings. The overall depth and height of the development, especially taking into account the higher level of the application site, means that occupiers of 'Woodcote' are likely to experience a harmful loss of outlook, overbearing and overshadowing impacts. As such, the development is considered to be unacceptable and contrary to policy BE21 of the Hillingdon Local Plan: Part Two - Saved Policies.

'Hurley', which is the neighbouring property to the east of the proposed dwelling, benefits by having strong mature screening within the curtilage and which provides effective screening. Again, obscure glazing is proposed at first floor in the side elevations. It is not considered that the proposed development would result in a material loss of amenity for that dwelling.

The majority of the windows face over the rear garden or to the front. In terms of the rear facing windows, these form a normal relationship with adjoining properties. Whilst some views of the rear gardens of 'Woodcote' or 'Hurley' may be possible, these would be towards the bottom end of gardens and would not result in a material loss of privacy for occupiers of those dwellings.

Existing developments to the rear of the dwelling to the north are well-screened and at a substantial distance. Existing developments to the south are across the street and the proposal will not have a detrimental impact.

7.09 Living conditions for future occupiers

Policy BE23 seeks to ensure residential development provides adequate external amenity space. Private amenity space is addressed in paragraph 4.15 of the HDAS Residential Layouts, which requires a minimum of 100 sq metres external usable and private amenity space for a 4+ bed 5-person dwelling. The retained space significantly exceeds this and it is considered the proposed development would satisfy policy BE23 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS LAY (2006).

Policy 3.5 of the London Plan (2016) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

The Mayor's Housing Standards Policy MALP (March 2016), sets out a minimum space requirements for residential dwellings. These follow the national 'Technical housing standards - nationally described space standard.

The minimum gross internal floor areas required are as follows:

1 bedroom unit (1 person) - 39 square metres or 37 square metres with shower instead of bath.

1 bedroom unit (2 person) - 50 square metres.

2 bedroom unit (3 person) - 61 square metres single storey / 70 square metres 2 storey.

2 bedroom unit (4 person) - 70 square metres single storey / 79 square metres 2 storey.

3 bedroom unit (4 person) - 74 square metres single storey / 84 square metres 2 storey.

The proposed development significantly exceeds the minimum requirements.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is set back some considerable distance from the highway. the proposed hard-standing would comfortably accommodate two or more vehicles. It is considered that proposed dwelling would satisfy parking requirements set out in table 6.13 of The London Plan and policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS LAY (2006).

7.11 Urban design, access and security

Urban design issues are considered elsewhere within the report. The proposal raises no material access or security issues

7.12 Disabled access

Not applicable

7.13 Provision of affordable & special needs 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.

7.14 Trees, Landscaping and Ecology

This site is covered by TPO 171. There is a large, mature, protected Oak at the end of the rear garden. It appears to be far enough away from the proposals to be unaffected (directly) by the proposal and planning conditions could be used to prevent damage to that tree during the construction process. The scheme would result in the loss of large amounts soft landscaping. The impact of this is considered in more detail under paragraph 7.04.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this location

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised by objectors have been addressed in the appropriate sections of the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations.

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 192 square metres. The applicant has claimed a self-build exemption. In the absence of this the proposal would attract a CIL Liability of:

Hillingdon CIL £18,240

Mayoral CIL £6,720

Total CIL £24,960

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The site is within the Gatehill Farm Estate Area of Special Local Character where Policy BE6 states that new houses should be constructed on building plots of a similar average width as surrounding residential development; be constructed on a similar building line and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

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 Policy BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal involves a one to one replacement and is therefore acceptable in principle. However, it is considered that the proposal would result in a cramped development which would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. It is also considered that the development would be detrimental to the amenities of the adjoining dwelling 'Woodcote' by reason of over-dominance, overshadowing and loss of outlook.

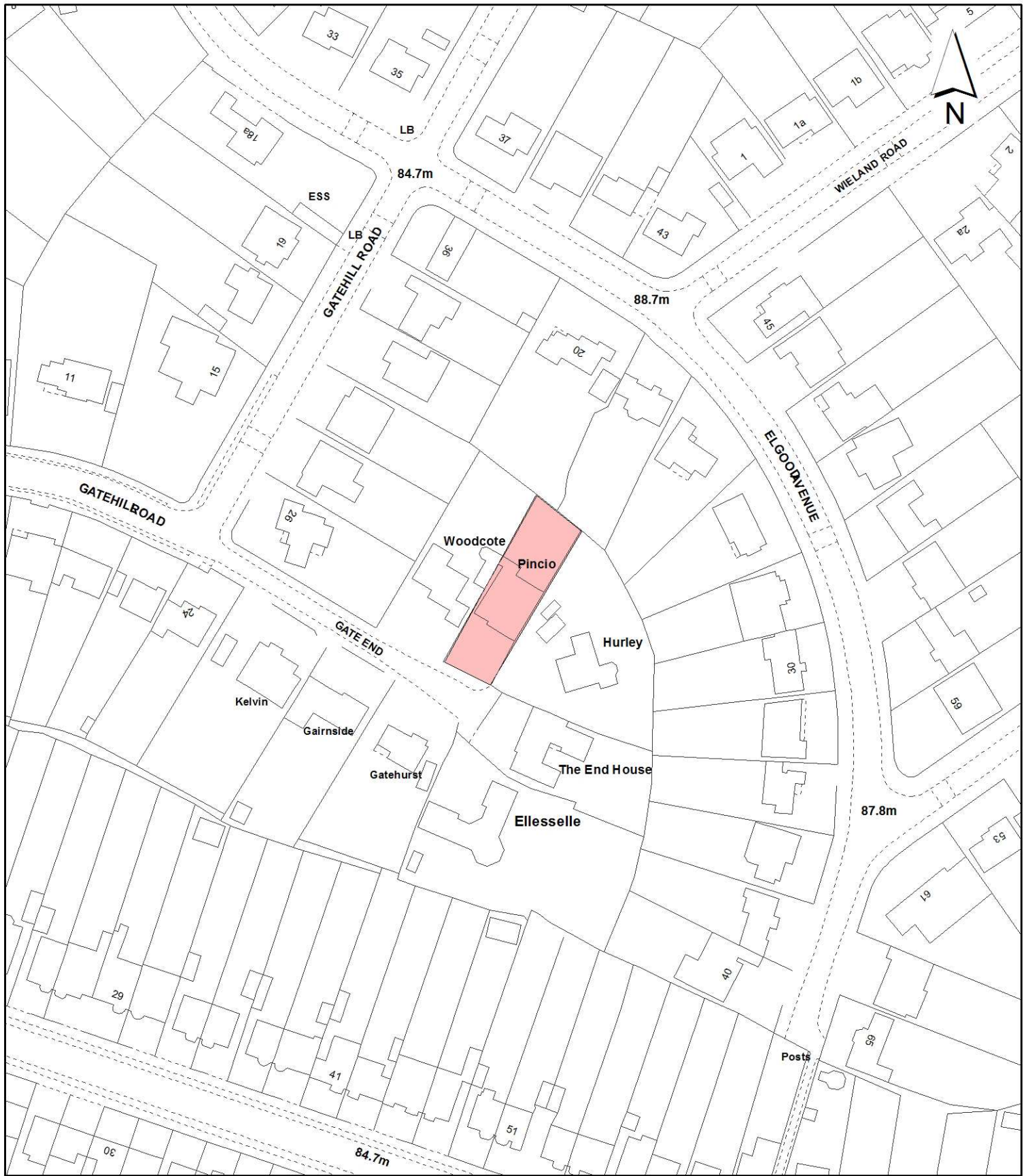
It is therefore recommended that the application be refused.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon's HDAS 'Residential Layouts' Supplementary Planning Document (adopted July 2006)
Supplementary Planning Document 'Accessible Hillingdon'
London Plan (2016)
National Planning Policy Framework (March 2012)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Pincio
Gate End**

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

Planning Application Ref:
8954/APP/2016/3505

Scale:
1:1,250

Planning Committee:
North Page 46

Date:
March 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling.

LBH Ref Nos: 17990/APP/2016/3166

Drawing Nos: 00614 LAND
5205/PL/LP
Basement Construction Statement
Flood Risk Assessment
Design and Access Statement
5202/A101 Rev_J
5205/A102 Rev_K

Date Plans Received: 19/08/2016 **Date(s) of Amendment(s):** 19/08/2016
Date Application Valid: 05/10/2016 02/03/2017

1. SUMMARY

The proposal seeks to replace the existing dwelling with a new dwelling which includes the excavation of a basement. The proposed replacement of the existing house is considered acceptable in principle.

The site sits within the Gate Hill Farm Estate Area of Special Local Character (ASLC). The scale of the proposed dwelling would be similar to that of the existing dwelling. The proposed dwelling follows a neo-Georgian style. It is acknowledged that the proposed style of the dwelling with its symmetry and classical detailing is not typical of the area, however, given the varied mix types and architectural styles within the vicinity of the development, the proposal is on balance considered to be acceptable. It is not considered that the proposal would result in an overbearing impact on the adjacent properties to the detriment residential amenity. It is therefore recommended that consent is granted.

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 5202/A101 Rev_J and 5205/A102 Rev_K, 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 RES4 Accordance with Approved Plans

The development shall be constructed in accordance with the submitted:

- Basement Construction Statement
- Flood Risk Assessment
- Design and Access Statement

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 14 or 16 Wieland 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 49 and 53 Wieland 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 extension or roof alteration to the dwellinghouses 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 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 1.5m x 1.5m 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 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)

8 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

9 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 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.

11 COM31 Secured by Design

The building(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 building 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 (2016) Policies 7.1 and 7.3.

12 HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. 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 the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 London Plan (2016).

13 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 (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.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).

14 A17 Levels

Development shall not begin until details of finished levels relative to the surrounding area have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development relates satisfactorily to adjoining properties.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 (November 2012)

and Hillingdon Local Plan: Part 2 - Saved Policies November 2012), then London Plan (2016).

2 147A Damage to Verge - For Private Roads:

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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 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.

5 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 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.

6 16 Property Rights/Rights of Light

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

7 152 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).

8 153 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage

LPP 5.14	(2016) Water quality and wastewater infrastructure
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large garden to the rear.

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

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 (ASLC).

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood
Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood
ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/2372 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 15-09-2015 Refused

17990/APP/2015/4176 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 19-01-2016 Withdrawn

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

17990/C/97/0512 51 Wieland Road Northwood

Tree surgery to T26 (Oak), including pollarding at 7 metres (20 feet), and T27 (Oak), including reducing the height by 40% to secondary (lower/ mid) crown, on TPO 172

Decision: 18-07-1997 Approved

Comment on Relevant Planning History

17990/APP/2015/4176 - Two storey 6 Bed detached dwelling with habitable roof space and basement (withdrawn)

17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (refused)

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front (refused)

The previous similar submission was refused on the scale and design of the proposed dwelling being out of keeping with the character of the wider area and the detrimental impact on the amenity of the adjacent properties.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

H5 Dwellings suitable for large families

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

OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

8 neighbours were consulted for a period of 21 days expiring on the 31 October 2016. A site notice was erected on the lamppost at the junction with Elgood Avenue expiring on 9 November 2016.

There were 2 responses from neighbours who raised the following issues;

- Overwhelming effect on the adjacent property from increased overshadowing, loss of sunlight, visual intrusion and over dominance.
- Loss of light.
- Site plan is inaccurate since the garage at no. 49 does not extend as far as the dining room. This means the distance by which no.49 is overwhelmed is greater than shown.
- The proposal does compromise the 45 degree line of sight.
- Loss of sunshine.
- Bulk of the building.
- Out of keeping with the Gatehill Estate.
- The dormers make the building top heavy.
- Loss of privacy.
- Construction of the basement could undermine and damage my property.
- The applicant should be made aware that the Party Wall Act will apply.
- Noise and air quality, requires a form of heating that does not create emissions and any emissions created should be vented at roof level.
- A filtration system should be included for the spice kitchen, I request a condition be imposed to provide adequate filtration equipment is installed.
- The existing Leylandii hedges are too high and should be maintained at 2 - 3 metres.

A petition against the proposal has also been submitted.

Gatehill Residents Association - We formally object to this proposal for the following reasons:

- Far too large for the plot and fails to respect the designation of the Gatehill Farm Estate Area of Special Local Character. It is over 4 times the size of its immediate neighbours and nearly twice the size of the largest house in the vicinity.
- Loss of light to neighbours.
- Only set in 0.9.m against a requirement of 1.5.m.

- 45 degree line of sight is required to be shown on the outside edge of the gutter not the corner of the brickwork, so does not comply.
- Although the crown roof (ridge height) is similar to the existing property, the design and pitch of the roof contributes to the "slab" front elevation appearing bulky and unattractive.
- The porch is unsympathetic.
- Loss of parking provision.
- The grass verge is owned by the GRA so the proposal will not leave 25% of the front garden landscaped.
- The grandiose heavy mock Georgian style is out of keeping with the area.
- The large basement will have a detrimental impact on surface water. The surface water and basement drawings appear to have been prepared for the previous smaller extension scheme.
- GRA requires all building works to be contained within the site, which given the extent of the proposal would appear impossible.
- Neither the applicant nor their agent has sought to consult with their immediate neighbours or the GRA. The previous error in the position of the red line on the site plan has also not been corrected.

Officer response: The issue of land ownership with regard to the grass verge has previously been raised with the applicant, who then confirmed the land was in their ownership. No evidence to counter this has been provided.

Northwood Residents Association: No response.

Northwood Hills Residents Association: No response.

Internal Consultees

Trees/Landscaping - No objection subject to a landscape condition.

Flood and Water Management - It is important that the level of groundwater is investigated due to the proposal to include a basement. It is noted that the Structa Engineering Environments Basement Construction Method Statement report ref; 3529-ST001 states 'The site investigation did not encounter the water table within the depth of the borehole (to 11.45m BGL)'. The depth of the basement will be 5m BGL. Therefore the risk of the proposed basement having implications on groundwater flooding is minimal.

All development should contribute to managing surface water runoff. A Flood and Drainage Assessment by Structa Engineering Environments Report Ref. 3529 FR001 has been provided. The development proposes to manage surface water runoff by using subsurface storage beneath the rear garden and rain water harvesting. However more information on these SuDS are required, this is subject to a condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable, subject to consideration of other material planning considerations as detailed below.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) 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 proposed development would have a density of 133 units per hectare and 399 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within

suburban areas with PTAL scores of 2-3 to be within 35-65 units per hectare and 150-250 habitable rooms per hectare. Therefore, the development would be below the recommended number of habitable rooms per hectare. The density matrix, however, this is only of limited value when reviewing smaller scale developments such as 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

Paragraph 129 of the NPPF (2012) requires local planning authorities to identify and assess the significance of any heritage asset that may be impacted by a proposal. Paragraph 135 of the NPPF (2012) requires local planning authorities to assess the impact of a proposal on a non designated heritage asset. Paragraph 135 of the NPPF (2012) requires local planning authorities to make a balanced judgement having regard to the scale of harm.

With specific reference to the site's location within an ASLC, 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.

Policy BE6 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), requires new developments within the Gates Hill Estates to be unobtrusive and in materials appropriate to the character and appearance of the estate.

The existing dwelling is a 1930's vernacular styled house featuring red brown brick and tile and is of a design which is characteristic of the estate, being asymmetrical in design with gables, projecting wings and casement windows fronting on to a wide shared grass verge. The existing dwelling has been altered through a series of extensions however, its character remains largely intact.

The proposal has been considered against the existing building and the consented application for an extension under ref: 17990/APP/2015/645 approved in 2015. The proposed foot print under this application is no deeper or wider than the existing or the consented extension in 2015. The gap between buildings is considered to be an important feature in the ASLC and as such the footprint of the building under this application has been reduced to increase the gap between no 49 Wieland Road. Following concerns raised by neighbouring residents, the proposal has been revised to provide a cohesive built form. The proposed footprint has also been scaled back and the height of the ridge has been reduced by 200mm. The height of the dwelling under this application is to remain as existing. Overall, the proposed scale and massing would be no greater than that which was consented in 2015. The proposal would deliver a building of a similar average width of the surrounding buildings and therefore would not result in harm to the character of the ASLC.

The most significant alteration is in relation to the appearance of the dwelling, the pattern of fenestration and dormers have been revised to better reflect the characteristics and appearance of dwellings in the surrounding area. The dwelling would feature red/brown bricked elevations, a tiled roof and chimney stacks. It is considered that these materials reflect the materiality and prevalent features in the local ASLC. The proposed dwelling is neo-Georgian in appearance which is not the most prevalent architectural style in the ASLC. Nevertheless, given the varied architectural styles in the immediate vicinity of the proposed dwelling, the proposal is considered not to detrimentally harm the setting of the ASLC and is therefore on balance, considered to be acceptable.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The proposed dwelling features a similar footprint to the existing dwelling and given the varied styles of dwellings in the vicinity of the proposed, it is considered that the proposal would not be uncharacteristic within the streetscene. The neo-Georgian style of the dwelling is not in keeping with the 1930's arts and crafts style of properties referred to in the ASLC, however given varied architectural styles in the immediate vicinity of the development, it is considered to be acceptable in terms of its impact on the character and appearance of the area.

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 that 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 that abut the property or its garden, adequate distance should be maintained to overcome possible over-domination.

Concern has been raised over the potential impact on the neighbouring properties from increased overshadowing, loss of light and sunlight, visual intrusion and over dominance. The proposed block plan as submitted within the application combines with the ground floor plan and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 7.5 m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6 m. It would extend 5.65 m beyond the garage of no 53 and would be set back from the boundary by 0.9 m. The first floor plan shows a recess of 1.75 m at the rear elevation (adjacent to no. 49) and a diagonal line which demonstrates compliance with a 45 degree line of sight from no. 49.

The site plan submitted under application 17990/APP/2015/645 for the rear extensions illustrated the relationship to the adjacent properties and given that this proposal reduces the massing on between No. 49 both to the side and rear, it is not considered that the proposal would result in overshadowing to the neighbouring properties.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscurely glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking compared to the current dwelling.

As such it is considered that the proposal 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. For a 6 bed property a floor area of 133 sq m (including 4 sq m of storage) would be required. This is a substantial property which greatly exceeds this requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

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.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located garden space. This is a deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with 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 1.5 spaces per dwelling.

The front building line is as existing and the through driveway shows there is still sufficient provision to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

A Secured by Design condition could be added to any approval to ensure the development complies with such principles.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some impact to nearby trees (including preserved trees) due to the excavation and construction process.

As such, a condition has been secured to ensure the applicant puts in place relevant measures to protect and safeguard tree retained trees. A condition in relation to landscaping has also been secured to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application is accompanied by a flood risk attenuation strategy. This proposes the utilisation of SuDS in the form of rainwater harvesting and attenuation storage. Infiltration has been discounted due to poor draining soils.

The design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The Party Wall Act is a separate form of legislation relating to works on a boundary and is a civil issue to be agreed between neighbours. This is not a material planning consideration in the assessment of this application. Similarly the High Hedges Legislation is the appropriate process to resolve any nuisance issues relating to the height of hedges between properties. The proposed type of heating is also not a material planning consideration.

The planning issues raised have been addressed as appropriate in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy as the applicant is a self-builder. Relevant forms would need to be submitted to the Council and written sign off would be required prior to commencement of development.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

The proposal would include the excavation of a basement, as such a comprehensive basement construction and method statement has been provided that concludes that the proposed method of the excavation and construction of the basement would not result in harm to the natural and built environment or significantly impact on the public highway.

As the basement is satisfactory from a drainage and flood risk perspective there is no reason to refuse the planning application in this regard.

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 proposal seeks to replace the existing dwelling with a new dwelling which includes the excavation of a basement, the proposal is considered acceptable in principle.

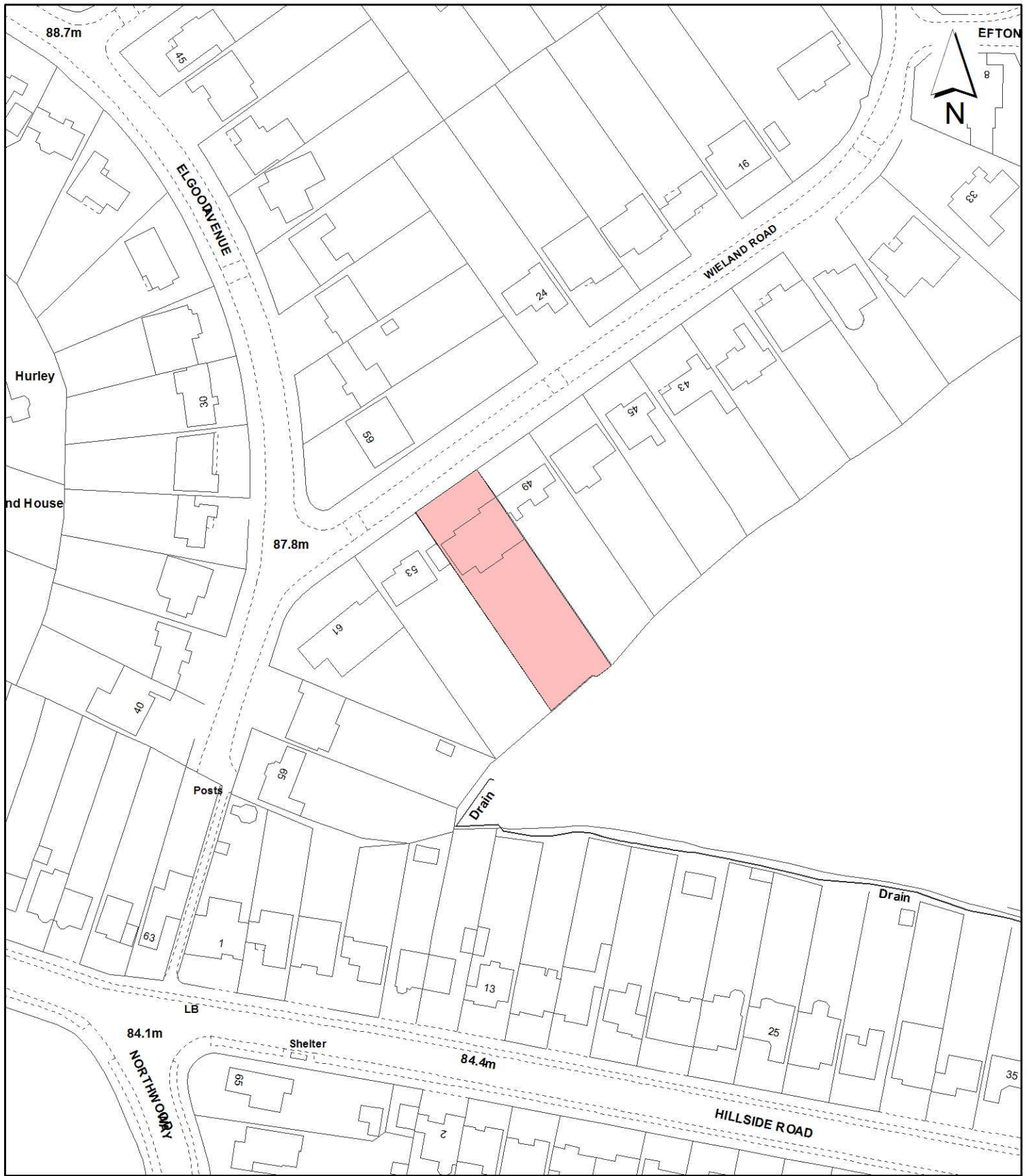
The proposal provides a neo-Georgian house which is not a characteristic of the ASLC, however it is not considered that a departure from the arts and crafts style of architecture would result in detrimental harm to the ASLC given the varied architectural styles in the vicinity of the development. The scale of the proposed dwelling would be similar to the existing buildings in the local area and on balance, the proposal is considered to be acceptable. It is not considered that the proposal would result in an overbearing impact on the adjacent properties to the detriment of residential amenity. It is therefore recommended that consent is granted.

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: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

51 Wieland Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
17990/APP/2016/3166

Scale:
1:1,250

Planning Committee:
North Page 65

Date:
March 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Change of use of 1st and 2nd Floors to Class D2 (gym).

LBH Ref Nos: 5564/APP/2016/3908

Drawing Nos: Final Statement Northwood Hills 090916 D2 1st-2nd
FLU.387.5.02
FLU.387.5.04
FLU.387.5.06
FLU.387.5.03
FLU.387.5.07
FLU.387.5.05
FLU.387.5.08
FLU.387.5.10
FLU.387.5.12
FLU.387.5.09
FLU.387.5.13
FLU.387.5.11
FLU.387.5.01

Date Plans Received: 24/10/2016 **Date(s) of Amendment(s):**
Date Application Valid: 24/10/2016

1. SUMMARY

Planning permission is sought for the change of use of the upper floors from offices (Class B1a) to a gym (Class D2). There are no external modification proposed, therefore the development would have no impact on the visual amenity of the area. The site is located in close proximity to modes of public transport and 16 no. car parking spaces are available. It is therefore considered the proposal would not result in harm to the local highway network. Any potential noise impact on neighbouring residents can be dealt with satisfactorily through an appropriate condition. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 **Time Limit - full planning application 3 years**

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

REASON

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

2 OM1 **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans:

FLU.387.5.08 Proposed Basement Plan
FLU.387.5.10 Proposed First Floor Plan

FLU.387.5.12 Proposed Front Elevation
FLU.387.5.09 Proposed Ground Floor Plan
FLU.387.5.13 Proposed Rear Elevation
FLU.387.5.11 Proposed Second Floor Plan

hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13/BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 A21 Parking for Wheelchair Disabled People

2no. of parking spaces (with dimensions of 4.8m x 3.6m to allow for wheelchair transfer to and from the side of car) shall be reserved exclusively for people using wheelchairs and clearly marked with the Universal Wheelchair Symbol both vertically and horizontally. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development in accordance with the Council's adopted car parking standards and details to be submitted to and approved by the Local Planning Authority. Thereafter, these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances.

4 A12 Surfacing/Parking Spaces Defined

The access roads and parking areas shall be surfaced with dustless materials and the car parking spaces shall be marked out on site before the development hereby approved is occupied.

REASON

To prevent the emission of dust and deposit of mud on the highway and to ensure parking areas are clearly identified.

5 COM22 Operating Hours

The premises shall not be used except between:-
0800 and 2200, Mondays - Fridays
0800 to 2200 Saturdays
1000 to 1800 Sundays, Public or Bank Holidays.

REASON

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

6 NONSC Non Standard Condition

The gym (Use class D2) and associated car parking hereby approved shall be for use solely by users of the facility.

REASON

To ensure adequate off-street parking, and highway and pedestrian safety in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

7 COM16 Scheme for site noise control

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme will include sound insulation measures, administrative measures and limitation measures. Thereafter, the 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 B24 Amplified Noise

No music and/or other amplified sound shall be audible at the boundary of any residential premises either attached to or in the vicinity of the premises to which this application refers.

REASON

To ensure that the use does not detract from the amenities of local residents.

9 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, changing facilities, lockers and showers for users of and visitors to the development 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 using the facility.

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 Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

10 COM12 Use Within Same Use Class

The premises shall be used for a gym and for no other purpose (including any other purpose in Class D2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987(as amended).

REASON

To allow the Local Planning Authority to consider the amenity, highways and other impacts of any potential alternative use of the site.

11 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/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (2016) Policies 3.1, 3.8 and 7.2

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
OE1	Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R3	Indoor sports, leisure and entertainment facilities

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of The Broadway, Joel Street, immediately

to the north of Northwood Hills Tube Station. A mainly residential street, Ferndown, runs along the back of the Broadway parade. The site consists of a mid 1980's red brick three storey building with basement/lower ground level. A public house occupies the ground level from Joel Street, which is listed as an Asset of Community Value (ACV). The upper floor levels were previously used as offices, but are currently vacant. The upper floors are not affected by the ACV designation. There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. The site includes undercroft parking at lower ground floor level with more parking to the rear of the main building with access from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate).

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two storey residential properties.

3.2 Proposed Scheme

The proposal seeks to change the use of the upper floors from offices (Class B1a) to a gym (Class D2).

3.3 Relevant Planning History

5564/APP/2015/3770 53-55 The Broadway Joel Street Northwood

Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats (Prior Approval)

Decision: 03-12-2015 PRN

5564/APP/2016/3439 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3468 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class A1 and installation of a replacement shopfront

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3469 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

Decision: 10-01-2017 Withdrawn

Comment on Relevant Planning History

5564/APP/2016/3468 (11/01/2017) WITHDRAWN Change of use of ground floor to Class A1 and installation of a replacement shopfront.

5564/APP/2016/3469 (11/01/2017) WITHDRAWN Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

5564/APP/2015/3770 (03/12/2015) PRIOR APPROVAL Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats.

There have been several applications at the site in the recent past, this application differs to the previous application as this application applies to the upper floors only.

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.EM5 (2012) Sport and Leisure

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

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

AM15 Provision of reserved parking spaces for disabled persons

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

R2 Provision of recreation, entertainment and leisure facilities in Town Centres

R3 Indoor sports, leisure and entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring residents were consulted on the application between 1 November 2016 and 22 November 2016.

2no. objections and 1 petition was received.

I object in relation to the impact on parking within the residential roads of Briarwood Drive, Ferndown and Oakdale Avenue and also on Joel Street. Supporting information shows that the second floor of this development will contain some 65 items of Gym equipment and that there will be 10 full time plus 4 part time employees. Therefore this building could be occupied at anytime by up to 80 or more people (customers and employees. The building itself has only 10 parking spaces which may be for employees, and so raises the issue of customer parking with the available options being the streets I have mentioned above. The residential streets mentioned already are subject to commuter parking for Northwood Hills Station particularly from Monday to Friday from 7am to 7pm. This additional parking of gym customers will occur beyond these commuter times and also into Saturday and Sundays depending on the opening hours of the Gym. On the latter I also note there is no proposal given on the opening hours and I would express further objection if these were beyond 11pm at night on weekdays and included Sundays.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

Object to the planning application for the following reasons:

A) On the 3 December 2015 an application to change the use of the 1st and second floors from Offices (Class B1) to 6 x 1 bed and 4 x2 bed flats under the prior Approval rules was confirmed by London Borough of Hillingdon Reference 5564/APP/2015/3770.

Recent comments made by Mayor Khan indicated that the GLA wish to see surplus Commercial Space converted into residential accommodation rather than the other way around.

B) Conversion to Class D1 or Class D2 will have severe impacts on parking in Joel Steet, Ferndown and other surrounding roads in an area already blighted with major parking issues. These issues are so severe that the Council (Please refer to the Cabinet Member for Transport) is currently considering the introduction of Residents only Parking zones. In the area. There is insufficient available parking to support either the D1 or D2 proposal.

C) Northwood Hills an official PTAL rating of 2 which is poor.

D) The increased vehicular traffic will undoubtedly have a major impact on residential neighbours, in particularly noise from a Gym if the premises are to remain open after 18:00 Monday to Friday and at weekends. Residential flats adjoin to the 1st and second floors.

E) The Hillingdon Local Plan (Development Management Policies) section 8.12 states "the Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including pedestrian), or affect residential amenity including noise, congestion or inadequate parking provision". These applications fail this test and should therefore be declined.

F) NHRA deem applications 5564/APP/2016/3469 and 5564/APP/2016/3098 multiple and as such suggest that the Council is entitled to reject these under section 70c of The Town and Country

Planning Act (as amended).

PETITION

A petition with 20 signatures was received requesting that the application should be decided by the planning committee.

LUL

London Underground Infrastructure Protection made no comment to make on this planning application.

Internal Consultees

HIGHWAYS

The proposals would preserve current access arrangements. As the proposed use of the site does not entail any specific access requirements, no comments are therefore raised with reference to vehicular access.

It is not considered that trip generation would increase significantly as a result of the proposed change of use. Car trips generated by the proposed use are therefore unlikely to have a severe impact on existing traffic operations in the surrounding road network.

Car parking spaces need to be clearly marked on the submitted plans, both in the undercroft and courtyard area. 10% of the total parking spaces need to be designed for use by blue badge holders.

The applicant needs to justify that the number of provided parking spaces is adequate to meet the parking demand generated by the proposed development, though an analysis of the staff levels and the number of customers that are expected to travel by private transport.

The parking spaces within the site boundary shall be used for the sole use of staff and customers of the proposed facility and for no other purpose for the duration of the development. This requirement needs to be secured through an appropriate condition on the planning permission.

The applicant needs to provide 1 secure bicycle storage space per 15sqm of floor space. Details of the type, location and number of the proposed bicycle storage spaces shall be shown on the submitted drawings.

I write with reference to application no. 5564/APP/2016/3908 for change of use of the first and second floor at 53 - 55 Joel Street from Office to Gym (D2).

I understand that there is a concern from local residents regarding the potential for the proposed gym to increase parking pressure in the surrounding residential roads, which already experience significant parking congestion.

The submitted Transport Statement in support of the proposals estimates that the proposed gym would generate some 2 - 4 trips during AM and PM peaks. The document is rather incomplete and does not provide an accurate assessment of the proposals however, even if we multiplied the estimated figures by a factor of 4, the number of hourly trips generated by the gym would be below the stated parking provision (16 vehicles).

It should be noted that the application site is very close to a London Underground station and within short distance of local buses. Also, this type of facilities tends to attract local residents within walking distance from the site.

Two conditions are proposed:

- That at least 16 parking spaces be provided and a detailed car park layout be provided with all spaces clearly marked (at least 2 suitable for blue badge holders);
- Storage for at least 60 bicycles should be provided; these could include both short and long term storage.

The first conditions will ensure that sufficient parking space is provided; the second will further reduce the reliance on private cars for the future gym customers, as these are likely to be fit, relatively and health conscious people, who are more likely to consider bicycles as a means of transport.

For all the reasons stated above, I feel that the proposed development will not have a severe impact on the local highway network.

ENVIRONMENTAL PROTECTION UNIT

The potential noise from this type of development is an issue. For instance Music noise will need to be controlled as will potential impact noise from equipment or exercise classes. This will require improved sound insulation and other measures to control the potential noise. Please ask the applicants to provide a noise report looking at the potential noise and appropriate mitigation measures including the sound insulation within the building and between this and neighbouring premises.

(Officer Comment: It is considered that through appropriately worded conditions all of the above concerns can be addressed. Given the existing use and location above a public house officers do not think permission can be withheld because a noise report was not submitted with the application).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Strategic Objective 18 of the Hillingdon Local Plan: Part 1 (November 2012) seeks to improve access to local services and facilities, including health, local shopping, community, cultural, sport and leisure facilities, especially for those without a car and for those in more remote parts of the borough through well planned routes and integrated public transport.

Map 5.3 refers to Northwood Hills as a Minor Centre and Policy EM5 of the Hillingdon Local Plan: Part 1 seeks to direct appropriate use to town centres.

Policy R2 of the Local Plan: Part 2 (November 2012) seeks to enhance the vitality of the town centre and encourages the provision recreation and leisure facilities in such locations.

Policy R3 of the Local Plan: Part 2 (November 2012) considers sports and leisure facilities appropriate provided they cater for the needs of people living within a 1.6km radius of the site, are accessible by public transport and will not be detrimental to the amenity of the surrounding area.

It is considered the a gym (Use Class D2) is considered to be an appropriate use within the town centre. The site is located conveniently in the centre of Northwood Hills and is easily accessible by public transport. The applicant also submitted a Needs Assessment setting out that there is a demand for the proposed use in the local area. It is considered that the

amenity impact of the proposal can be mitigated through the use of conditions and as such, the principle of the proposal is considered to be acceptable.

7.02 Density of the proposed development

Not applicable to this proposal.

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

No external alterations are proposed as part of the application, this is not applicable to this proposal.

7.04 Airport safeguarding

Not applicable to this proposal.

7.05 Impact on the green belt

Not applicable to this proposal.

7.07 Impact on the character & appearance of the area

No external alterations are proposed as part of the application, as such the application would not result in harm to the street scene or the appearance of the area.

7.08 Impact on neighbours

The most significant impact on neighbouring residents is the potential impact of noise. A number of the buildings in the Broadway have residential accommodation on the floors above.

Conditions are attached which require details of sound proofing and other noise mitigation measures. A condition limiting the hours of use of the proposed gym is also proposed.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require development proposals to be assessed against their traffic generation and the availability of public transport and the capacity and functions of principal roads. Policy AM9 seeks to ensure that adequate provision for cyclists is made in development proposals. Policies AM14 and AM15 require parking to be provided in accordance with standards, including provision for disabled persons.

16no. car parking spaces are available for users of the premise. The site is conveniently located next to a train station and buses. Concerns raised by residents within the local area have been acknowledged and duly considered by Officers. The Highways Officer considers that the proposal would not result in a detrimental impact to the local highway network due to its proximity to public transport nodes. A condition is included which seeks details of cycle parking and a further condition requires the applicant to clearly mark the car parking spaces and to secure 2 no. disabled car parking bays.

7.11 Urban design, access and security

No external changes are proposed. The first and second floors of the building, currently vacant office accommodation will be converted to use as a gymnasium of approximately 840 sqm. The ground floor access from Joel Street/Ferndern and lower ground floor access to the parking level will be as existing. The existing lift access will be retained. Level access is provided to the lifts.

Any signage required will be the subject of a separate application for advert consent.

7.12 Disabled access

Conditions are recommended to ensure the internal layout is fully wheelchair accessible.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

Not applicable to this proposal.

7.15 Sustainable waste management

As the proposal is for a change of use, the waste management arrangements are to remain as existing.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Not applicable to this proposal.

7.18 Noise or Air Quality Issues

Noise issues can be controlled through conditions controlling hours of use, a scheme of noise mitigation measures and control of amplified music.

7.19 Comments on Public Consultations

The objections relating to car parking have been considered by the Highways Officer and appropriate conditions have been secured to mitigate against the impact of the proposal on the local highways network.

7.20 Planning Obligations

It is not considered that Planning Obligations would be required

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

No other issues.

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

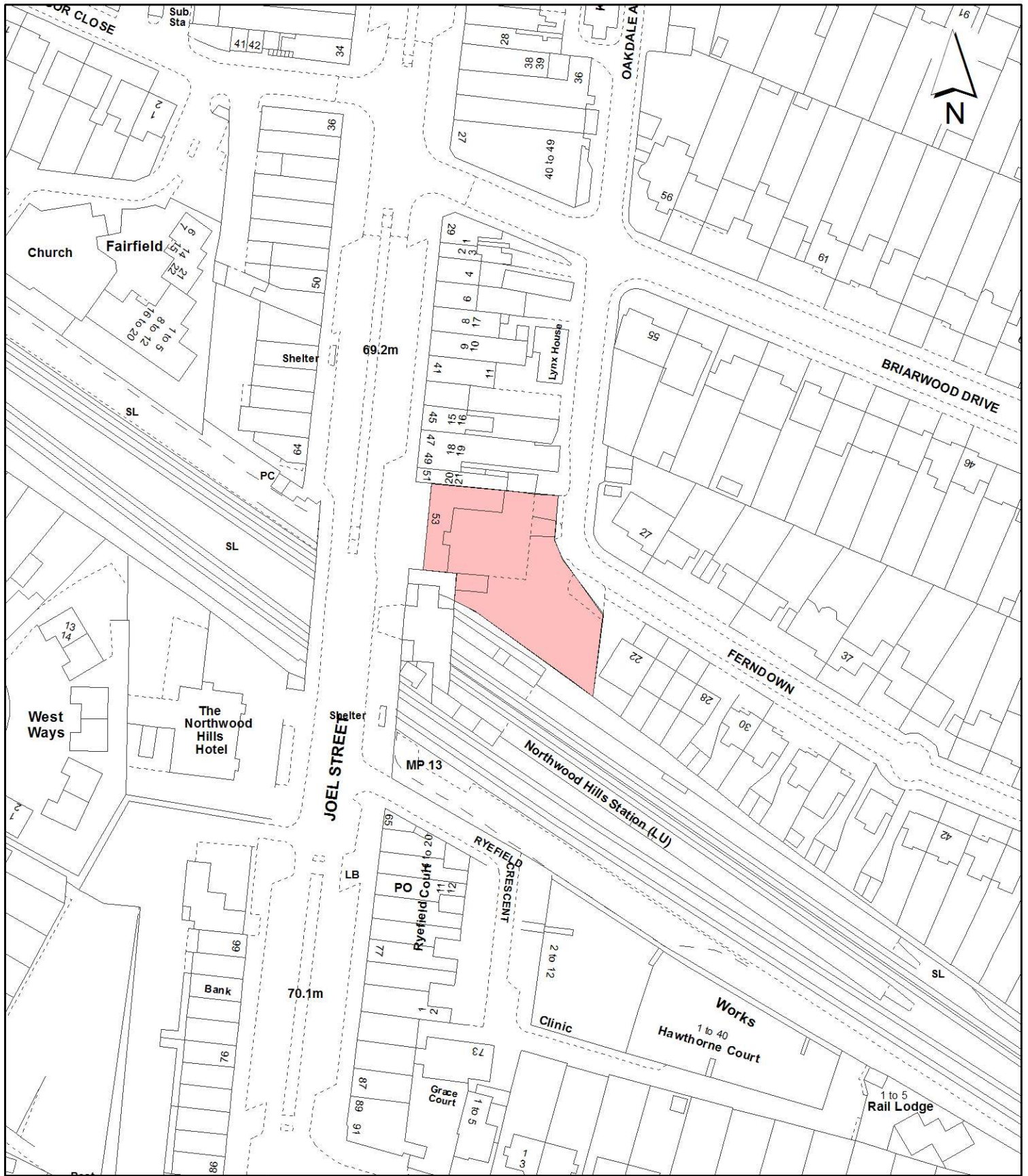
The development seeks the the change of use of the upper floors from offices (Class B1a) to a gym (Class D2). There are no external modification proposed, as such the development would have limited impact on the visual amenity of the area. Conditions have been proposed to ensure the development will not detrimentally harm the amenity of neighbouring residents. The site is located in close proximity to modes of public transport and 16no. car parking spaces are available. It is therefore considered the proposal would not result in harm to the local highway network and approval is recommended.

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: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**53-55 The Broadway
 Joel Street
 (Above William Jolle Pub)**

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

Planning Application Ref:
5564/APP/2016/3908

Scale:
1:1,250

Planning Committee:
North Page 79

Date:
March 2017



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Report of the Head of Planning, Sport and Green Spaces

Address WATERCRESS BEDS SPRINGWELL LANE RICKMANSWORTH

Development: Retention of a 3 Bedroom Chalet Style House as Residential Use from Ancillary Offices for a Garden Centre.

LBH Ref Nos: 24597/APP/2017/109

Drawing Nos: GA100 - Watercress Beds Floor Plans
GA101 - Watercress Beds Elevations
MB/3108/1 - Watercress Beds Location Plan
Watercress Beds Letter of Support

Date Plans Received: 11/01/2017 **Date(s) of Amendment(s):**

Date Application Valid: 11/01/2017

1. **SUMMARY**

This application relates to a building that was formerly used for storage/administration purposes ancillary to the site's former use as a garden centre. The building has been converted without planning permission to a 3-bed house. Planning permission is now sought for its retention.

The site is located within the green belt where schemes involving new residential development are usually resisted. Conversion of existing buildings can be accepted in exceptional circumstances. Whilst the building lends itself to a residential conversion and requires no major adaptation or extension to make it habitable, it has not been demonstrated that a viable alternative use for the building could not be found that would be more appropriate in the green belt. The proposal is therefore considered contrary to green-belt policy.

Furthermore, the site is located within Flood Zone 3b, the functional floodplain, and the establishment of a residential dwelling in such in an area would put the safety of the occupants of the dwelling at unacceptable risk. It is therefore considered that the proposal is fundamentally unacceptable and that the application should be refused.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NONSC **Non Standard Condition**

The site is located within the functional floodplain (Flood Zone 3b) and the proposed change of use from a less vulnerable office/storage structure to a more vulnerable dwelling is wholly inappropriate due to the risk of safety towards future occupants as a result of flooding. The proposal therefore conflicts with the National Planning Policy Framework (NPPF), Policy 5.12 of the London Plan and Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012).

2 NONSC **Non Standard Condition**

Satisfactory evidence that the continued use of the building for office and/or storage purposes, which would support the rural economy, has not been provided and, in the absence of such, the proposal is considered to be in conflict with policies H8, OL1 and

OL14 of the Hillingdon Unitary Development Plan Saved Policies adopted 2007.

3 R9 Green Belt Refusal

The site is in the metropolitan green belt wherein there is a general presumption against any development other than that essential for agriculture or that falling within any of the exceptions set out in policy O1 of Hillingdon's Unitary Development Plan Saved Policies (adopted 2007.). The development proposed does not accord with those policies, it does not fall within any of the exceptions contained therein, nor are there any special circumstances or reasons to justify overriding the policies. The proposal is therefore contrary to the Council's adopted policies in particular policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and policy OL1 of the Hillingdon Unitary Development Plan Saved Policies adopted 2007.

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.

NPPF	National Planning Policy Framework
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
LPP 3.4	(2015) Optimising housing potential
LPP 5.12	(2016) Flood risk management
LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
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.
BE34	Proposals for development adjacent to or having a visual effect on rivers
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL14	Change of use or conversion of redundant agricultural buildings
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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located within the green belt, on a triangular plot which is effectively an island due to it being bordered by the River Colne to the east, Springwell Lake to the north and a man made cut to the north which diverts water from the River Colne into Springwell Lake.

The site is accessed via gates onto Springwell Lane to the north. A hard surfaced track runs along the northern site boundary and serves an existing detached chalet style dwelling which is the northernmost building within the site. Adjacent to this is a detached office building and, slightly further to the west, the building which is the subject of this application. The buildings back onto a landscaped (predominately grass) area which continues down to the banks of the river. The track continues further to the west where it provides access to a yard area.

The site itself falls within Flood Zone 3b, and is part of the functional floodplain of the River Colne..

The wider surrounding area is predominantly rural in nature. To the north, Springwell Lane is bordered by lakes, patches of woodland and small fields. The road curves to the south and east where it is flanked, on the eastern side, by the Grand Union Canal.

There is mixed residential development located on the opposing bank of the River Colne to the east. This includes two modern blocks of flats, Willow Court and Ridge House, and Lock Cottages which is a terrace of two-storey dwellings, also modern in appearance. There is further sporadic residential, light industrial and agricultural development to the south. The collection of buildings and surrounding woods and scrub land make up the Springwell Lock Conservation Area.

3.2 Proposed Scheme

The proposal seeks permission to continue using a detached single-storey building (with rooms in roof space) for private residential purposes. The building is set within the grounds of Summerfield / Watercress Beds and is adjacent to an existing detached dwelling.

No external modifications or extensions are proposed.

3.3 Relevant Planning History

24597/A/89/1968	Summerfield Springwell Lane Rickmansworth
	Change of use of watercress beds to garden nursery and erection of associated shop and office building with parking for 28 vehicles ; erection of a 4 bedroom bungalow

Decision: 07-08-1990 Approved

24597/APP/2000/2079 Summerfield & Watercress Beds Springwell Lane Rickmansworth
RESIDENTIAL DEVELOPMENT COMPRISING TEN TWO-BEDROOM FLATS AND FIVE THREE-BEDROOM FLATS

Decision: 28-02-2001 Refused

24597/APP/2006/1877 Summerfield & Watercress Beds Springwell Lane Rickmansworth
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE AND A SINGLE STOREY DETACHED BUILDING FOR USE AS AN OFFICE (CLASS B1).

Decision: 21-02-2008 Withdrawn

24597/APP/2006/1878 Summerfield & Watercress Beds Springwell Lane Rickmansworth
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE AND A SINGLE STOREY DETACHED BUILDING FOR USE AS AN OFFICE (CLASS B1)(DUPLICATE APPLICATION).

Decision: 21-02-2008 Withdrawn

24597/APP/2013/3101 Summerfield Office Building Springwell Lane Rickmansworth
Change of use to residential (Prior Approval)

Decision: 05-12-2013 Refused

24597/E/99/1953 Summerfield & Watercress Beds Springwell Lane Rickmansworth
Change of use of the land from a mixed use for residential purposes and as a garden nursery to the storage of waste materials and graded infilling material (Appeal against Enforcement Notice Application for planning permission deemed to have been made pursuant to Section 174 of The Town and Country Planning Act 1990)

Decision: 19-04-2000 Refused **Appeal:** 19-04-2000 Dismissed

Comment on Relevant Planning History

The site was historically used for growing watercress, with a dwelling known as 'Summerfield' located towards the north of the site. An application was then approved to redevelop the site as a garden centre. This involved the demolition of Summerfield and replacement with the current dwelling on site on a broadly similar position. Further buildings were approved to provide ancillary office and storage space. The building that is subject of this application was one of these ancillary storage buildings.. A condition prohibiting the use of these buildings for any purposes other than ancillary office/storage space was attached to the approval for the garden centre. The site was also levelled and the majority of the watercress beds filled in.

The garden centre operated for only a short time and the site does not appear to have been

fully completed before the use ceased. No part of the site is currently in use as a garden centre.

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.EM3 (2012) Blue Ribbon Network
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- NPPF National Planning Policy Framework
- NPPF10 NPPF - Meeting challenge of climate change flooding costal
- LPP 3.4 (2015) Optimising housing potential
- LPP 5.12 (2016) Flood risk management
- LPP 6.13 (2016) Parking
- LPP 7.16 (2016) Green Belt
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- 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.
- BE34 Proposals for development adjacent to or having a visual effect on rivers
- 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
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL14 Change of use or conversion of redundant agricultural buildings
- 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

Environment Agency:

Object to the application for the following reasons:

The FRA submitted with this application does not comply with the requirements set out in paragraph 102 of the National Planning Policy Framework which states that for areas at risk of flooding a site-specific flood risk assessment must be undertaken which demonstrates that the development will be safe for its lifetime. It does not comply with paragraph 94 of the National Planning Policy Framework which requires local planning authorities to adopt proactive strategies to adapt to climate change, taking full account of flood risk and coastal change.

The submitted FRA does not, therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted FRA fails to assess the impact of climate change using an appropriate method for calculating flood levels. The development is classified as a minor development of a more vulnerable usage falling within Flood Zone 3. The FRA correctly identified both the higher central (35%) and upper end (70%) climate change allowances to be assessed, with only the 35% being designed to.

The FRA failed to use the correct method to calculate the flood levels with these climate change allowances, an intermediate approach is expected, which would likely utilise a stage-discharge rating curve to interpolate flood levels from river levels taken from modelled nodes.

(Officer comments: A revised FRA was submitted and a response still awaited. However, the Council's own Flood and Water Management Officer has maintained an objection of the grounds of the location of the site within Flood Zone 3b and it is considered that this means any subsequent FRA could not justify development within what is the functional floodplain).

Harefield Tenants and Residents Association. Objection. We object to the change of use to Residential as it is an inappropriate use of Green Belt Land. It also falls within a Flood Zone that is classified as more vulnerable with a high probability of flooding. Not appropriate for Residential use.

The chalet style building for offices/tea room doesn't appear to have planning approval. It was only erected relatively recently. There is very little information on the previous use, Garden Centre, and when it ceased to be in use and if it has been marketed for the approved use.

We object strongly to the change of use on this vulnerable Green Belt land and request refusal.

(Officer comment: The building was approved as part of the development of the site as a garden centre and aerial photographs show that it was under construction in 2008 and completed by the time of the next records in 2012. Matters relating to the location of the building within a Flood Zone are discussed within the main body of this report. No formal pre-application advice has been given indicating that this proposal would be viewed favourably).

5 letters of objection from members of the public:

One letter raises concerns over car parking but appears to be based on the false impression that the application relates to the development of the site as a garden centre.

- The building has been used for residential purposes for some time.
- The site is a mess and a plan for the whole site needs to be presented before any application is approved.
- Two new buildings and biomass boilers have been built without planning permission.
- Concern over pre-planning advice saying that the application would be looked upon favourably.

(Officer comment: The application has been made to regularise the use of the building. The application being considered relates to the building alone. It is appreciated that there are concerns raised regarding other activities on site but these are not material considerations with regard to determining this application and will be subject of planning enforcement and/or Environmental Health action if deemed necessary. A separate application for the biomass boilers is currently being considered reference 24597/APP/2017/158).

Internal Consultees

FLOOD & WATER MANAGEMENT:

The FRA produced by Flood Risk Consultants state that the proposal lies in Flood Zone 3, the functional flood plain however it does not acknowledge that the change of use is entirely within Flood Zone 3b as identified in the LBHillingdon SFRA and the site is therefore identified in Table 3 of the Planning Practice Guidance as Development should not be permitted for a more vulnerable use.

The application should be refused as the applicant does not demonstrate that the site is safe and flood risk is suitably mitigated through the provision of an appropriate flood risk assessment.

HIGHWAYS:

The application site is accessed from Springwell Lane and forms a 1.3ha enclosed site with a gated access drive. In addition to the office building, the site comprises a detached bungalow and a garden centre. There is a detached garage at the side of the office building and additional parking could be provided on the access road.

Due to the location of the site and the availability of off street parking, the proposal would not have any major impact on the highway and transport networks.

(Officer note: The garage has been converted. However, it is accepted that there is adequate space available for parking on the access road and other hard surfacing adjacent to the building).

LANDSCAPES:

The appearance and character of every detail on this Green Belt site jars and appears unsympathetic in this rural / Colne Valley location - from the brick piers, walls and steel gates at the entrance to the suburban looking brick- built bungalows and close cut swathes of grass.

It represents exactly the type of urban sprawl that is contrary to policy EM2 (Green Belt) and EM3 (Blue Ribbon Network) - albeit the structures themselves were the subject of a previous approved.

RECOMMENDATION

If the application is recommended for approval, landscape enhancements should be introduced in accordance with saved policy BE38 (and EM3). The emphasis should be on suitable mixed native planting with the intention of screening the development and improving the biodiversity through appropriate planting (a mix of woodland /meadows) supported by suitable management /

maintenance regimes. Condition RES9 (parts 1,2,4,5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the green belt where development involving a net gain in residential properties is resisted in accordance with national, regional and local planning policies. Although the site itself has been previously developed, this was to support a garden centre use which is regarded as an acceptable open land use as per policy OL 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

There is provision made within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) under policy OL 14 for the conversion of existing buildings within the green belt in exceptional circumstances:-

- The building to be converted must be substantial and attractive and able to last for many years following normal levels of repair and maintenance.

- There should be no adverse impact upon the established character and appearance of the surrounding area.

- There should be no adverse amenity impacts.

- Development should be compliant with policy OL 2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and provide sympathetic landscaping where necessary.

- Conversion to residential is less preferential than other uses such as small businesses.

The building housing the proposed retained dwelling is in good condition and does not require any extension or significant external alteration. Whilst relatively modern, the design is not utilitarian or unattractive. It is considered that there would be some justification for the principle of its conversion to residential use. There is, however, concern that no convincing evidence has been provided that the building could not be retained in its approved use as an office and store serving a garden centre or similar commercial purpose within the site and, as such, the proposal does not fully satisfy the requirements of policy H 8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy OL1 states that within the Green Belt the Local Planning Authority will not grant planning permission for changes of use of existing land and buildings, other than for purposes essential for and associated with the following uses:

- (i) agriculture, horticulture, forestry and nature conservation;
- (ii) open air recreation facilities;
- (iii) cemeteries.

In the absence of any information demonstrating that the building could not be viably used for a purpose more appropriate to the greenbelt, the proposed change of use of the building to a dwelling is therefore considered contrary to policy OL1.

The NPPF requires local planning authorities in their consideration of a planning application to give substantial weight to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and

any other harm, is clearly outweighed by other considerations.

It is acknowledged that Hillingdon and London Plan policies support new housing. Policy H1 of Hillingdon's Strategic Policies sets out the borough's housing targets for the period 2011 to 2021 (4,250 dwellings) and states that the Council will seek to meet and if possible exceed this target, in accordance with other Local Plan policies. The majority of this housing growth is expected to be delivered on sites to be identified in the Council's emerging Site Specific Allocations. The Council will support housing development including changes of use on other sites, subject to compliance with all other relevant policy. The Council considers that it can meet its housing targets without having to allow any additional housing in its Green Belt. The provision of housing on this site is therefore not considered to outweigh the potential harm of losing a site that might be put to a use more appropriate to its green belt setting.

7.02 Density of the proposed development

It is not considered that the proposed residential use of the building would result in an over intensive use of the site that would be out of keeping with that of the immediate surroundings or would cause undue disturbance towards occupants of neighbouring properties. It is therefore considered that the proposal complies with policy BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.4 of the London Plan (2016)

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

The building has already been approved and has been constructed in accordance with submitted plans. It can be viewed from Springwell Lane to the south but does not appear out of keeping given the presence of modern blocks of flats in the form of Willow Court and Ridge House which are far larger structures and also more prominently positioned. The general appearance of the surrounding area will not be materially impacted upon and the proposal is therefore in accordance with policies BE 4 and BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

This is discussed fully in section 7.01 of this report.

7.07 Impact on the character & appearance of the area

This is discussed fully in section 7.03 of this report.

7.08 Impact on neighbours

The building has been built in accordance with an approved planning application and, as such, impacts brought about by its physical presence such as overbearing or overshadowing are not a material consideration in the determination of this application.

Its use as a dwelling will result in permanent occupation of the building. Windows facing to the front look towards woodland and Springwell Lake and therefore do not result in any overlooking of neighbouring residential buildings. There are ground and first floor windows to the rear that face towards Lock Cottages and, at a more oblique angle, Willow Court. It is considered that the distance maintained between windows of the proposed dwelling and those of the flats is sufficient to prevent invasive levels of overlooking and the presence of tree screening lining the river bank provides further mitigation. There are no significant amenity spaces to the rear of Willow Court that would be overlooked. It is therefore considered that the proposal is in accordance with policies BE 24 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed retained dwelling provides habitable space at ground floor and first floor level. The total GIA provided is approximately 153 m² which is comfortably adequate for a three bedroom two-storey dwelling, based on the recommendations of the Technical housing standards - nationally described space standard. It is therefore considered that the proposal meets the requirements of policy H 8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 3.4 of the London Plan (2016).

Rooms within the building are well served by windows and openings on all facades and this allows for a effective daylight and sunlight penetration in accordance with policy BE 20 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) .

The site curtilage incorporates a usable amenity space area of approximately 260 m² and this is considered sufficient to serve a three bedroom dwelling taking into account the recommended minimum standard of 60 m² as set out in the HDAS. It is therefore considered that a satisfactory residential environment can be achieved, in accordance with policy H 8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed retained dwelling utilises established hard surfaced site access taken from Springwell Lane to the north. The access and hard surfaced track were built to specifications required to serve a garden centre development and are therefore considered to be adequate for light residential traffic. It is not considered that a single additional dwelling would result in any excessive or unmanageable increase in traffic on Springwell Lane. It is therefore considered that the proposal complies with policy AM 2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The site is located in a fairly remote area with no immediate access to public transport. There is sufficient space for the parking and turning of vehicles associated with the residential use of the site and there would be no need for any extensive additional works in order to accommodate vehicle parking. It is therefore considered that the proposal meets the requirements of policy AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 6.13 of the London Plan (2016).

7.11 Urban design, access and security

The site is located in a fairly remote area but the dwelling would not be isolated due to the presence of the neighbouring established dwelling on site. The site is also overlooked to a degree from the public realm and by windows at Willow Court and Ridge House. The site is therefore visible and it is not considered it would be susceptible to anti-social activity.

7.12 Disabled access

The building is uncomplicated in layout and all rooms are easily accessible. Although the first floor can be accessed only by stairs there are bedroom, kitchen and bathroom facilities at ground floor level.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The current site landscaping largely consists of a lawn area which appears suburban in character and does not effectively integrate towards the wider rural surroundings. Were the application to be approved, it is considered appropriate to attach a condition requiring a sensitive landscaping scheme to be provided for the site in order render it more harmonious towards its surroundings. Subject to landscaping, the proposal would therefore satisfy policies EM 3 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and BE 34 and BE 38 of the Hillingdon Local Plan: Part Two Saved UDP

Policies (November 2012).

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The approved use of the building as an office/store is regarded as 'less vulnerable' by the Technical Guidance to the National Planning Policy Framework. The change of use to residential represents an escalation in flood risk vulnerability status to 'more vulnerable'. The site lies within Flood Zone 3b which is the classification attached to the functional floodplain. The Technical Guidance maintains that the only development that should be permitted in such a location is essential infrastructure and water compatible development. The application is accompanied by a Flood Risk Assessment (FRA) which sets out potential mitigation measures as well as refuge and safety plans that would be followed in the event of a flood. However, given the extreme vulnerability of the site to flooding and the dangers this poses, particularly for a building which would be in permanent residential occupation, it is therefore considered that the use of the building as permanent residential accommodation cannot be supported due to the severe safety risk that any occupants would be exposed to.

It is accepted that there is an existing dwelling on site. However, this replaced a long established residential property 'Summerfields' which was demolished at the time of the redevelopment of the site as a garden centre and did not result in any intensification of residential use on the site.

The proposal is therefore fails to meet the requirements of the NPPF and associated Technical Guidance, Policy 5.12 of the London Plan (2016) or Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012).

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

RESPONSE TO TENANTS & RESIDENTS ASSOCIATION:

The building was approved as part of the development of the site as a garden centre and aerial photographs show that it was under construction in 2008 and completed by the time of the next records in 2012. Matters relating to the location of the building within a Flood Zone are discussed within the main body of this report.

RESPONSE TO LETTERS OF REPRESENTATION:

The application has been made to regularise the use of the building. The application being considered relates to the building alone. It is appreciated that there are concerns raised regarding other activities on site but these are not material considerations with regard to determining this application and will be subject of planning enforcement and/or Environmental Health action if deemed necessary. A separate application for the biomass boilers is currently being considered reference 24597/APP/2017/158

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

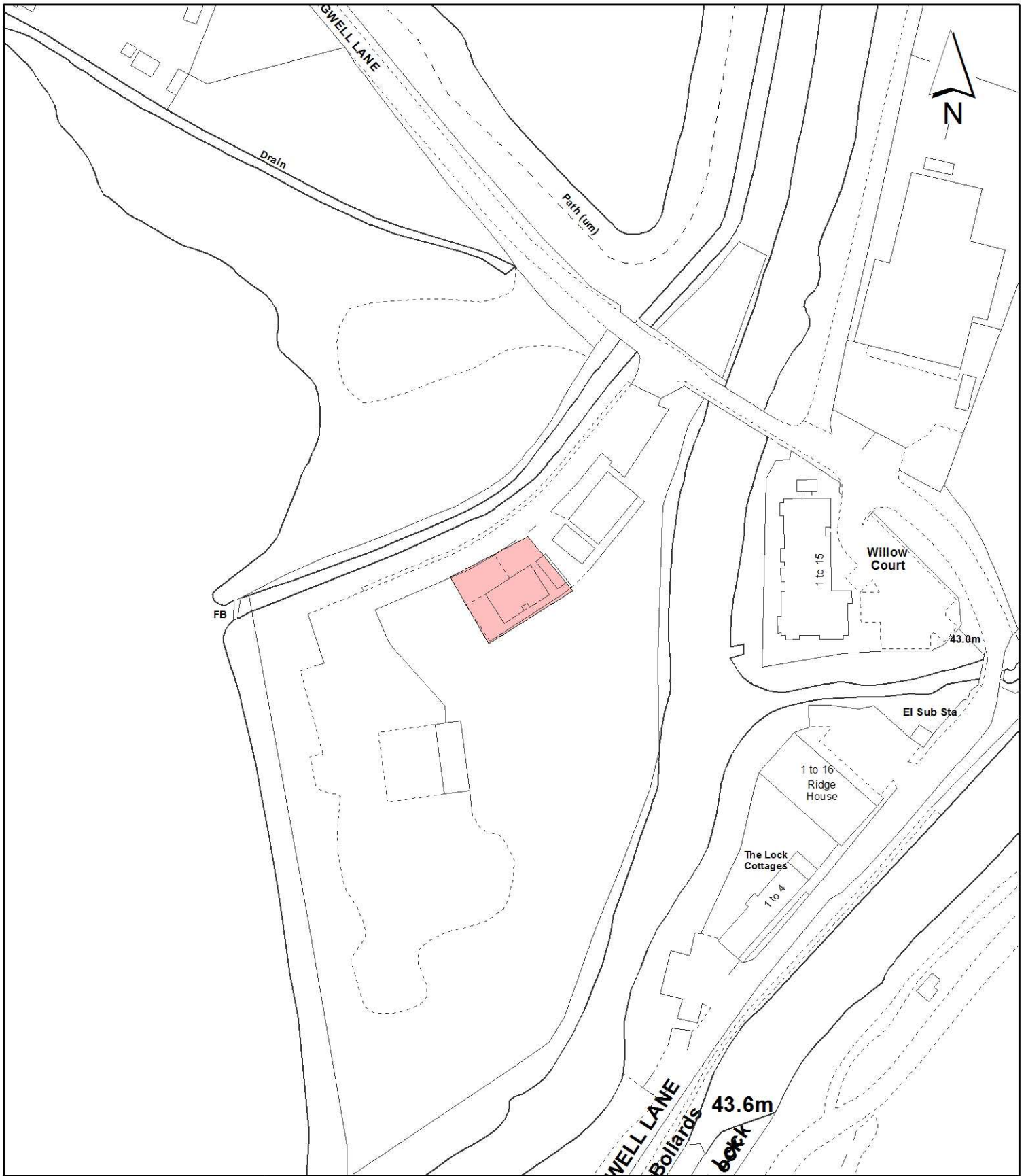
Whilst the principle of conversion of a building within the green belt to residential may be acceptable in exceptional circumstances, this does not outweigh the fundamental objections to the proposal on the basis of its siting within the functional floodplain and the resultant risk this would pose to the safety of future occupants of the building.

11. Reference Documents

- National Planning Policy Framework (NPPF)
- Technical housing standards - nationally described space standard
- Technical Guidance to the National Planning Policy Framework
- HBC Addendum to the Strategic Flood Risk Assessment and Sequential Test
- The London Plan (2016)
- Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012)
- Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
- Hillingdon Design and Accessibility Statement SPG - Residential Layouts
- Accessible Hillingdon SPD

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Watercress Beds
 Springwell Lane
 Rickmansworth**

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

Planning Application Ref:
24597/APP/2017/109

Scale:
1:1,250

Planning Committee:
North Page 94

Date:
March 2017



By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Applications Planning Committee

Tuesday 14th March
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE


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Page 101

Report of the Head of Planning, Sport and Green Spaces

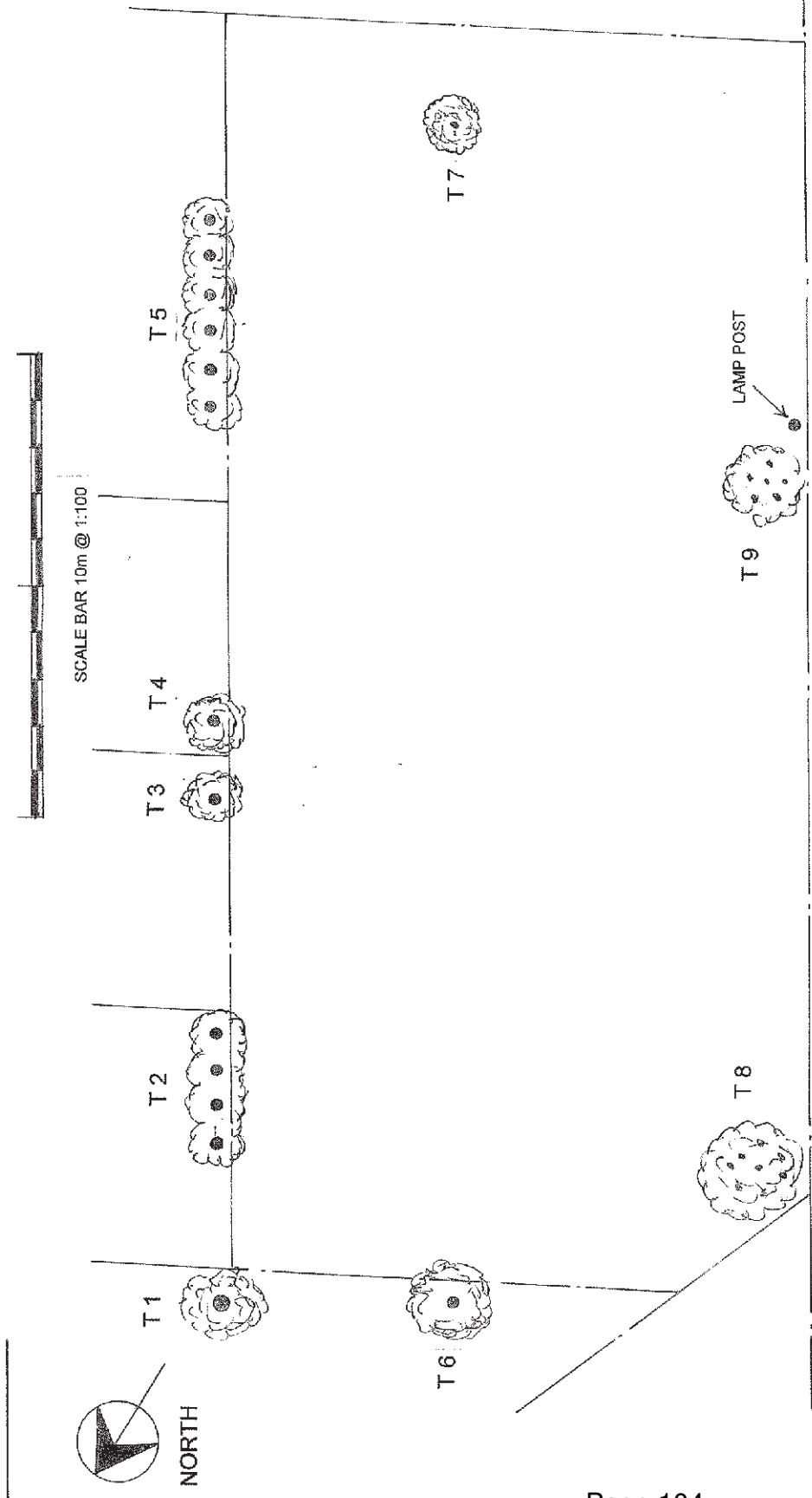
Address R/O 17-21 THE CLOSE EASTCOTE PINNER
Development: 2-bed, detached bungalow with associated amenity space and parking.
LBH Ref Nos: 11448/APP/2016/1100

Date Plans Received: 16/03/2016 **Date(s) of Amendment(s):**
Date Application Valid: 16/03/2016

SITE: LAND REAR OF 17 – 21 THE CLOSE EASTCOTE HA5 1PH		 Tel: 020 8578 0155 Mobile: 07976 510827 Email: paultwyman@aol.com www.pdsplanning.co.uk
PROPOSAL: CONSTRUCTION OF A NEW BUNGALOW		
DWG TITLE: SITE LOCATION PLAN		
SCALE 1:1250 @ A4	DWG No. 0316 / MO / 01	REV:



OS LICENCE No. AR100034482



EXISTING SITE / BLOCK PLAN @ 1:100
SITE AREA 335.87 m²

TREE SCHEDULE - T1 TO T6 ARE ON NEIGHBOURS LAND

TREE NUMBER	APPROX HEIGHT	SPECIES	REMOVE	KEEP	TRIM TO BOUNDARY
T1	3.5/4m	UNKNOWN		YES	YES
T2	4.5/5m	CONIFER X 4		YES	YES
T3	4.5/5m	CONIFER		YES	YES
T4	4.5/5m	CONIFER		YES	YES
T5	5/5.5m	CONIFER X 6		YES	YES
T6	4.5/5m	CONIFER		YES	YES
T7	4/4.5m	SILVER BIRCH		YES	NO
T8	4/4.5m	MULTISTEM	YES		
T9	4/4.5m	MULTISTEM	YES		

SITE:
LAND REAR OF
17 - 21 THE CLOSE
EASTCOTE
HA5 1PH

PROPOSAL:
CONSTRUCTION OF A
NEW BUNGALOW

DWG. TITLE:
EXISTING SITE / BLOCK
PLAN

SCALE: 1:100 @ A3

DWG. NO.
0316 / MO / 02

REV:

PDS
PLANNING

Telephone: 020 8578 0156
Mobile: 07976 510827
Email: paul@pdsplanning.co.uk
www.pdsplanning.co.uk

SCALE BAR 10m @ 1:100










NORTH

SPACE FOR SHED TO PROVIDE SECURE CYCLE STORAGE

PRINCIPAL PRIVATE AMENITY SPACE = 102.20 m²

PKG SPACE 5.0m x 2.4m

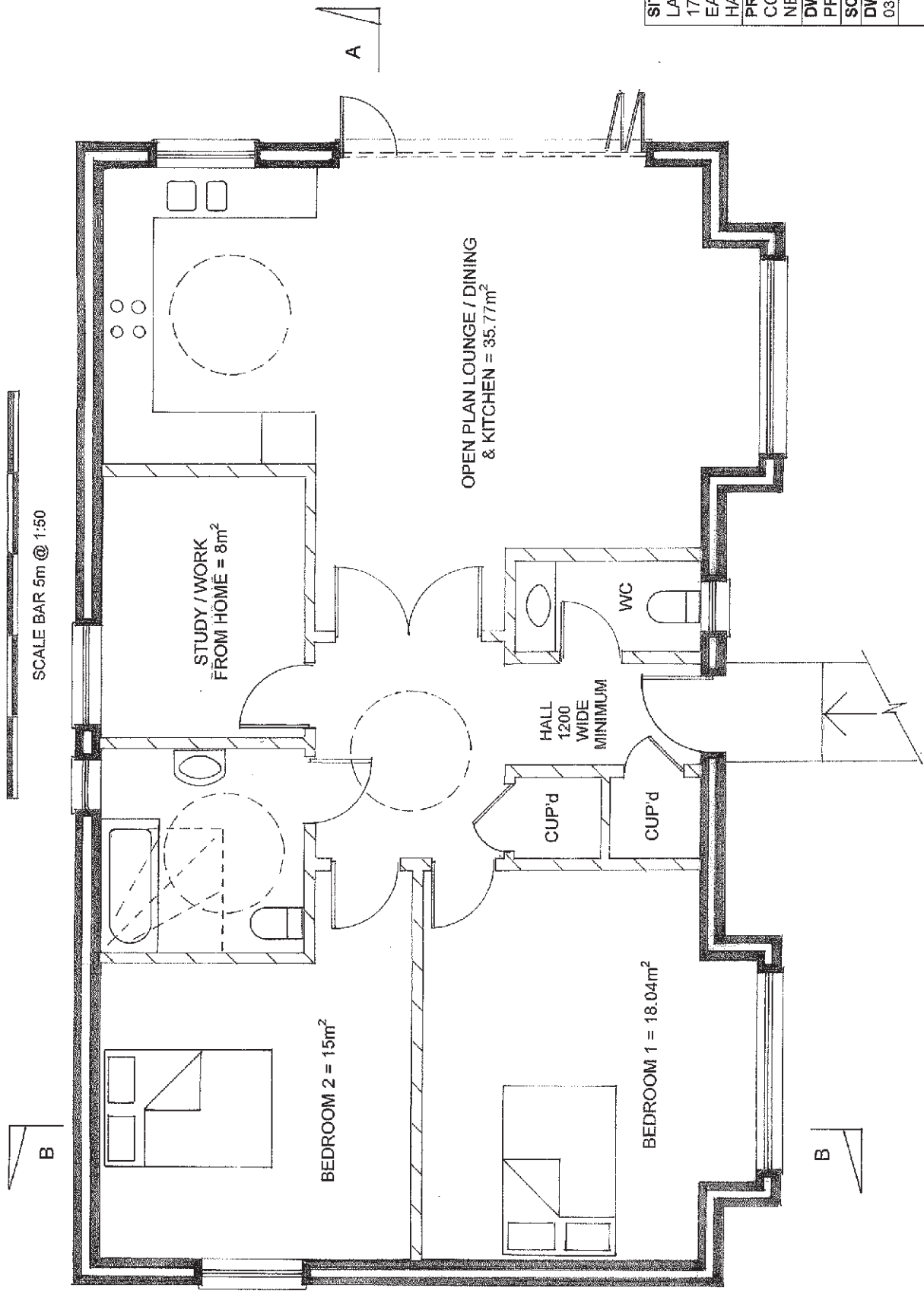
PROPOSED SITE / BLOCK PLAN @ 1:100

-  PERMEABLE PAVING TO PATHS & PATIO
-  WHEELIE BINS FOR REFUSE / RECYCLING
-  VISIBILITY SPLAYS 1.5m x 1.5m
-  TRANSITION SPACE TO SIDE OF PARKING SPACE
-  750 HIGH GARDEN WALL TO FRONT OF PROPERTY
-  RETAINED TREES
-  LAMP POST

SITE:	LAND REAR OF 17 - 21 THE CLOSE EASTCOTE HA5 1PH
PROPOSAL:	CONSTRUCTION OF A NEW BUNGALOW
DWG. TITLE:	PROPOSED SITE / BLOCK PLAN
SCALE:	1:100 @ A3
DWG. NO.	0316 / MO / 03
REV:	



Telephone: 020 8578 0155
 Mobile: 07976 510827
 Email: paultwyman@aol.com
 www.pdsplanning.co.uk



SCALE BAR 5m @ 1:50

STUDY / WORK
FROM HOME = 8m²

OPEN PLAN LOUNGE / DINING
& KITCHEN = 35.77m²

BEDROOM 2 = 15m²

BEDROOM 1 = 18.04m²

HALL
1200
WIDE
MINIMUM

CUP'd

CUP'd

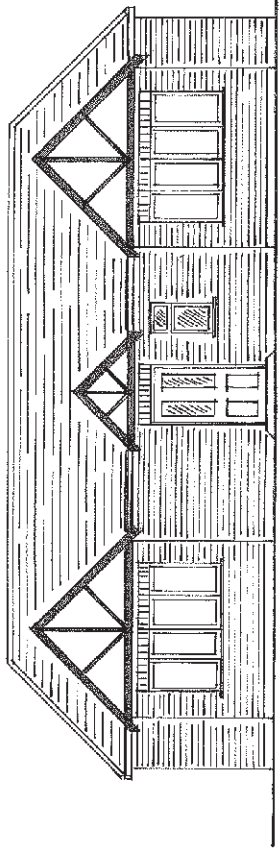
WC

PROPOSED FLOOR PLAN @ 1:50
GROSS INTERNAL AREA = 102.94m²
INTERNAL CEILING HEIGHT 2.50m

SITE: LAND REAR OF 17 - 21 THE CLOSE EASTCOTE HAS 1PH	PROPOSAL: CONSTRUCTION OF A NEW BUNGALOW	DWG. TITLE: PROPOSED FLOOR PLAN	SCALE: 1:50 @ A3	REV: 03/16 / MO / 04
Telephone: 020 8578 0155 Mobile: 07976 510827 Email: paul@pdsplanning.co.uk www.pdsplanning.co.uk				

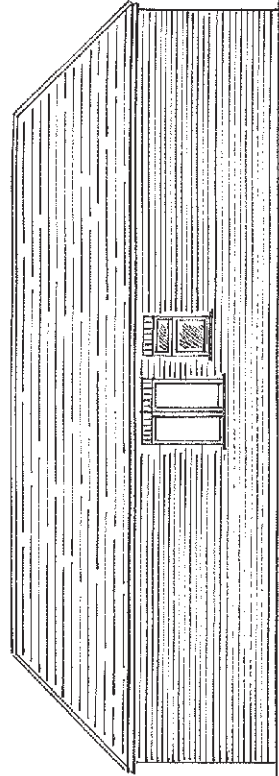


SCALE BAR 10m @ 1:100



14.00m

PROPOSED FRONT ELEVATION (WESTERLY) @ 1:100



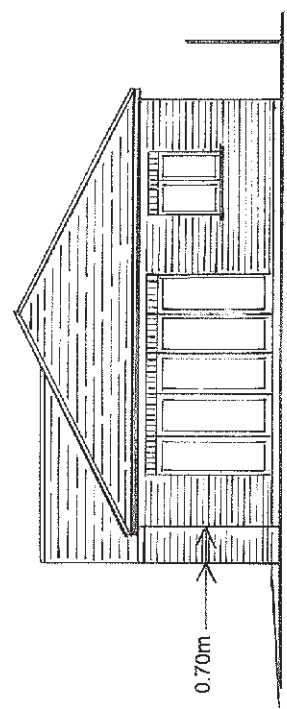
14.00m

PROPOSED REAR ELEVATION (EASTERLY) @ 1:100

MAX HEIGHT
5.00m

MATERIALS

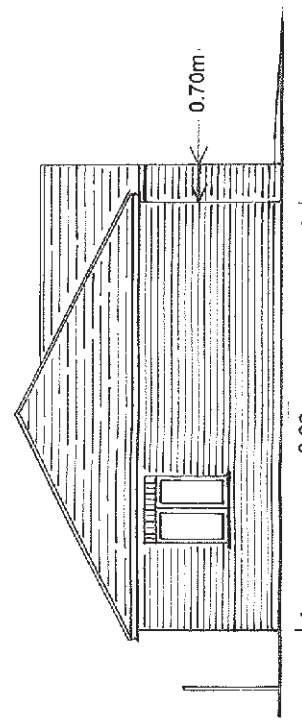
- ROOF TILES – MARLEY ETERNIT 'HAWKINS' DARK HEATHER
- RIDGE / HIP TILES – ½ ROUND CLAY TO MATCH ROOF TILE
- FACE BRICK – IBSTOCK 'SEVENOAKS YELLOW STOCK'
- WINDOWS – WHITE UPVC
- FOLDING DOOR SYSTEM – WHITE POWDER COATED ALUMINIUM
- ENTRANCE DOOR – WHITE UPVC



0.70m

8.00m

PROPOSED FLANK ELEVATION (SOUTHERLY) @ 1:100



0.70m

8.00m

PROPOSED FLANK ELEVATION (NORTHERLY) @ 1:100

SITE: LAND REAR OF 17 - 21 THE CLOSE EASTCOTE HAS 1PH	PROPOSAL: CONSTRUCTION OF A NEW BUNGALOW
DWG. TITLE: PROPOSED ELEVATIONS	SCALE: 1:100 @ A3
DWG. NO. 0316 / MO / 05	REV:



Telephone: 020 8578 0155
Mobile: 07976 510827
Email: paulitwymen@aol.com
www.pdsplanning.co.uk

SITE:
LAND REAR OF 17 – 21 THE CLOSE EASTCOTE HA5 1PH

PROPOSAL:
CONSTRUCTION OF A NEW BUNGALOW

DWG TITLE:
SECTIONS

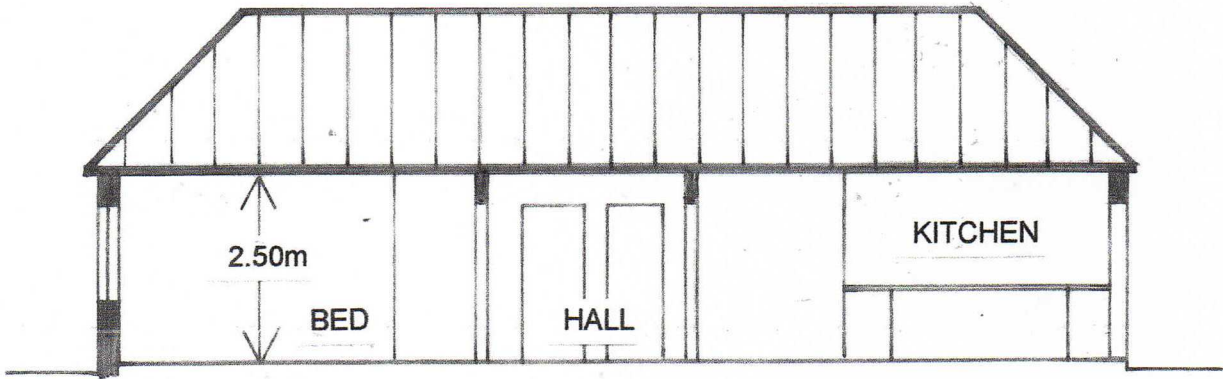
SCALE 1:100 @ A4

DWG No. 0316 / MO / 06

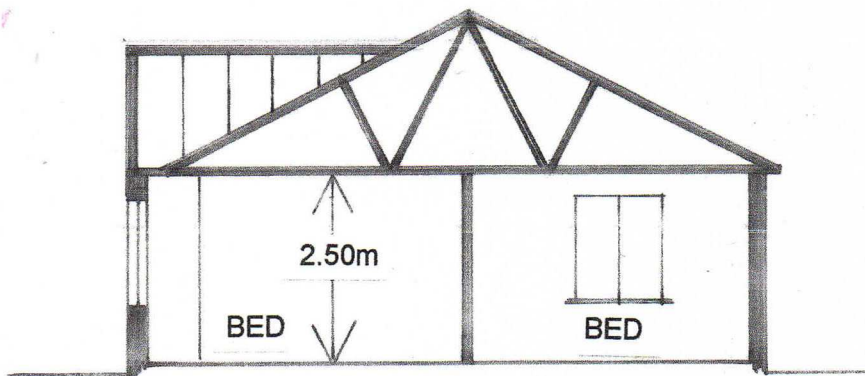
REV:



Tel: 020 8578 0155
Mobile: 07976 510827
Email: paultwyman@aol.com
www.pdsplanning.co.uk



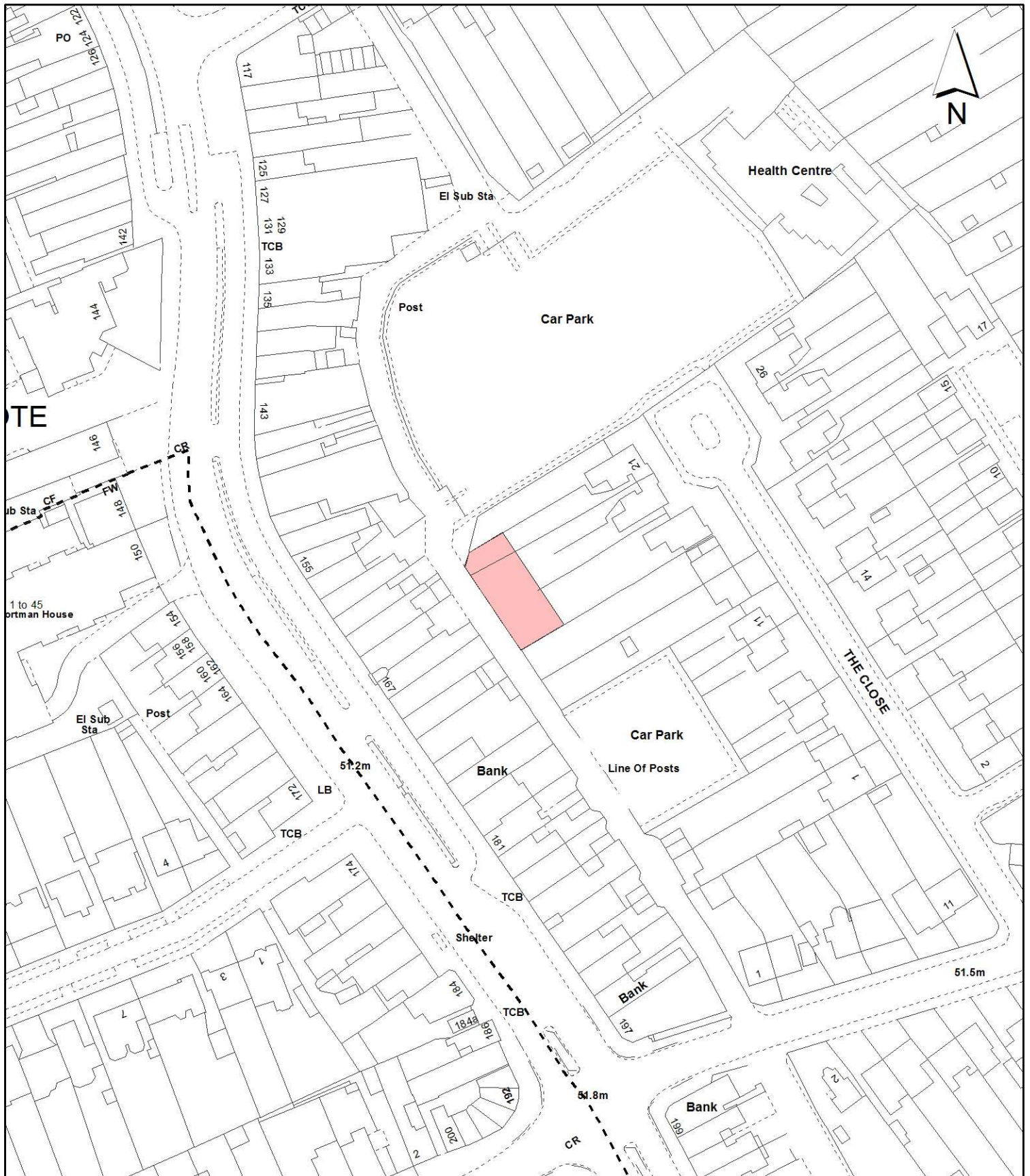
SECTION 'A - A' @ 1:100



SECTION 'B - B' @ 1:100



SCALE BAR 10m @ 1:100



Notes:

 Site boundary

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Site Address:

**Land To The Rear Of
17-21 The Close**

Planning Application Ref:

11448/APP/2016/1100

Scale:

1:1,250

Planning Committee:

North Page 109

Date:

March 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 271 SWAKELEYS ROAD ICKENHAM
Development: Redevelopment of entire site to create 7 new flats. (Outline Planning Application with All Matters Reserved).
LBH Ref Nos: 23510/APP/2016/3127

Date Plans Received: 16/08/2016 **Date(s) of Amendment(s):** 16/08/2016
Date Application Valid: 23/08/2016



LOCATION PLAN

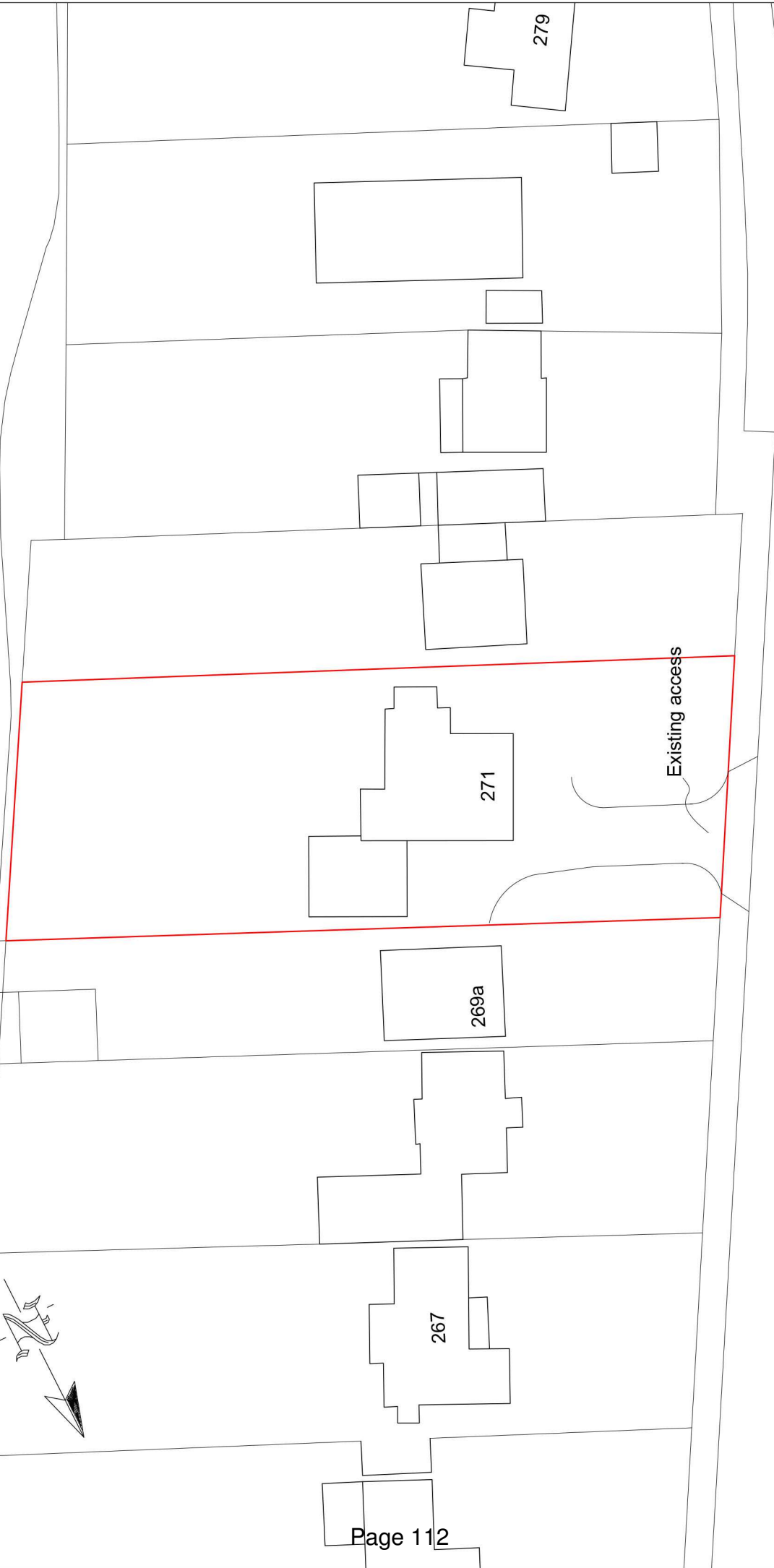
ADDRESS
271 SWAKELEYS ROAD
ICKENHAM
UB10 8DR



SCALE 1:1250

Rev	Amendments
A	Existing access added 14/10/16

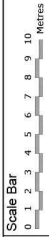
SILVER BIRCH CLOSE



SWAKELEYS ROAD

EXISTING
SITE PLAN

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



271 Swakeleys Road, Ickenham, UB10 8DR

REVISION	A
Drg. No.	16/3013/1A
Scale	1:200
Date	15/08/16
Drawn by	A.Razick



SILVER BIRCH CLOSE

SWAKELEYS ROAD



PROPOSED SITE PLAN
FOR ILLUSTRATIVE PURPOSES ONLY

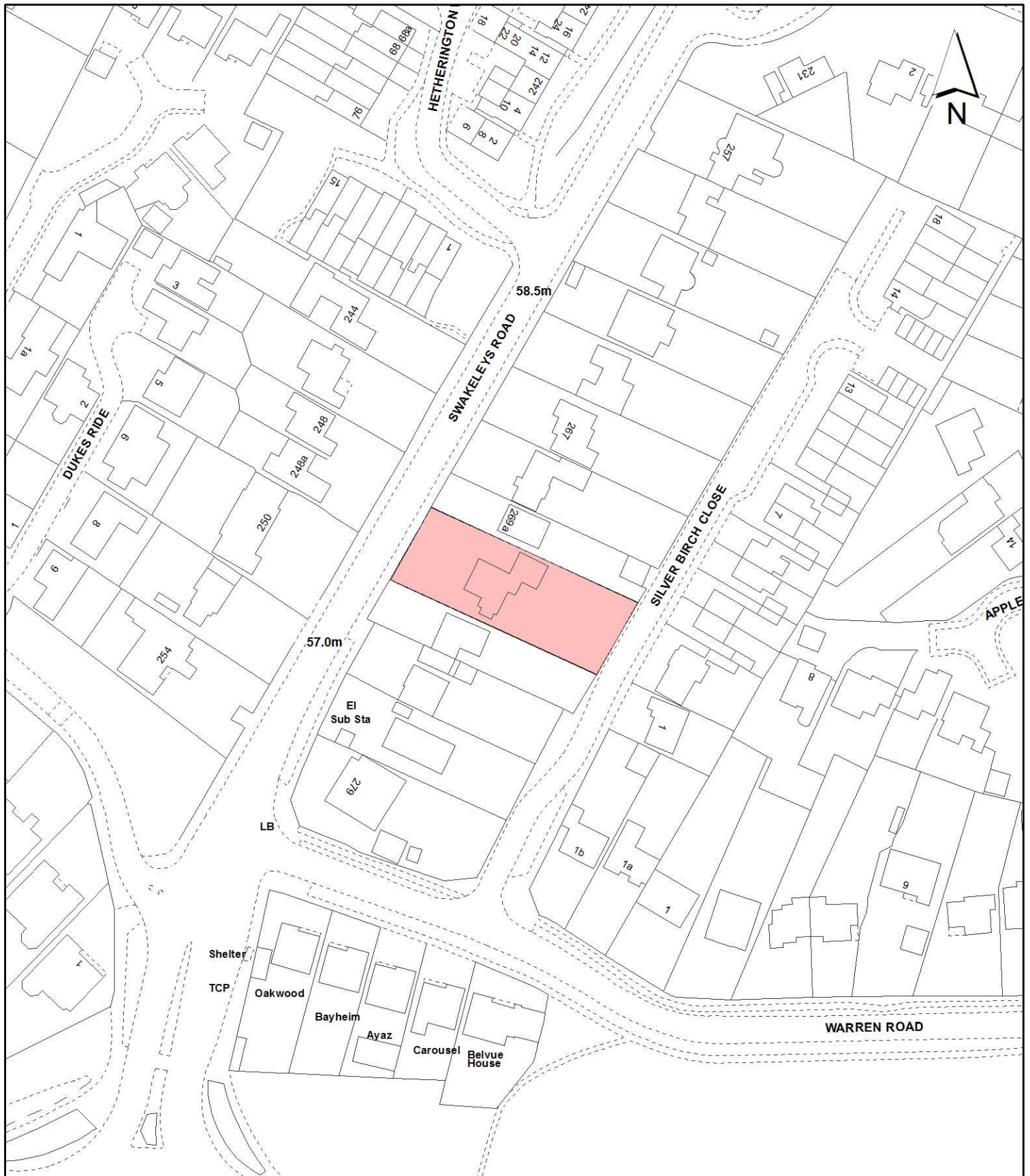
REVISION	Drawn by
1	AK

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



Scale Bar	0 1 2 3 4 5 6 7 8 9 10 Metres
1:200 @ A2	

271 Swakeleys Road, Ickenham, UB10 8DR



Notes:

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Site Address:

271 Swakeleys Road

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

Planning Application Ref:
23510/APP/2016/3127

Scale:
1:1,250

Planning Committee:
North Page 114

Date:
March 2017



Report of the Head of Planning, Sport and Green Spaces

Address PINCIO GATE END NORTHWOOD

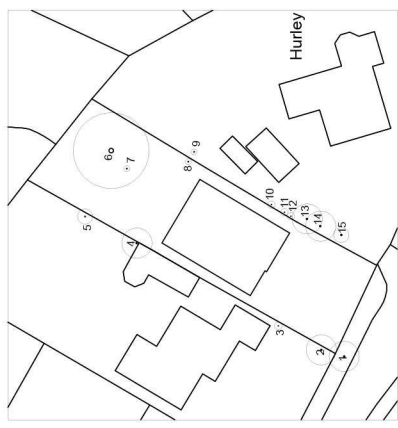
Development: Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow

LBH Ref Nos: 8954/APP/2016/3505

Date Plans Received: 19/09/2016

Date(s) of Amendment(s): 19/09/0016

Date Application Valid: 03/10/2016



BLOCK PLAN (1:500)



LOCATION PLAN (1:1250)

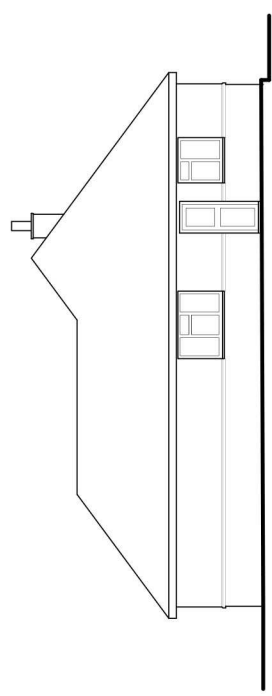
TREE SCHEDULE

1. Fir Tree, 8.0m tall
2. Lawson Cypress, 12.0m tall
3. Lawson Cypress, 3.0m tall (sapling)
4. Elder
5. Lawson Cypress
6. Oak, pruned to 14.0m tall
7. Ornamental Lawson, 3.5m tall
8. Ornamental conifer, 2.5m tall
9. Ornamental conifer, 2.5m tall
10. Ash sucker, 4.0m tall
11. Laurel, 4.0m tall
12. Laurel, 4.0m tall
13. Blackthorn, 4.0m tall
14. Ash, 7.0m tall
15. Sumach

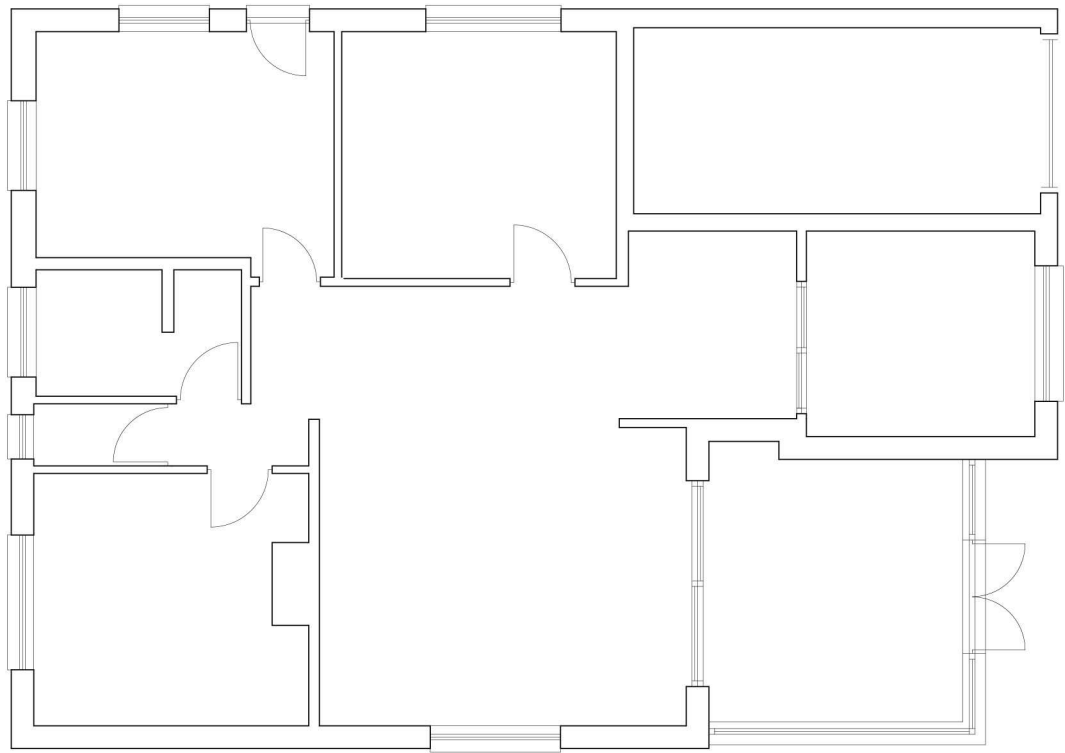
PROJECT
Pincio
Gate End
NORTHWOOD
HA6 3QG

TITLE
Existing Plans & Elevations,
Location Plan & Block Plan

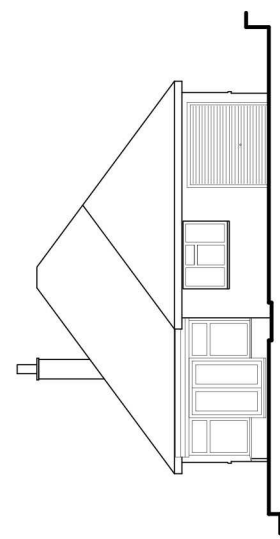
SCALE	1:50 & 1:100 @ A2	DRAWING NO.	PGE_LSP_001
DATE	January 2016		



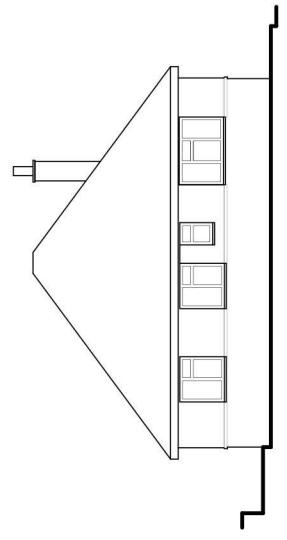
EXISTING SIDE (SOUTH EAST) ELEVATION



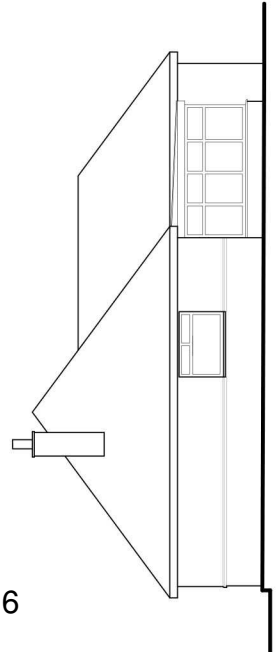
EXISTING GROUND FLOOR PLAN



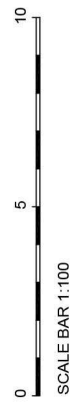
EXISTING FRONT (SOUTH WEST) ELEVATION



EXISTING REAR (NORTH EAST) ELEVATION



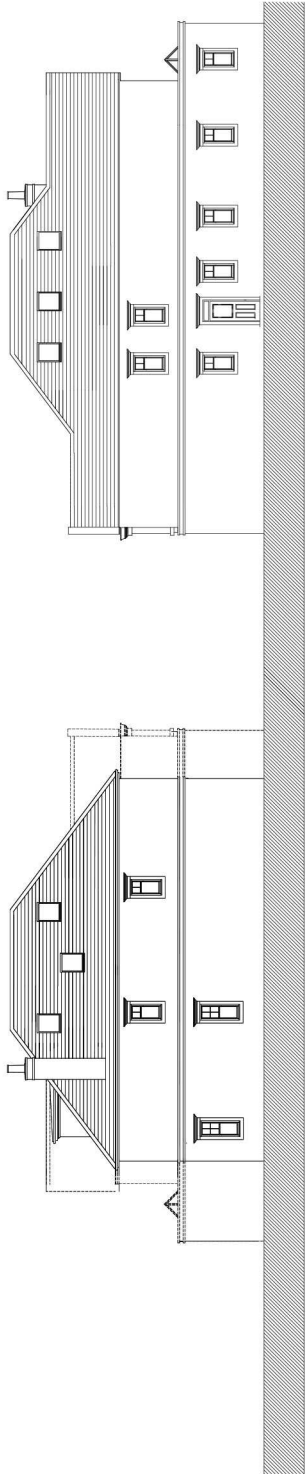
EXISTING SIDE (NORTH WEST) ELEVATION



SCALE BAR 1:100

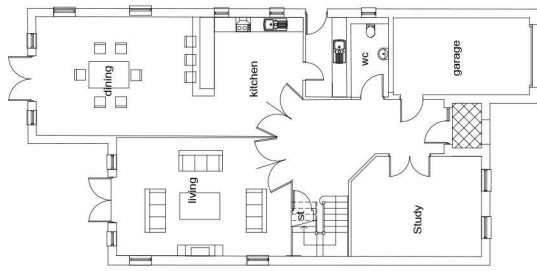


SCALE BAR 1:50

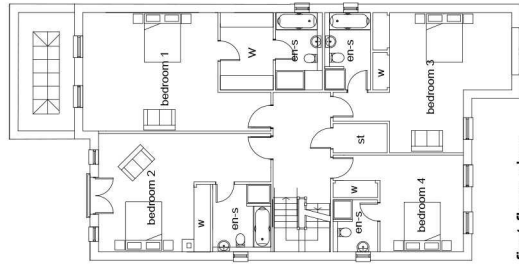


right side elevation

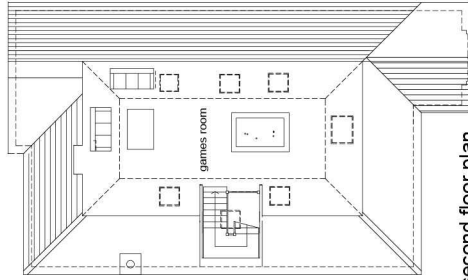
left side elevation



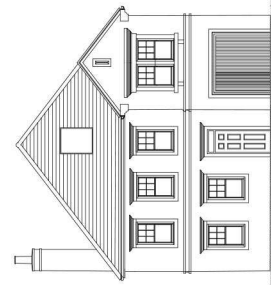
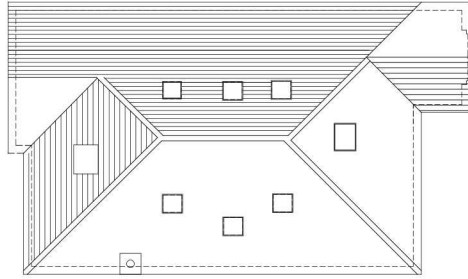
ground floor plan



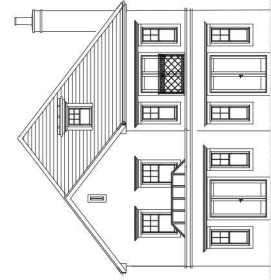
first floor plan



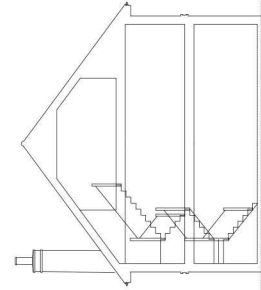
second floor plan



front elevation



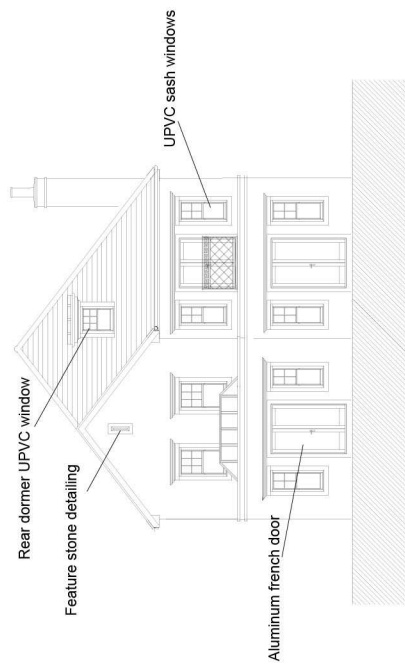
rear elevation



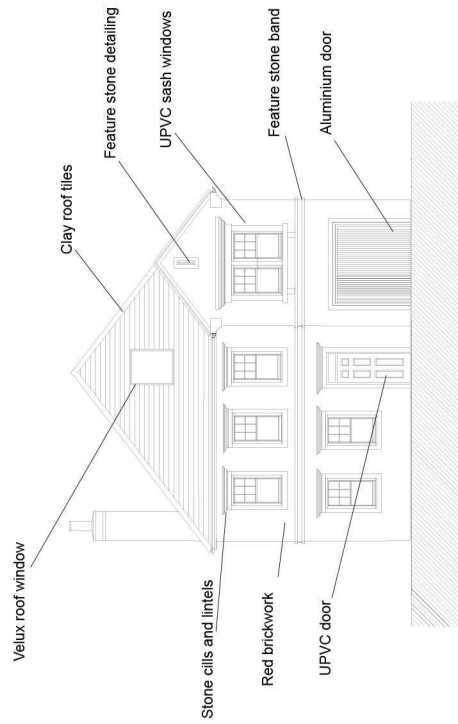
section



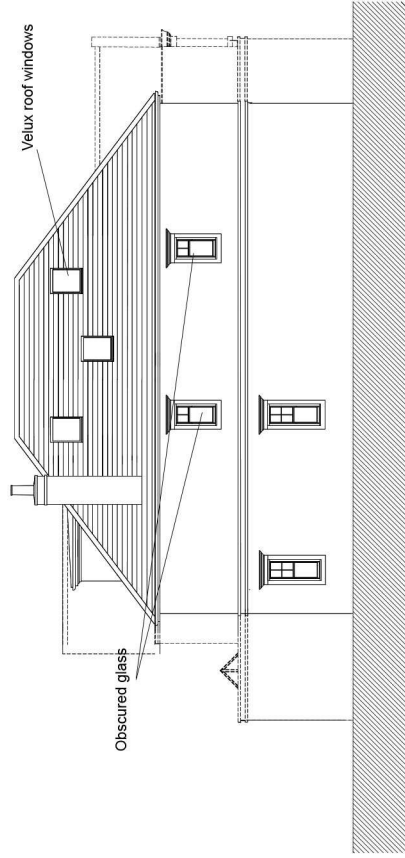
Pincio, Gate End, Northwood	Sep 2016
	1:100@A1
Elevations	PGE_ELV_002



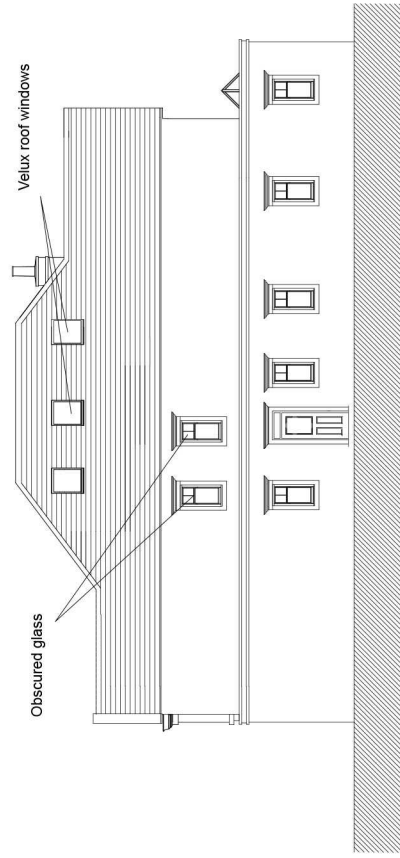
rear elevation



front elevation



left side elevation

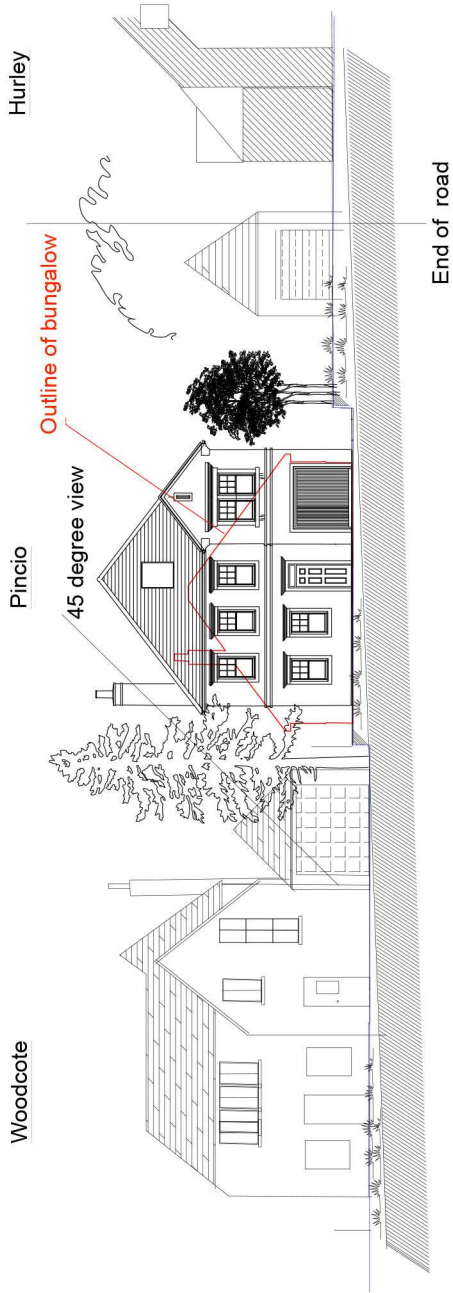


right side elevation



Pincis, Gate End, Northwood	Sep 2016 1:7.5@A1
Elevation Detailing	PGE_DET_002

Proposed street view



Proposed street view - with landscaping

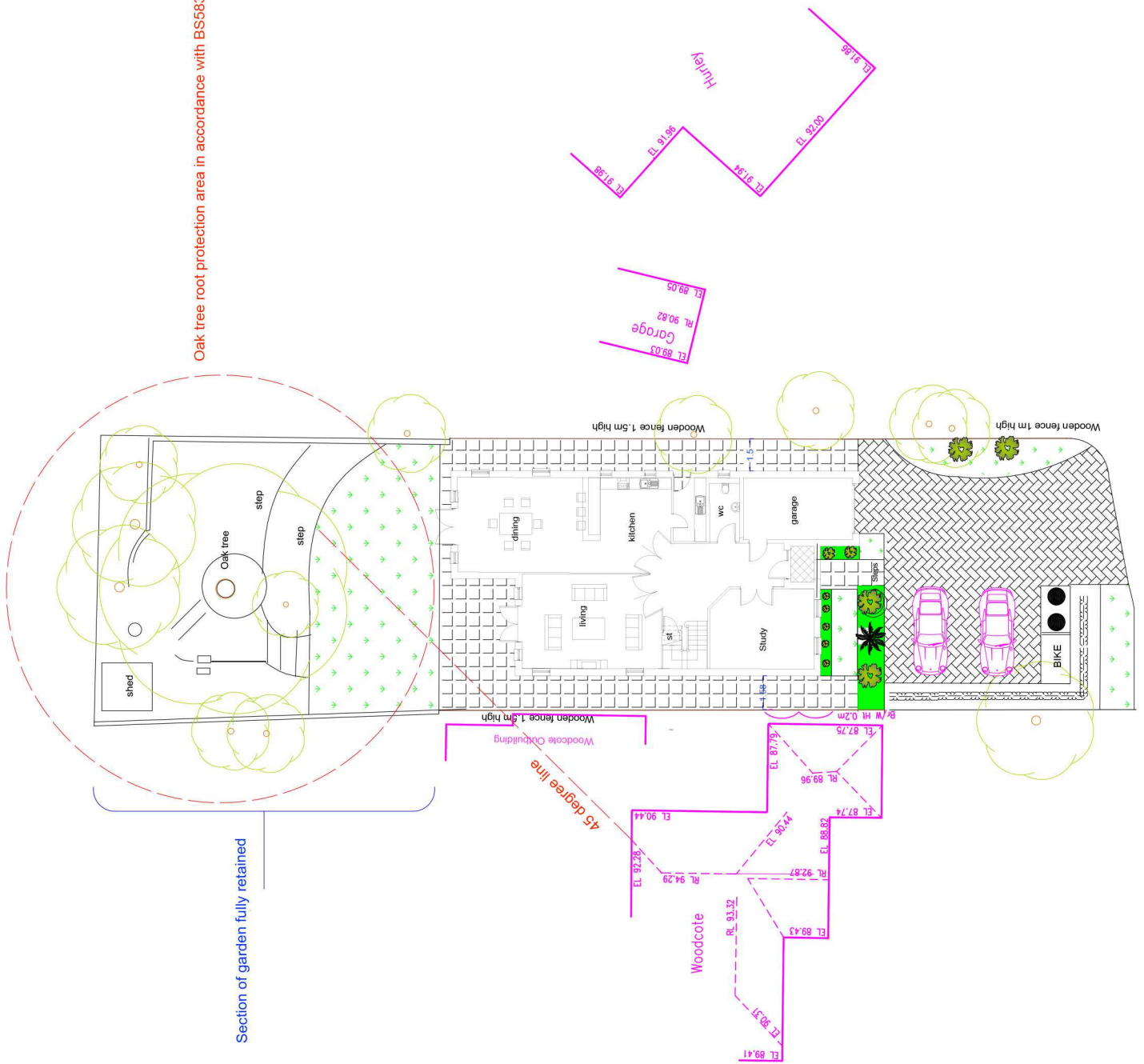


Pincio, Gate End, Northwood	Aug 2016
	1:100@A1
StreetView	PGE_SV_001

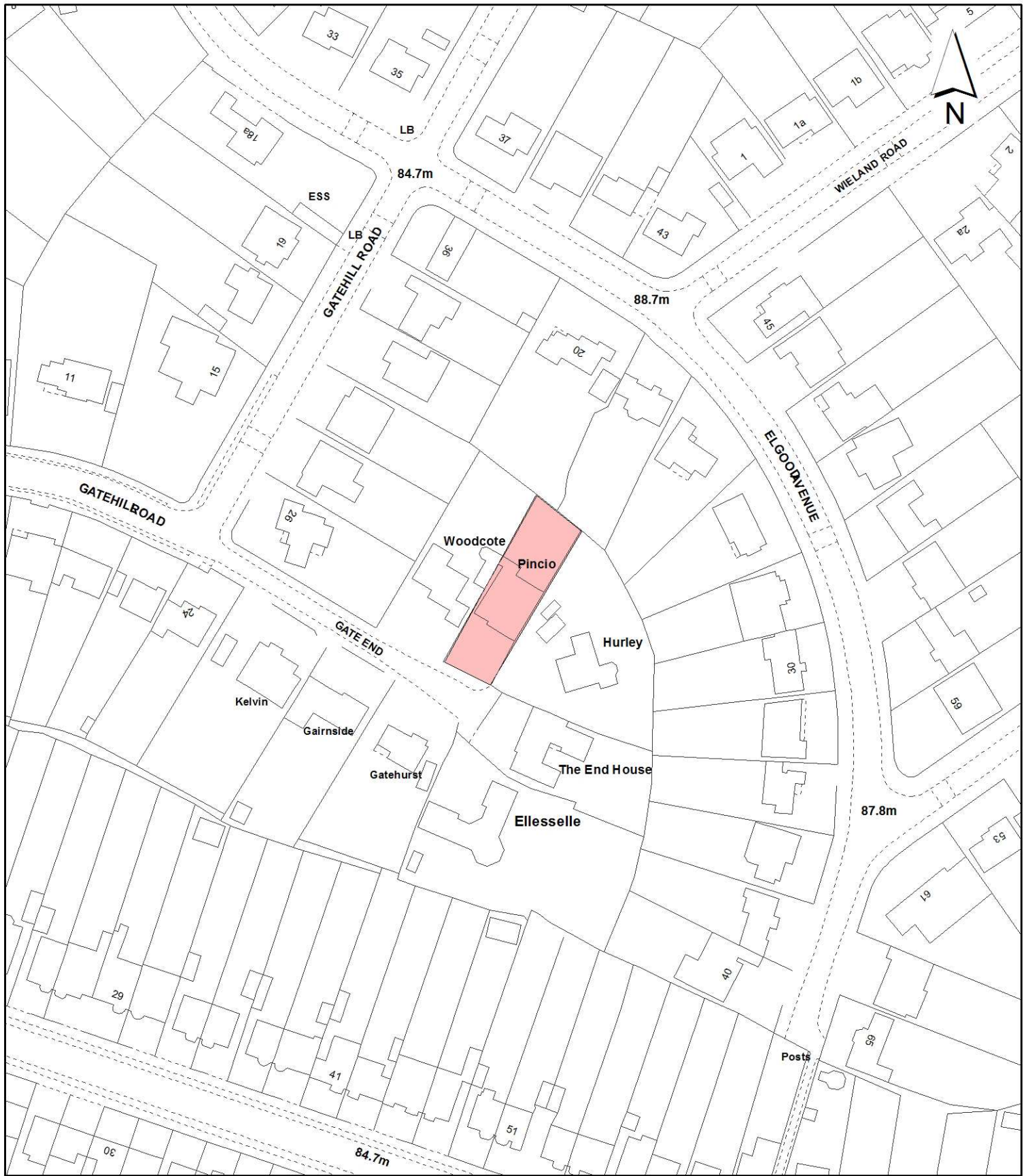
Key	
	Amelanchier Lamarkii
	Existing trees retained
	Yorkshire Paving
	Permeable paving
	Lawn
	Hedge
	Shrubs
	Bin Store
	Bike Store
	BIKE
	Wooden fence

Section of garden fully retained

Oak tree root protection area in accordance with BS5837



Pincio, Gate End, Northwood	Aug 2016	1:100@A1	PGE_GAL_001
Garden & Landscaping			



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Site Address:

**Pincio
Gate End**

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

Planning Application Ref:
8954/APP/2016/3505

Scale:
1:1,250

Planning Committee:
North Page 122

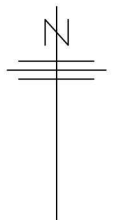
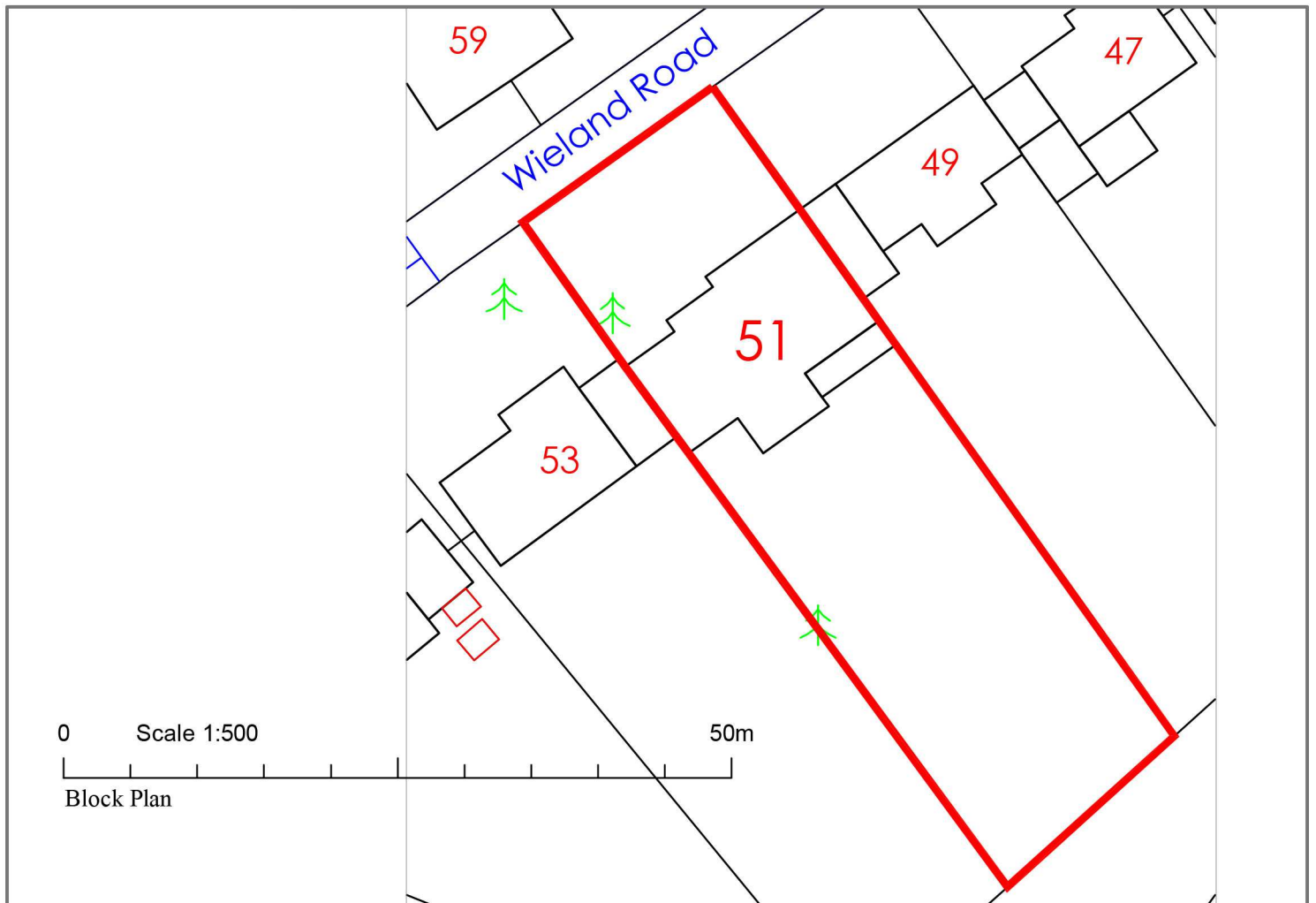
Date:
March 2017



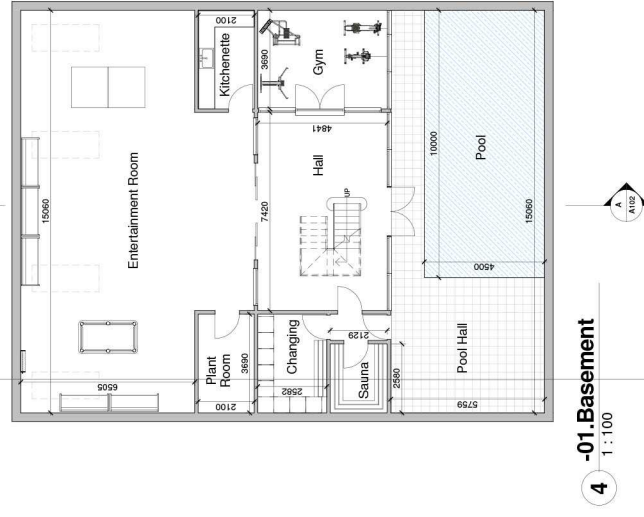
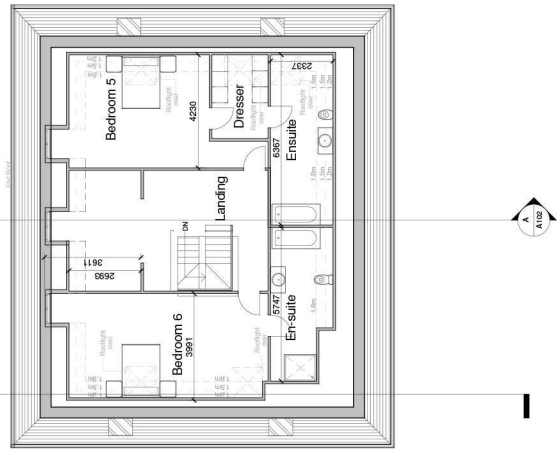
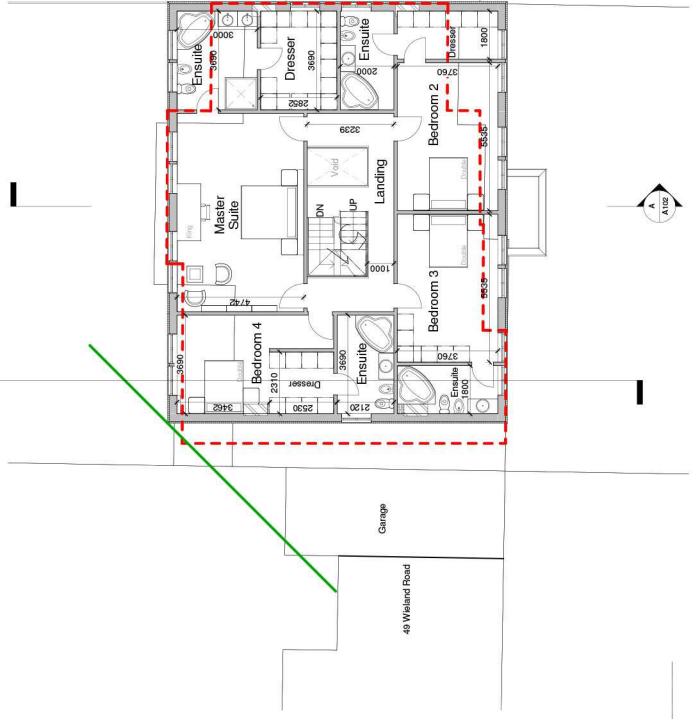
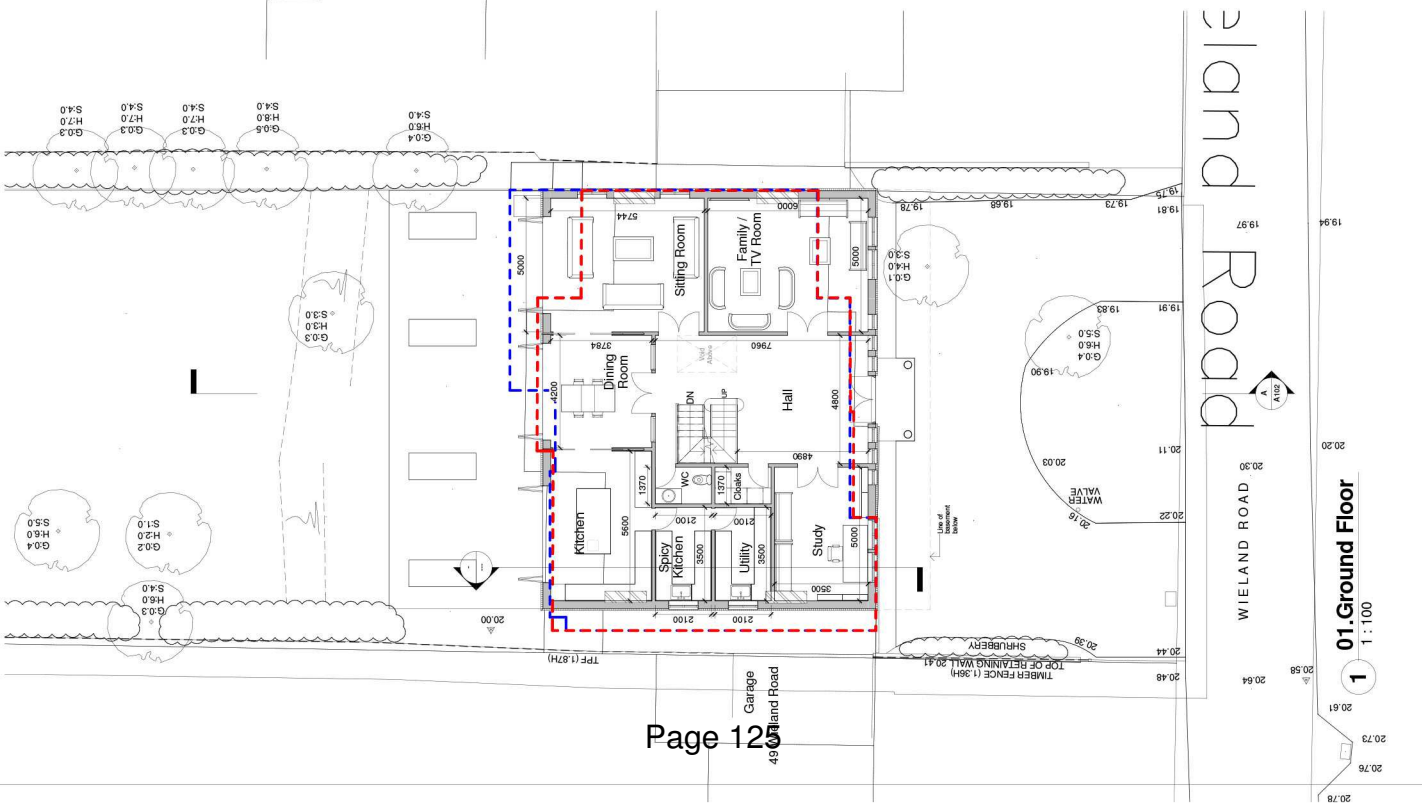
Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD
Development: Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling.
LBH Ref Nos: 17990/APP/2016/3166

Date Plans Received:	19/08/2016	Date(s) of Amendment(s):	19/08/2016
Date Application Valid:	05/10/2016		02/03/2017



PROJECT 51 Wieland Road, Northwood, Middx. HA6 3QX	Drawn By : PH	Date : 20.03.2014	SEABROOK ARCHITECTS <hr/> CHARTERED ARCHITECTS <hr/> The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham, Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620
	Approved By	Scale : 1:1250;1:500 @ A4	
DRAWING Location Plan & Block Plan	Drawing No. 5205/PL/LP	Rev.	
Page 124			



--- Outline of Existing Building.
--- Outline of Approved Building.
 (Ref: 17990/APP/2015/645)

All dimensions and levels to be checked on site by contractor prior to preparation of any drawings and commencement of work on site.
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 All works on site are to be carried out fully in accordance with current CDM, Building Regulations, Planning Regulations, British Standards and Code of Practice as appropriate.

Project
**51 Wieland Road,
 Northwood, HA6 3QX**

Drawing
Proposed Floor Plans

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio House, 101, Park Street, Chesham, Bucks HP8 2JL
 Tel: 0494 477771 Fax: 0494 477772
 Seabrook Architects LLP - email: info@seabrookarchitects.co.uk

Drawn By: N.F. Date: AUG 2016
 Checked By: - Date: -
 Approved By: - Date: -
 Drawing No: **5205/ A101**
 Rev: **J**





1 Front (North-West) Elevation
1 : 100



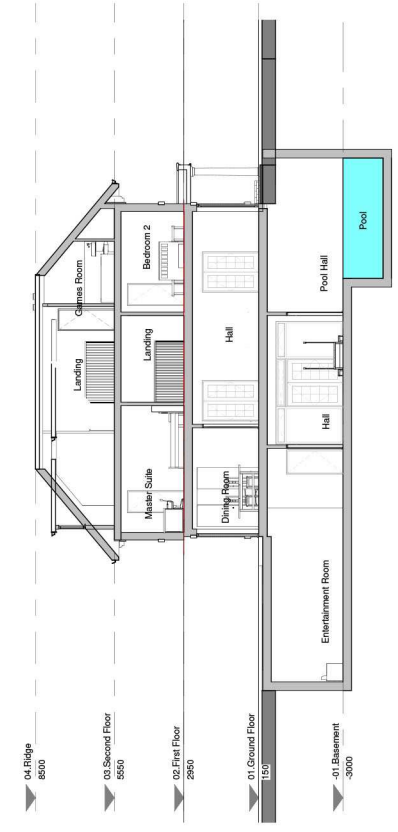
3 Side (South-West) Elevation
1 : 100



4 Side (North-East) Elevation
1 : 100



2 Rear (South-East) Elevation
1 : 100



A Section A-A
1 : 100



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Project	51 Wieland Road, Northwood, HA6 3QX
Drawing	Proposed Elevations & Section
SEABROOK ARCHITECTS CHARTERED ARCHITECTS	
The Studio House, 101, Park Street, London, W1K 7PS Seabrook Architects LLP - e-mail: info@seabrookarchitects.co.uk	
Drawn By	N.F.
Checked By	-
Approved By	-
Drawing No.	5205/ A102
Rev.	K

TOPOGRAPHIC
SURVEY

Site Address :
51 WELAND STREET,
NORTHWOOD,
LONDON.

Sheet 1 of 3
April, 2014
Scale 1:100



- NOTES:
- SURVEY ORIENTATION HAS BEEN ASSUMED
 - DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
 - TREE DIMENSIONS ARE AN APPROXIMATION ONLY
 - DO NOT SCALE FROM DRAWING

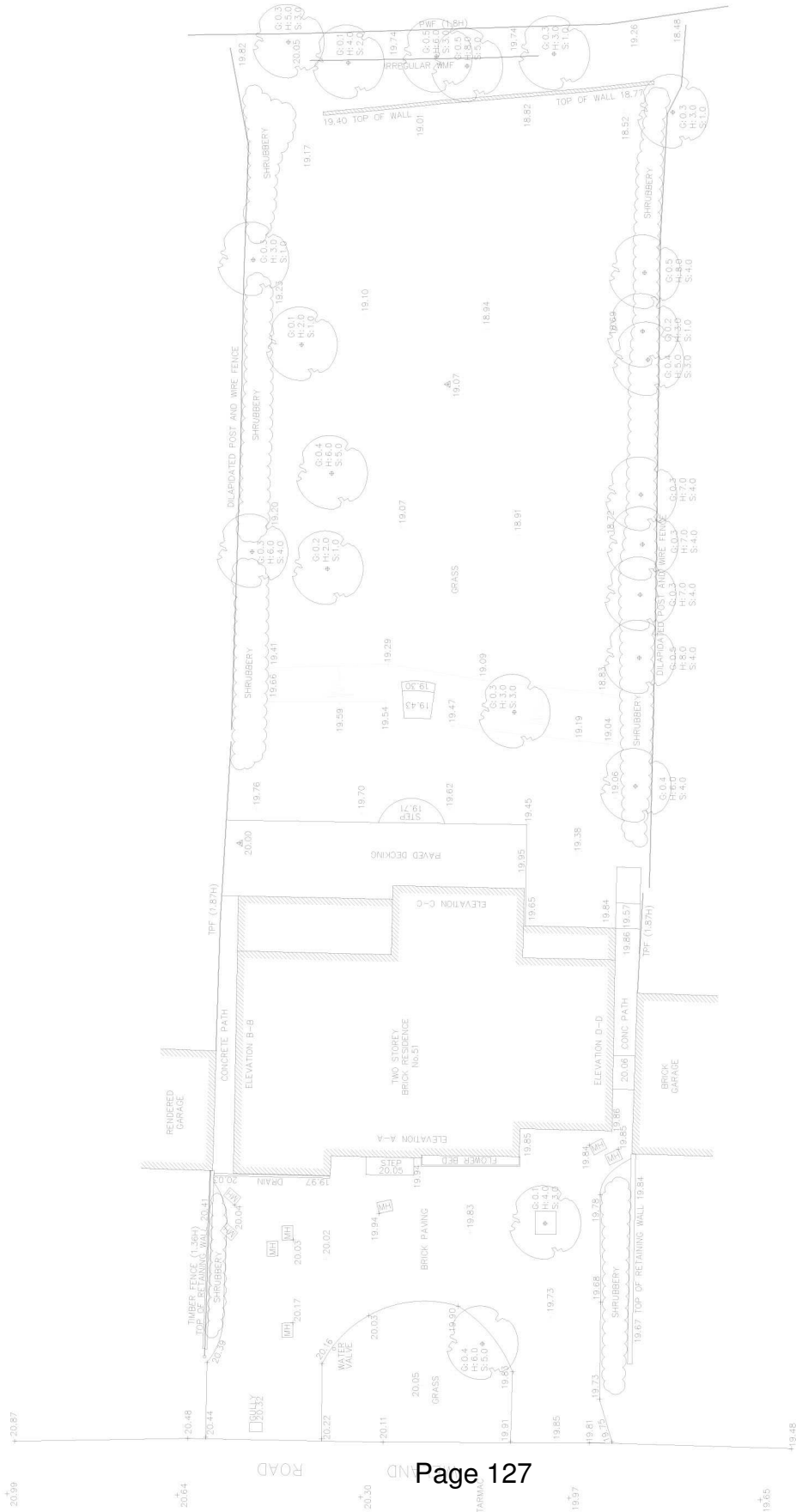
LEGEND:

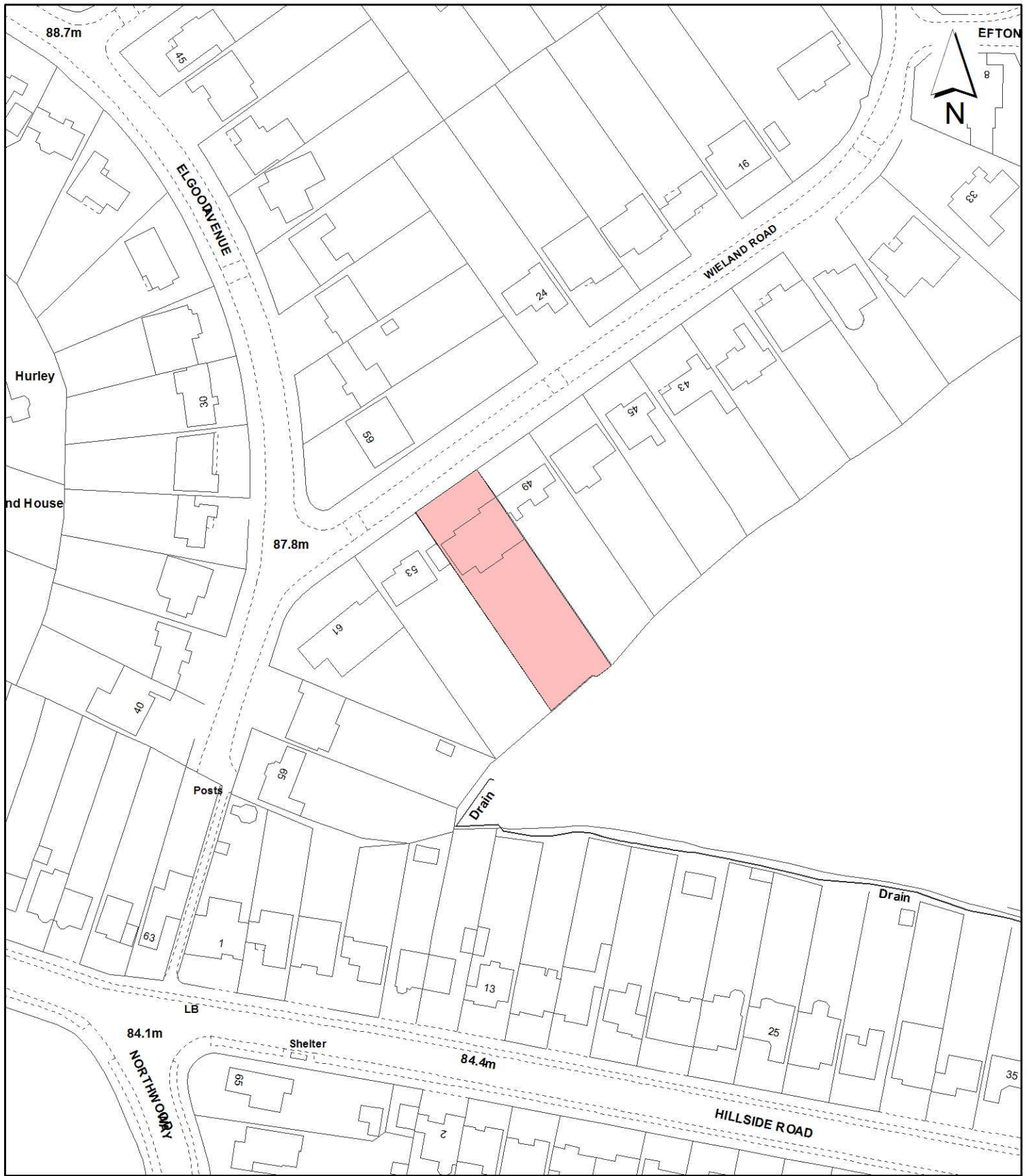
- TPF - TIMBER PANEL FENCE
- WMF - WIRE MESH FENCE
- IRF - IRREGULAR WIRE FENCE
- G.O.1 - TREE GIRTH
- H.4.0 - TREE HEIGHT
- S.3.0 - TREE SPREAD

Client: Access Consulting Ltd,
311a, Chapel Road, Southgate,
London, N14 6JG.

Surveyed By:	WR
Date of Survey:	15th April 2014
Drawing Ref.:	00614
Rev. No.:	---
Date:	04/14
Description:	Topographic Survey
Drawn By:	Dinos B. PSS
Checked By:	WR

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Site Address:

51 Wieland Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

17990/APP/2016/3166

Scale:

1:1,250

Planning Committee:

North Page 128

Date:

March 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

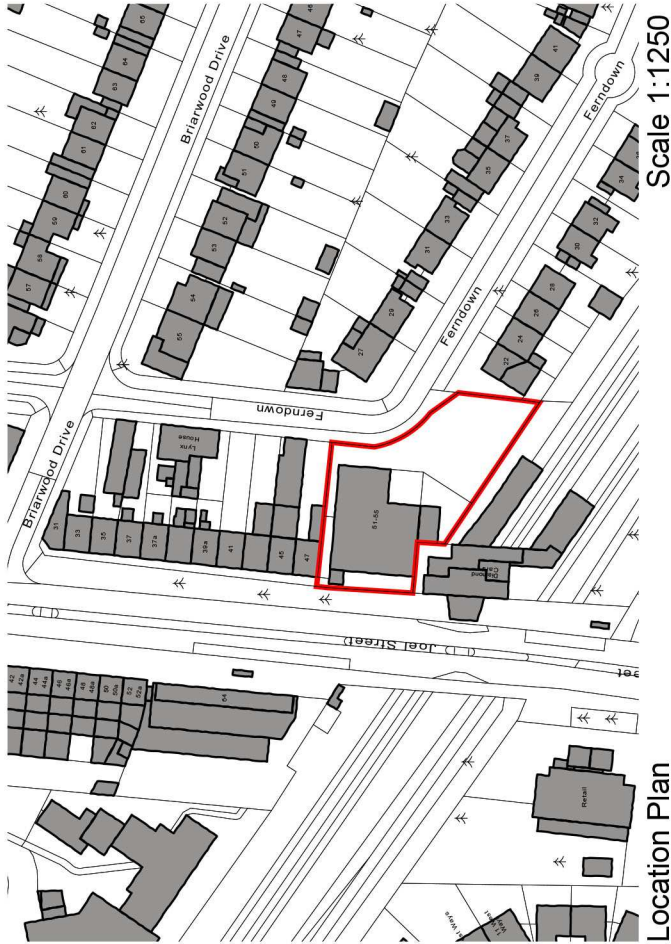
Development: Change of use of 1st and 2nd Floors to Class D2 (gym).

LBH Ref Nos: 5564/APP/2016/3908

Date Plans Received: 24/10/2016

Date(s) of Amendment(s):

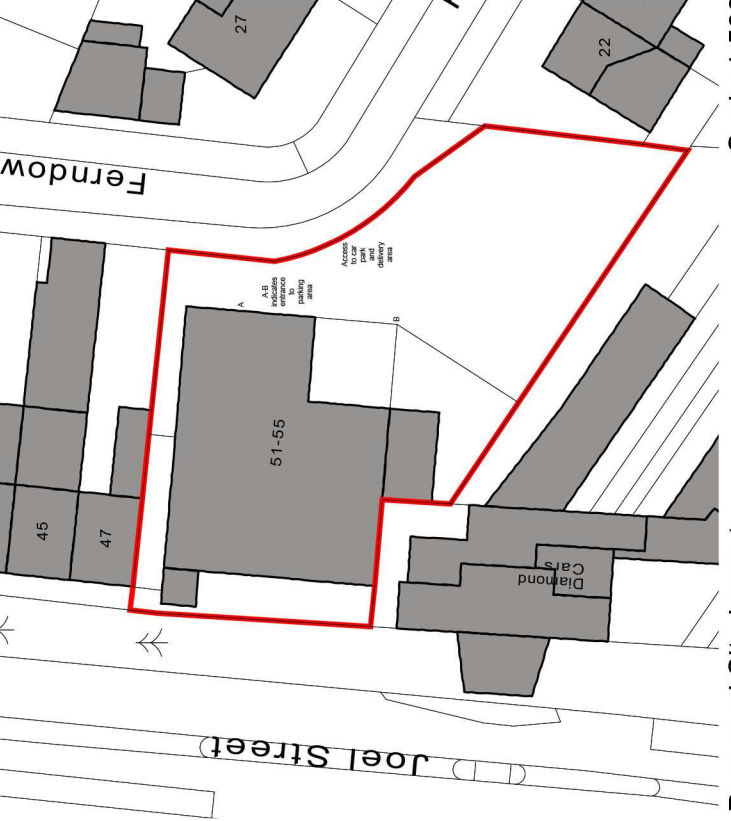
Date Application Valid: 24/10/2016



Location Plan

Scale 1:1250

Rev	Date	Description



Proposed Site Layout

Scale 1:500

Fluent
ARCHITECTURAL DESIGN SERVICES

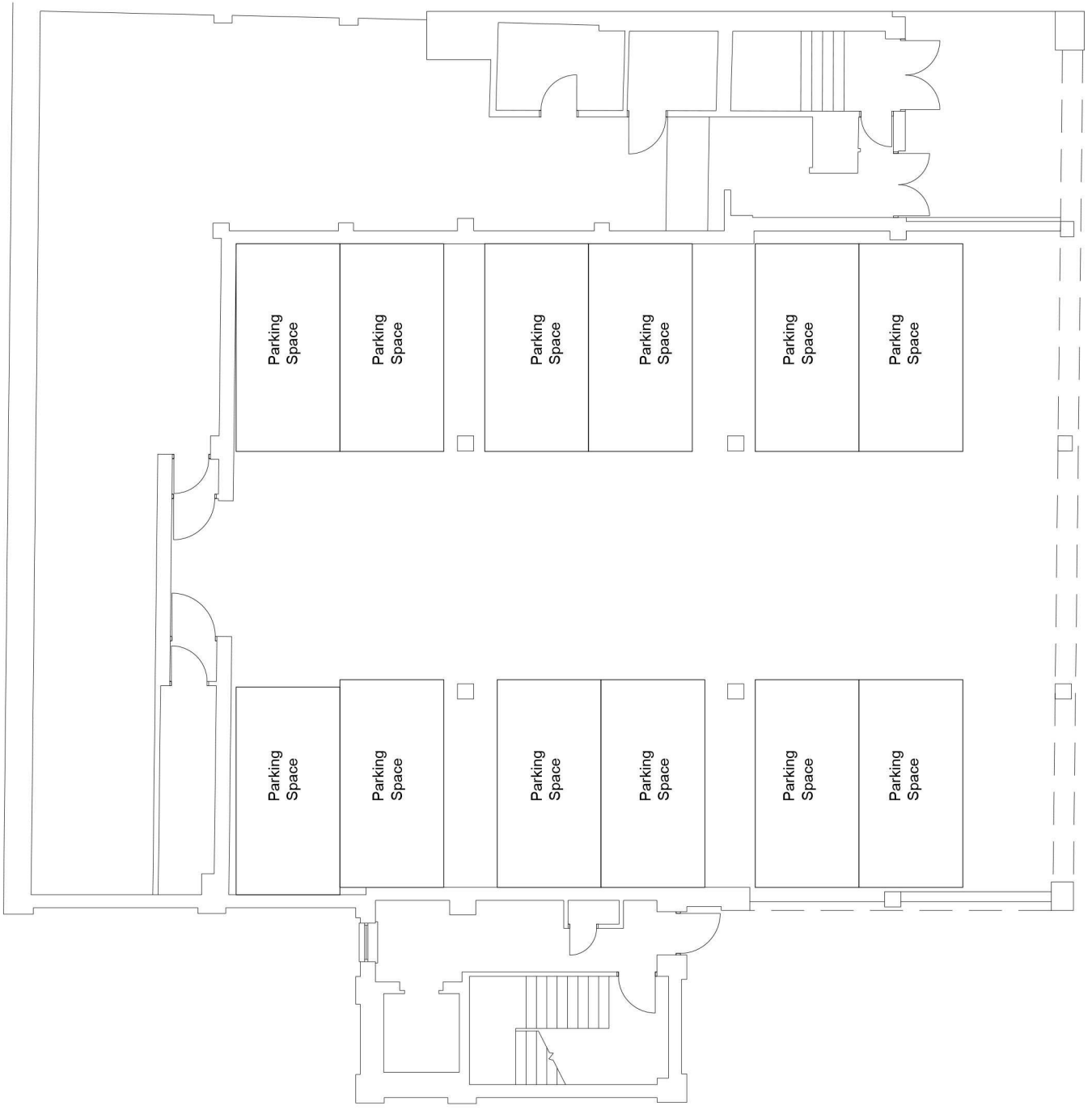
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 0438333
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed
Site Layouts & Location Plan



Scale	Dwg No.
1:500 @ A3	FLU.387.5.01
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

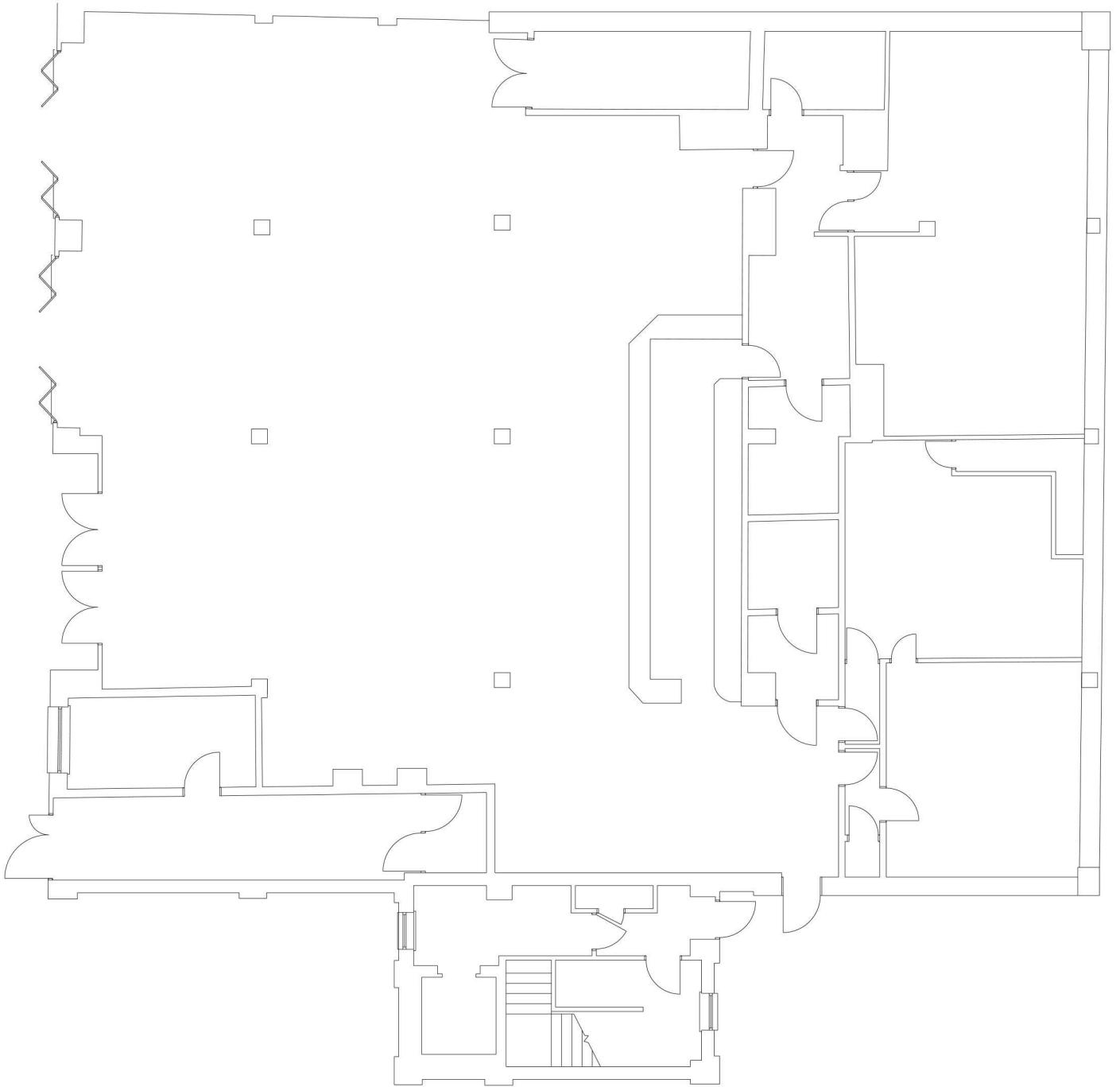
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ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, M23 8LJ
TEL: 01895 831111
E-MAIL: INFO@FLUENT-ADSD.CO.UK
WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

Existing Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.02
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


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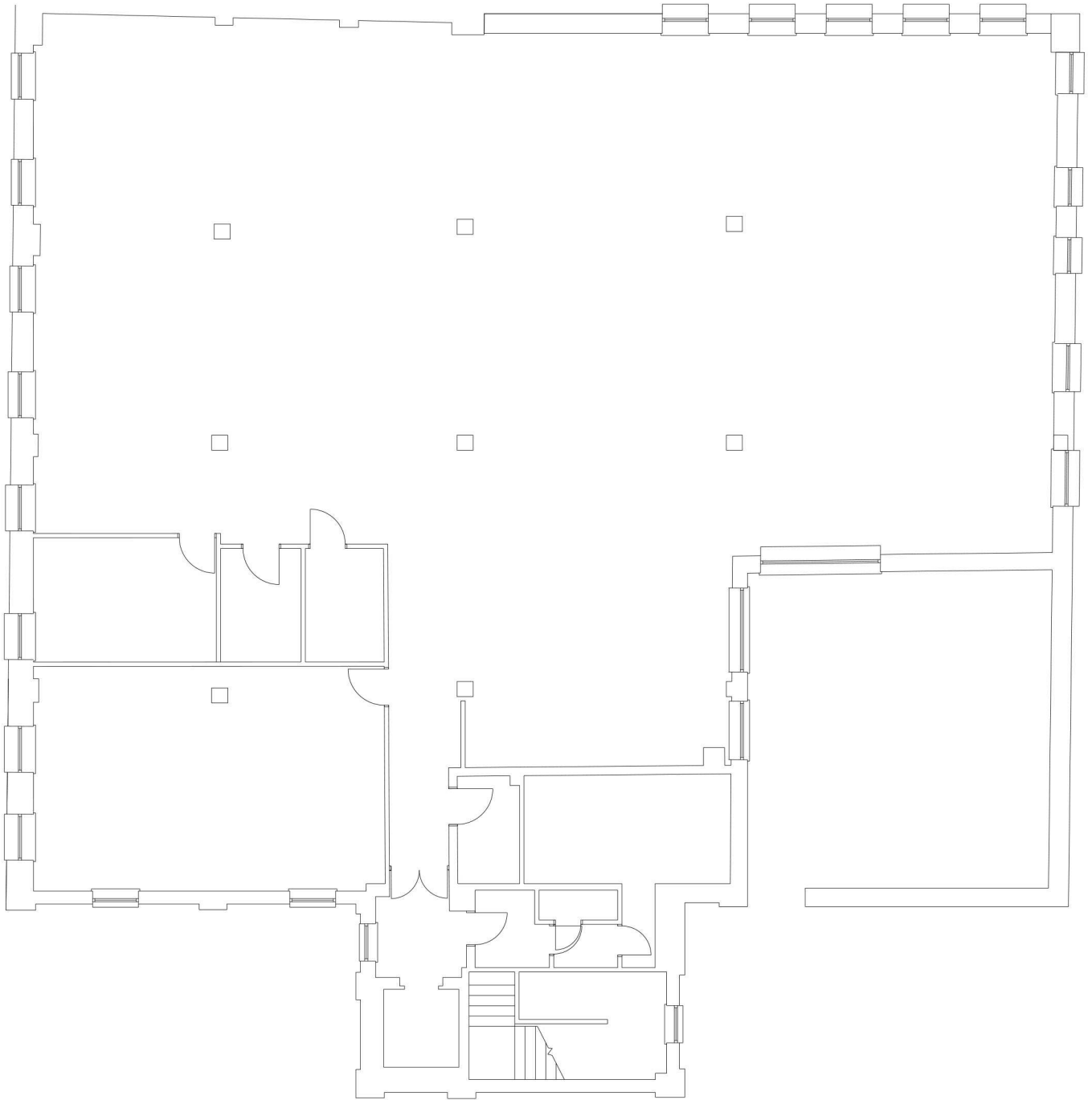
FLUENT
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 MIDDLESEX, UK
 TEL: 01895 832323
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 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.03
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

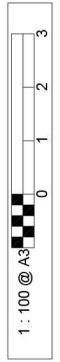


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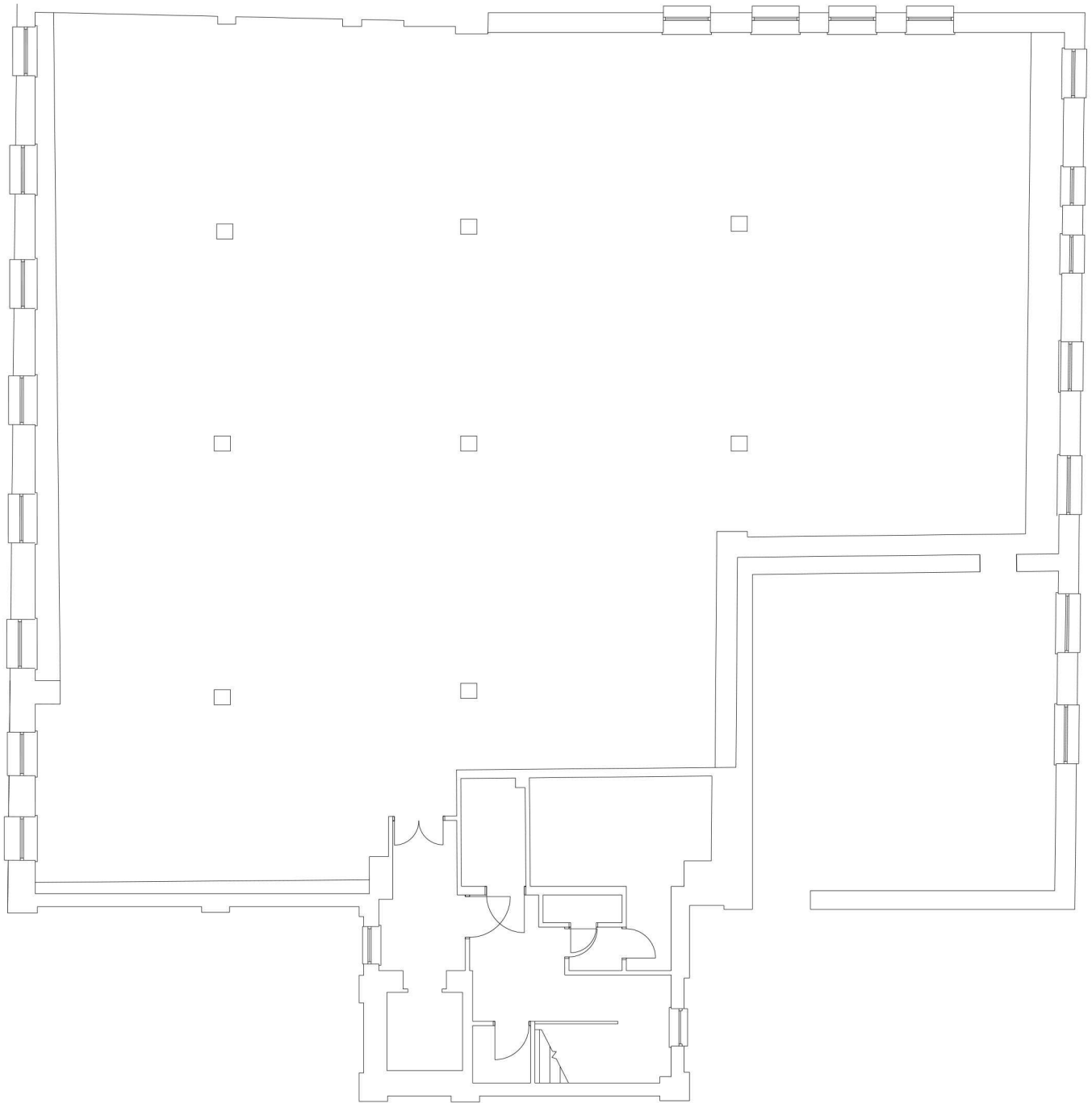
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TW20 9DD
 T: +44 (0)1895 835335
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.04
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description



FLUENT
 ARCHITECTURAL DESIGN SERVICES

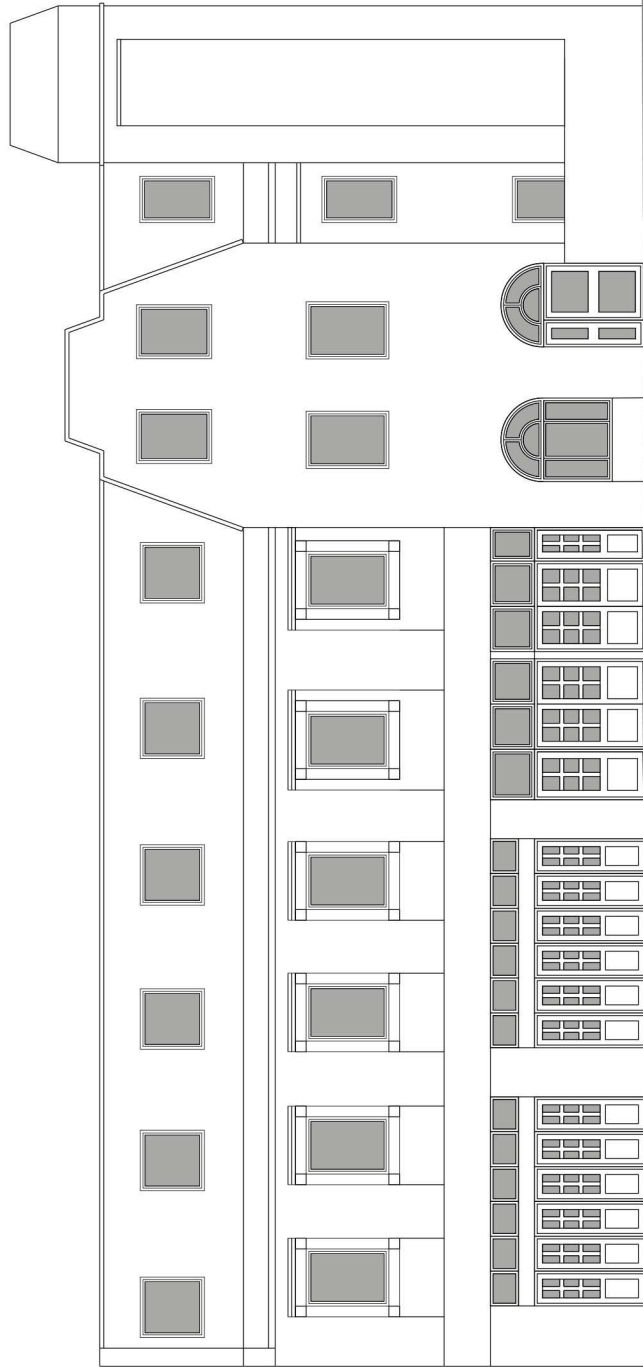
221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TW20 9DD
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.05
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

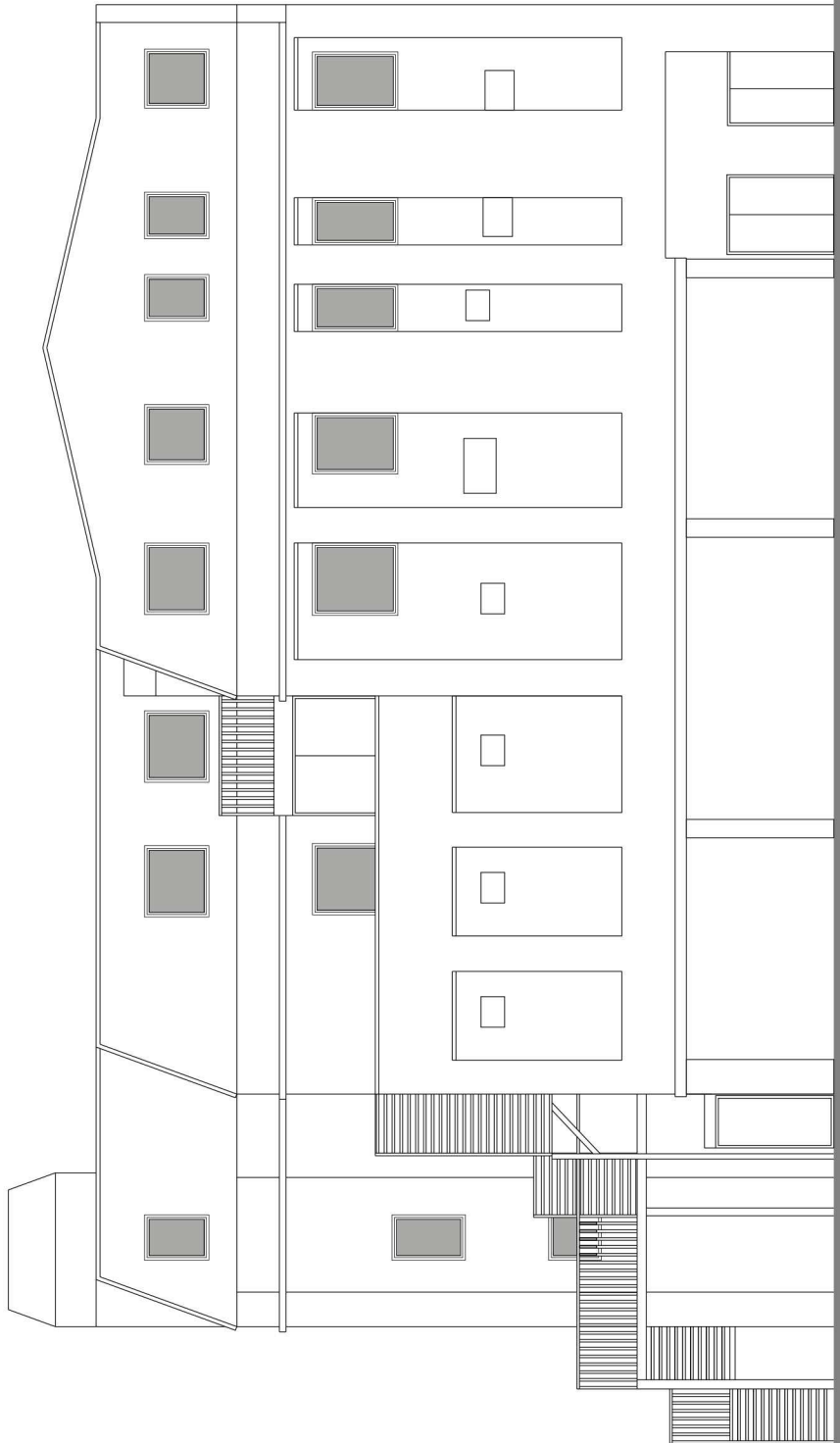
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ARCHITECTURAL DESIGN SERVICES
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MIDDLESEX, MIDDLESEX
MIDDLESEX, MIDDLESEX
MIDDLESEX, MIDDLESEX
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Front Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.5.06
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

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MIDDLESEX, UK
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WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.5.07
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

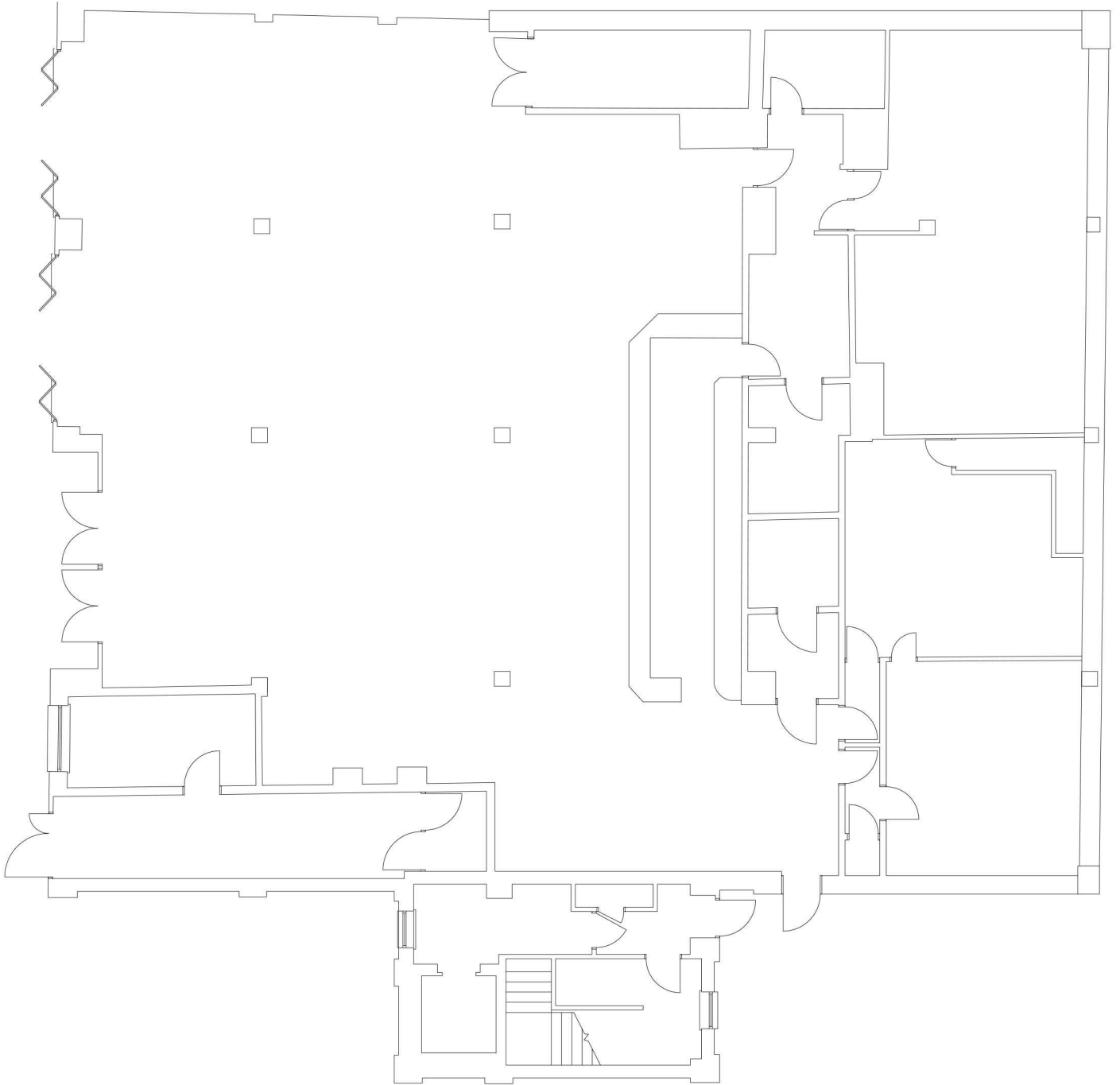
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 831330
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.08
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
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 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.09
Date	Rev
12.09.16	
Drawn	
T. Millin	



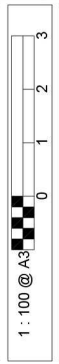
Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

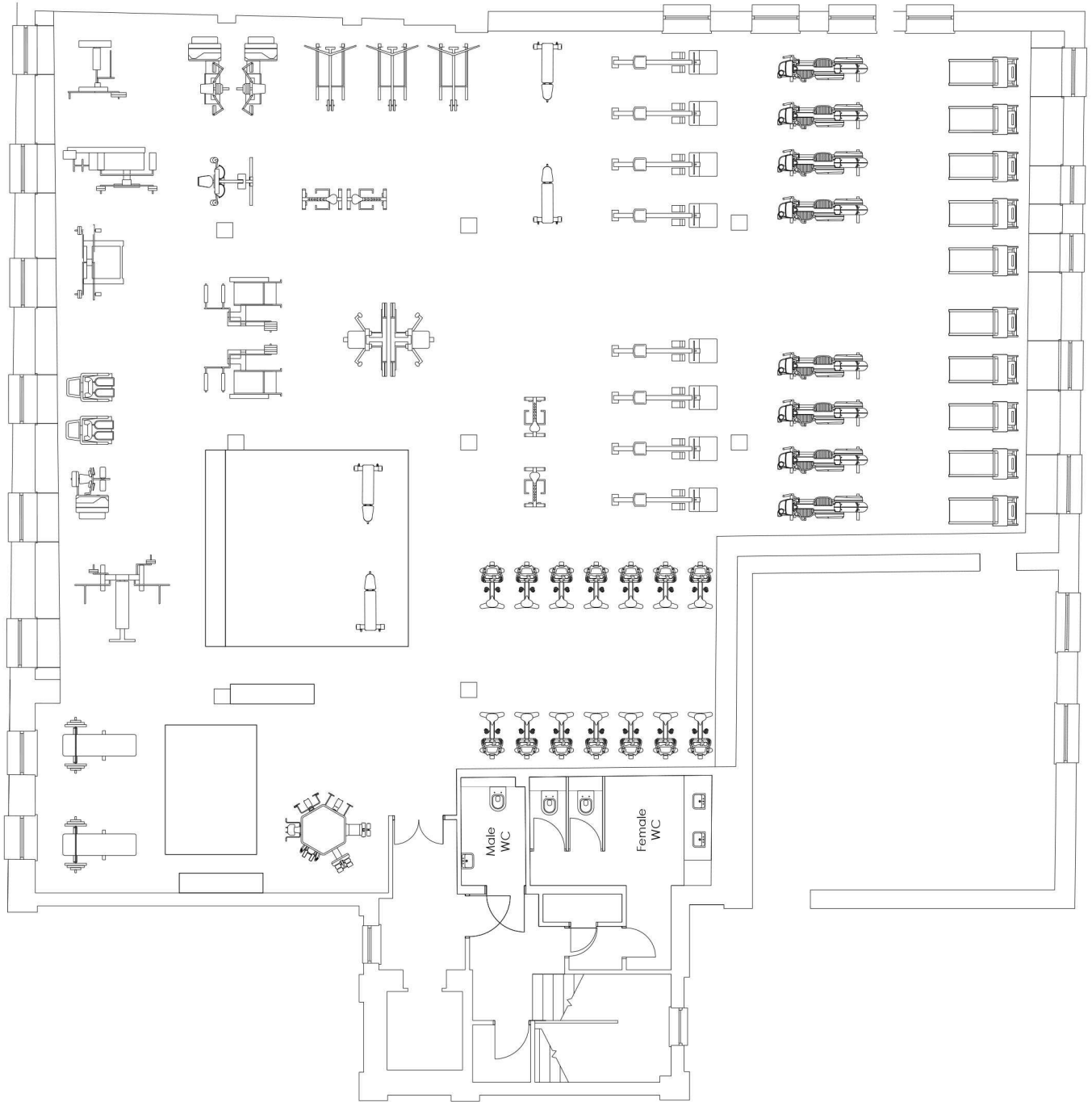
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TEL: 01895 830000 04383330
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.10
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

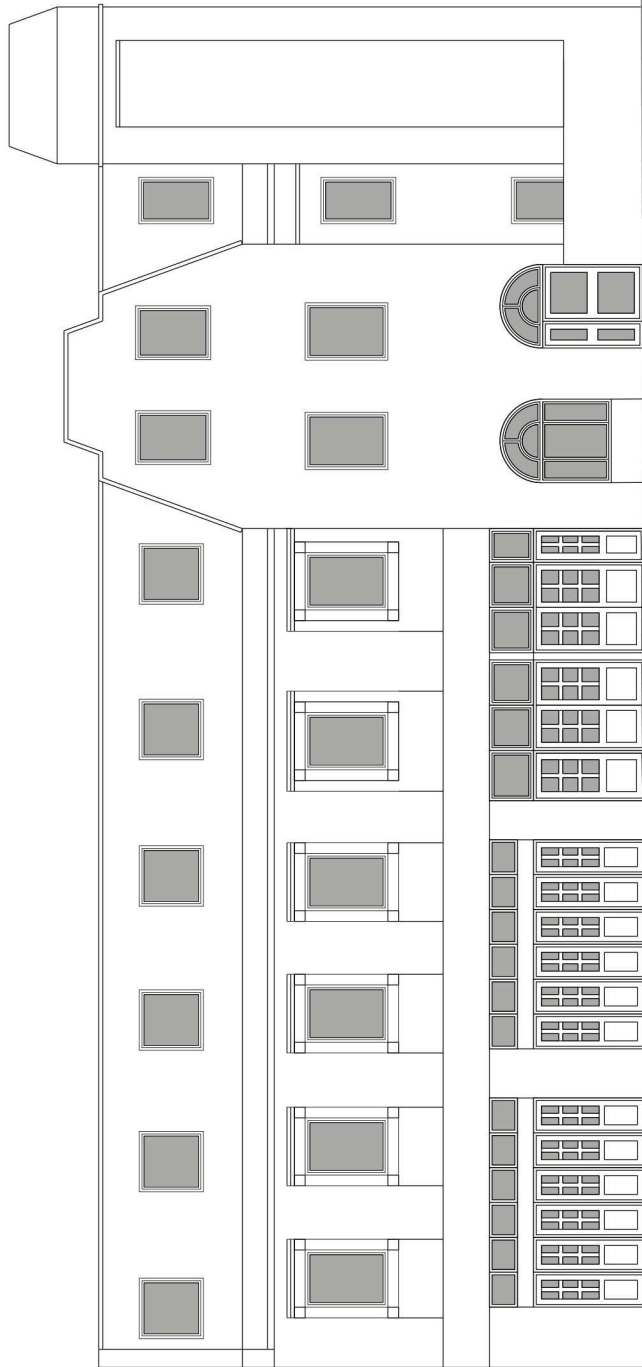
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 830330
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.11
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

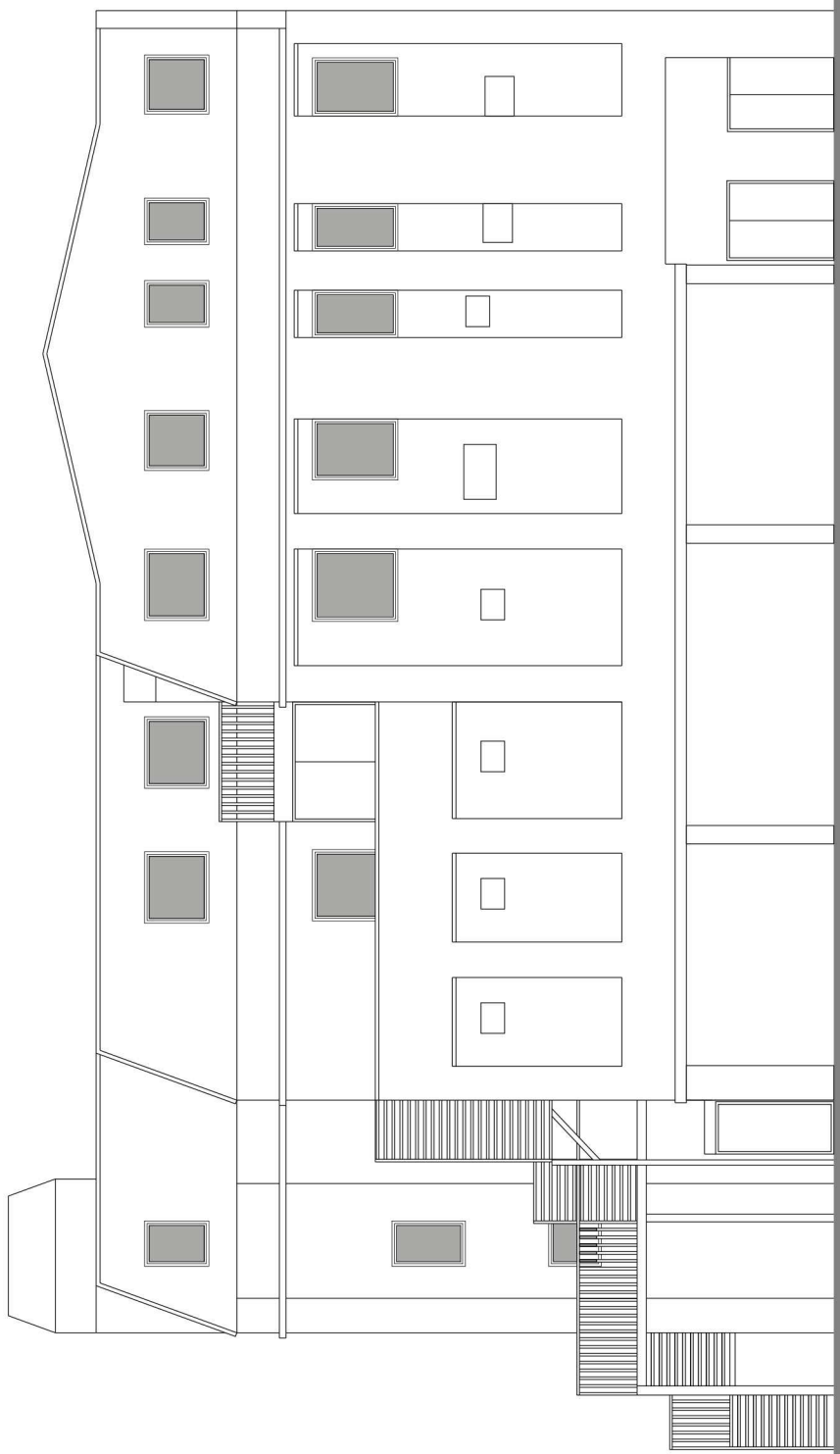
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, MIDDLESEX
MIDDLESEX, MIDDLESEX
MIDDLESEX, MIDDLESEX
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Front Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.5.12
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

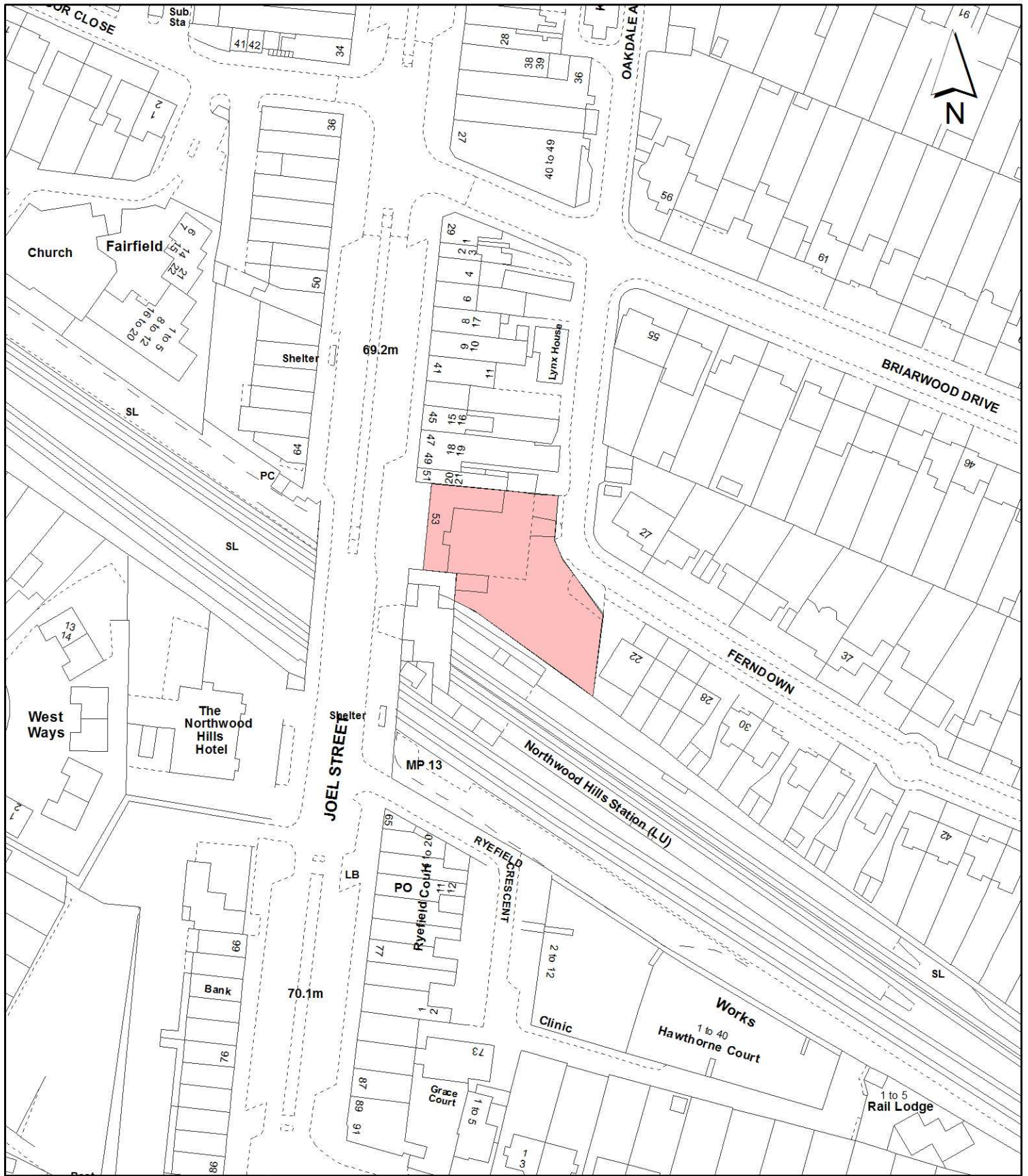
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 830000 D4383336
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Rear Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.5.13
Date	Rev
12.09.16	
Drawn	
T. Millin	



Notes:

 Site boundary

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Site Address:

**53-55 The Broadway
 Joel Street
 (Above William Jolle Pub)**

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

Planning Application Ref:
5564/APP/2016/3908

Scale:
1:1,250

Planning Committee:
North Page 143

Date:
March 2017



Report of the Head of Planning, Sport and Green Spaces

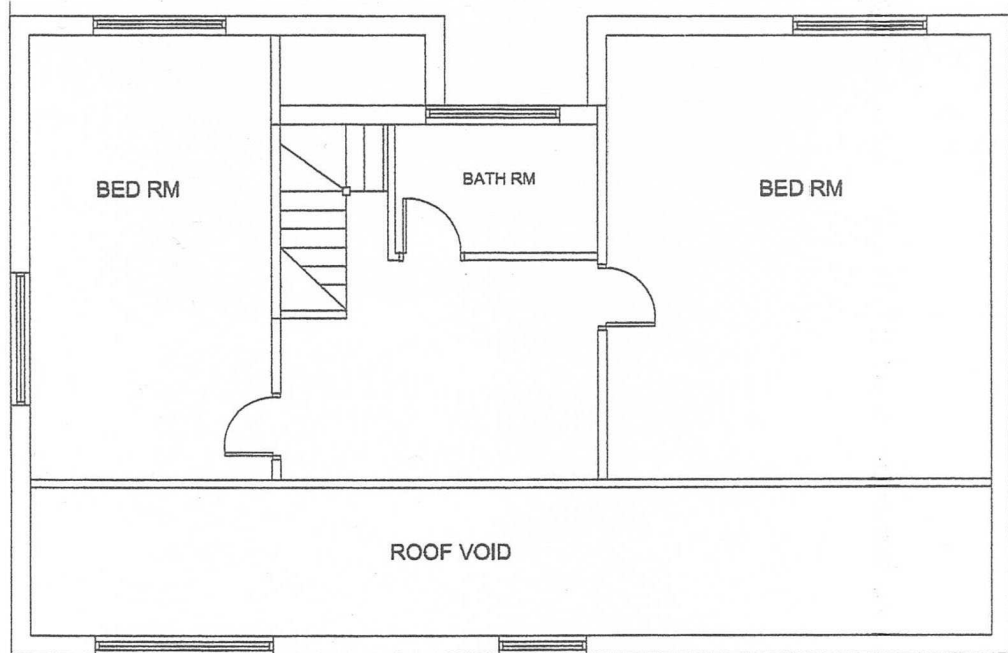
Address WATERCRESS BEDS SPRINGWELL LANE RICKMANSWORTH
Development: Retention of a 3 Bedroom Chalet Style House as Residential Use from Ancillary Offices for a Garden Centre.
LBH Ref Nos: 24597/APP/2017/109

Date Plans Received: 11/01/2017
Date Application Valid: 11/01/2017

Date(s) of Amendment(s):



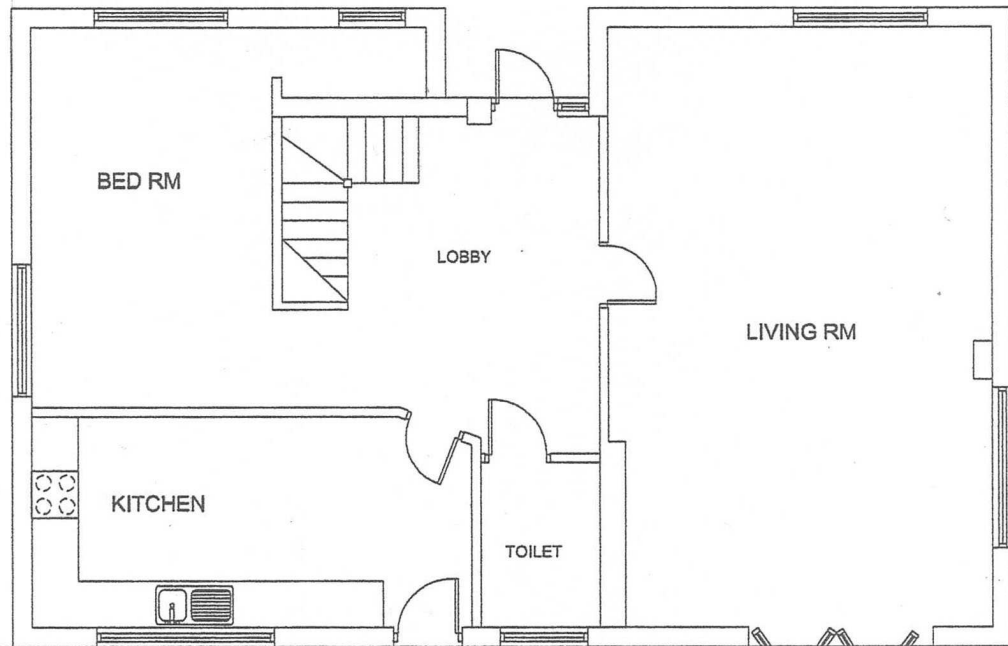
'WATERCRESS BEDS', SPRINGWELL LANE,
 RICKMANSWORTH WD3 8UX.



FIRST FLOOR PLAN

SCALE 1:100

B

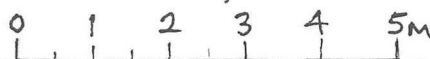


MAIN ENTRANCE

GROUND FLOOR PLAN

SCALE 1:100

A



Scale

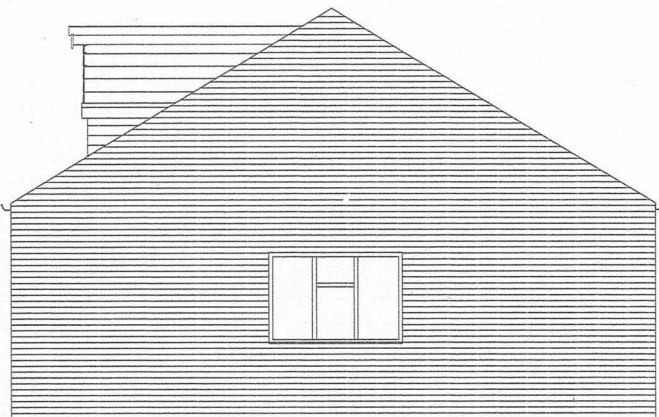
1:100 @ A4



FRONT ELEVATION A



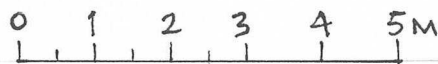
REAR ELEVATION B



SIDE ELEVATION C

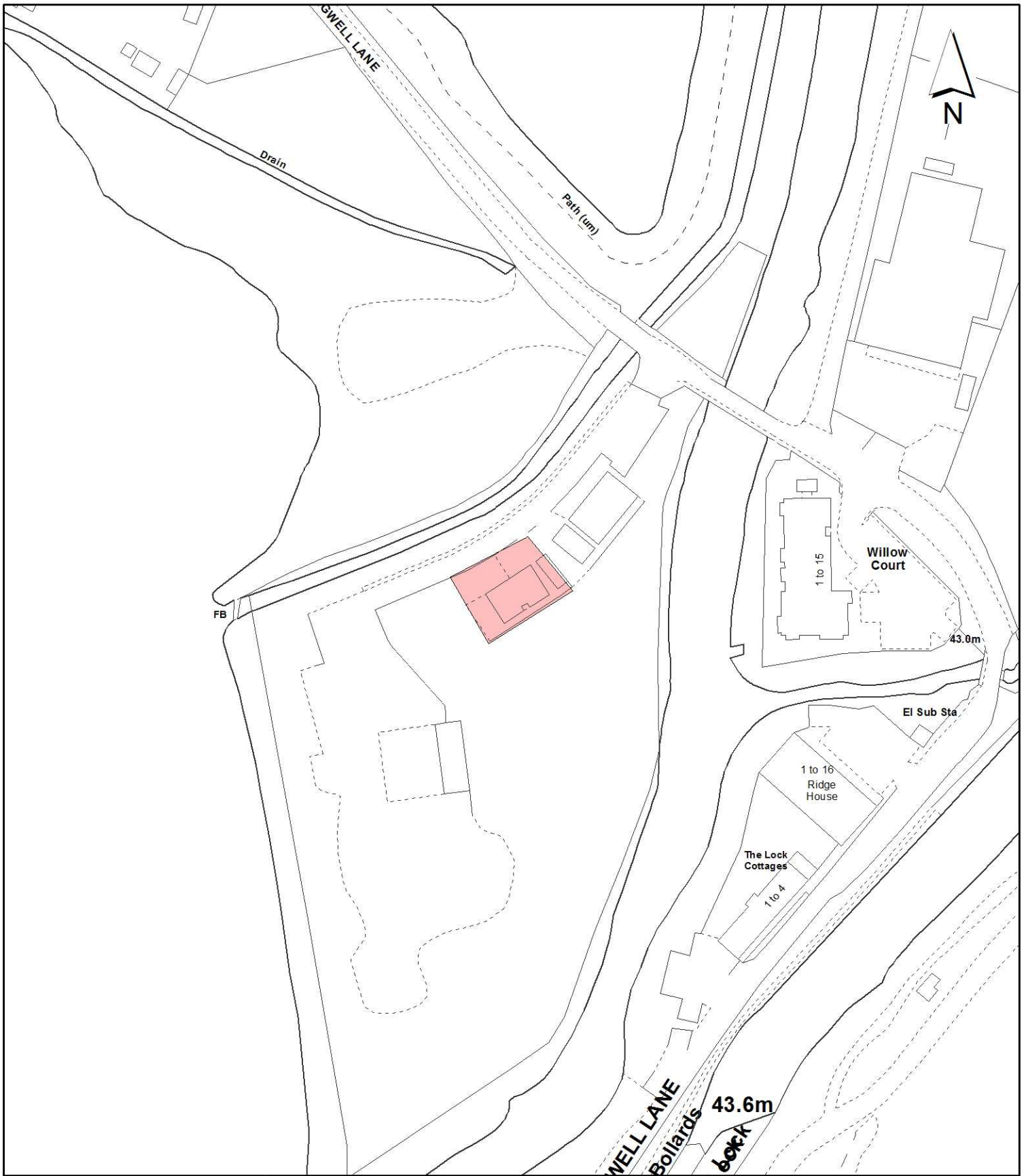


SIDE ELEVATION D



Scale

1:100 @ A4



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 Site boundary

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Site Address:

**Watercress Beds
 Springwell Lane
 Rickmansworth**

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

Planning Application Ref:
24597/APP/2017/109

Scale:
1:1,250

Planning Committee:
North Page 148

Date:
March 2017

