



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 25 APRIL 2017

Time: 7.00 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

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

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Putting our residents first

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Useful information for residents and visitors

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 14 March 2017 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Adjacent to 29-33 Dollis Crescent - 45159/APP/2017/325	Cavendish	Two storey building to allow for a self-contained studio and car port with associated amenity space, involving demolition of existing garages. Recommendation: Refusal	13 - 24 62 - 66

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	18 Highfield Drive - 33211/APP/2016/4580	Ickenham	Part two storey, part single storey rear extension, two storey front extension, first floor side extension, raising of roof to create habitable roof space to include a rear dormer, 2 front dormers, 4 side roof lights and conversion of garage to habitable use to include alterations to elevations. Recommendation: Approval	25 - 38 67 - 79
8	Flat 1 Village House - 19121/APP/2017/65	Ickenham	Conservatory to rear and new screening. (Retrospective) Recommendation: Approval	39 - 48 80 - 82
9	1b Chancerygate - 72194/APP/2017/14	South Ruislip	Change of use from storage (Use Class B8) to a gymnasium (Use Class D2) involving alterations to external windows/doors. Recommendation: Approval	49 - 60 83 - 92

PART I - Plans for North Planning Committee

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Agenda Item 3

Minutes



NORTH Planning Committee

14 March 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), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, John Oswell and Ian Edwards (Reserve) (In place of Jem Duducu)</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Neil McClellan (Major Applications Team Leader), Manmohan Ranger (Transportation DC Consultant), Nicole Cameron (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
168.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr Khatra (no substitute), and Councillor Duducu (Councillor Edwards substituting).</p>
169.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
170.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The clerk suggested amendments to the minute 163, Land Between 2 & 6 Woodside Road, as outlined in the addendum:</p> <p>"Members sought clarity on the boundary requirement. Officers confirmed that the proposal complied with the 1.5m requirement, though Members challenged this due to the inclusion of an exterior chimney breast on the south elevation, which appeared to reduce the distance between the properties.</p> <p>During discussion relating to the outcome of any potential appeals, Officers highlighted that the conservation officer had been heavily involved with the application and had not raised any concerns.</p> <p>Members discussed the application, with some Members deeming the proposal to be acceptable in light of the revisions made and the comments of the conservation officer."</p> <p>RESOLVED: That the minutes of the meeting held on 22 February 2017 be approved as a correct record, subject to the amendments as set out above.</p>

171.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that item 10, 53-55 The Broadway, had been withdrawn by the Head of Planning prior to the meeting.</p> <p>The Chairman confirmed that item 13, 81 Field End Road, had been accepted as an urgent item as, following the lodging of an appeal for non-determination by the applicant, it was important that the views of the Committee were reported to the Planning Inspectorate in a timely manner.</p>
172.	<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>
173.	<p>LAND TO THE REAR OF 17-21 THE CLOSE - 11448/APP/2016/1100 (<i>Agenda Item 6</i>)</p> <p>2-bed, detached bungalow with associated amenity space and parking.</p> <p>Officers introduced the application, confirming that the site was currently vacant and overgrown, with the boundary fencing (made up of chain link fencing) in disrepair. The site fronted an adopted service road that ran along the rear of shops fronting Field End Road. The road was used to service those shops, as well as to provide access to two nearby car parks. Planning permission was sought for the development of a 2 bed detached bungalow with associated amenity space and parking.</p> <p>Members were reminded of the site's extensive planning history, of which the most pivotal decisions were 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 ruled that there would not be harm to neighbours amenity, however the Inspector thought it would be a cramped development and that the proposals would not respect the local character. The appeal was therefore dismissed. In 2009 consent was granted on appeal for a two storey office development. The Inspector felt it was a suitable location for new office development and would satisfactorily relate to surrounding commercial development.</p> <p>Officers considered that, in principle, the site was suitable for commercial development, but not suitable for residential development. Due to the characteristics of the site it was felt that a residential unit would be out of character with the surrounding built form, and the application was recommended for refusal for this reason.</p> <p>A petitioner addressed the Committee on behalf of the residents of the Close, in objection to the proposal. The petitioner pointed that, whilst the site did have an extensive planning history, it was only the most recent application, from October 2015, that was associated with the current applicant.</p> <p>Reasons for objection included concerns over the potential for drainage and flooding issues within garden areas, following the introduction of paved area around the perimeter. In addition, the service road was prone to flooding, and it was not considered that the proposed soakaway would prove sufficient to remove the excess</p>

water. The area was busy with pedestrians using the nearby shops, and residents had safety concerns due to the high volume of traffic that would result, were the application to be approved.

All properties backing onto the service road had a tree line that provided a barrier for sound and privacy. The application proposed the removal of trees on the application site, and residents were concerned that this could have a detrimental effect on the roots of the trees on the adjacent properties, which in turn could seriously affect residents' rights to privacy were those trees to be damaged and removed.

The current proposal was only 1m away from residents' boundary line, and 5m in height. In its report from 2015, the Council stated that a 1.5m boundary line would make it difficult for trees to adequately screen the site from nearby residential properties. This was also highlighted by the Planning Inspectorate in January 2012. The Committee was reminded of existing covenants that prohibited the building of any commercial development on the land, and considering all of the above, it was requested that the application be refused.

Members deliberated, and were reminded that the Inspectorate guidance on what was acceptable for developments of this type was a material consideration for the Committee. Members shared the concerns raised within the officer's report and by the petitioner, with particular reference made to road safety and the safety of pedestrians. Officers confirmed that permission had been previously granted for an office development on the site, and that the current proposal was unlikely to create a higher volume of traffic than the previously approved application. Officers confirmed that they felt that the report set out a strong reason for refusal, and it was unlikely that an additional reason for refusal, relating to road safety, would be helpful.

Members therefore moved the officer's recommendation as set out in the report. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

174. **271 SWAKELEYS ROAD - 23510/APP/2016/3127** (*Agenda Item 7*)

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

The officer introduced the report, confirming that the application, with all matters reserved, was seeking outline permission to demolish an 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 concerning layout, appearance, scale, access, and landscaping, were reserved and could not be assessed at this stage.

The Committee was informed that, whilst there was no objection to a residential scheme on the plot in principle, this particular scheme would breach the Council's 10% threshold for flat conversions on this stretch of road, and it was felt that this would erode the road's traditional residential character. The application was therefore recommended for refusal.

A petitioner addressed the Committee in objection to the proposal, raising a number of concerns. These concerns included the potential for the resultant multi occupation house to spread across a wider footprint than currently, the impact on traffic flow on what was already a busy road, car parking issues, and impact on pedestrians.

The petitioner referred the Committee to the mooted long term plan to widen Swakeleys Road which, if ever instigated, would result in 271 Swakeleys Road losing its front garden parking space. In addition, tarmacking of garden spaces was now almost universally condemned. The road itself was highly residential, with many family homes of an arts and crafts design. Residents were concerned that the character of the road would be detrimentally affected by squeezing such developments onto sites that were too small. It was felt that the current 271 Swakeleys Road property was aesthetically pleasing, with many fine features, and the Committee was requested to refuse the application.

The applicant addressed the Committee in response, and informed Members that permission was sought for the redevelopment of the site to 5 x 2 bedroom flats, and 2 x 1 bedroom flats. The existing house was on a fairly large plot, set back 15 metres from the front boundary line at its closest point. The proposed development would be of similar character to nearby newly developed sites.

With regard to the Council's 10% threshold, the applicant asserted that guidelines advised that the application site should be taken as a midpoint on a 1km stretch of road. However, on the south side of the property (travelling towards Swakeleys roundabout) the applicant's property was the fifth property on the road, with less than 500 metres of housing on this side. Therefore, calculations had been undertaken from the last house on the road, taking the 1km allowance from 279 Swakeleys Road to 161 Swakeleys Road. In this case, there were 90 properties on this stretch of road, which according to the guidelines, would allow for 9 flattened conversions. The applicant asserted that the proposal would fall within the 10% threshold, once the guidelines were adjusted to fairly take into consideration the site's location, and asked that the application be approved.

In response, officers advised the Committee that when possible, application sites would be treated as being the midpoint of a 1km stretch of road, and calculations would reflect that. However when not possible, for example when using the application site as a midpoint would result in less than 500m in one direction (as in this case, and previous Swakeleys Road applications), extra meterage was not added to the other side to address any shortfall, as this could result in overconcentration of housing at the shorter end. Officers advised that this fulfilled policy requirements.

Members accepted the officer calculations, and were mindful that Swakeleys Road was now at its limit in terms of developments, based on the 10% threshold rule. For this reason the recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

175. **PINCIO, GATE END - 8954/APP/2016/3505** (*Agenda Item 8*)

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

Officers introduced the report, confirming that the development area was within the Gatehill Farm East Area of Special Local Character, currently occupied by a bungalow. Planning permission was sought for the demolition of that bungalow, and the erection of a 2 storey, 4 bed detached dwelling with habitable space in the roof.

The proposal was considered acceptable in principle, however due to its overall size, scale, bulk, height, and design, it would result in a cramped development which would fail to harmonize 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 Local Character.

In addition, it was considered that due to its size, scale, bulk and proximity, the development would be detrimental to the amenities of the adjoining dwelling 'Woodcote' by reason of over-dominance, overshadowing, visual intrusion and loss of outlook. For these reasons it was recommended that the application be refused.

A petitioner addressed the committee on behalf of the residents who had signed the petition as well as the Gatehill Residents Association, in objection to the application. Recently, the area of Gatehill Farm Estate Area of Special Local Character had been consistently threatened by a number of proposed applications that were not in keeping with the area. This was the second application for redevelopment of Pincio. The first application was refused due to similar concerns over size, scale, bulk and design, and proximity to the adjoining property.

The second application has a larger footprint than the first, refused application, with a higher roofline, and would result in an even more cramped development. Such a large development, on such a narrow plot of land, would give limited scope for any landscaping that could soften the impact, and was contrary to policy. The proposal set out excessive hardstanding at the front of the property for car parking, which did not abide by HDAS policy which stated that at least 25% of a front garden must be maintained for soft landscaping. In addition, the proposal suggested the removal of trees and vegetation that was not all in the ownership of the applicant. For these reasons, the Committee was requested to refuse the application.

In the interest of fairness, the Chairman read a statement behalf of the applicant, responding to the petitioner.

The applicant asserted that, before submitting the application, discussions were held with a case officer and a member of the conservation team, and all subsequent recommendations from these discussions were duly incorporated into the proposal. In addition, GRA representatives, engaged at an early stage, complemented the design and helped finalise the landscaping scheme.

Regarding the petition, and the concerns raised over the impact of the proposal on the neighbouring property 'Woodcote', the applicant asserted that proof had been submitted that showed that it was in fact a different neighbour's garage that was causing the overshadowing referred to within the officer's report. A full response, including responses to false measurements and exaggerations, had been submitted in a separate letter.

Mindful of the sunlight and daylight concerns, a study to assess the impact on Woodcote was commissioned by a specialist firm. This study confirmed that the proposal was acceptable with almost all BRE standards satisfied. A number of minor transgressions would arise as result of an unreasonable reliance of light over the Pincio plot, due to the position of the Woodcote garage.

When reviewing the planning report, mistakes regarding the local vicinity of the area had been noted, including the number of bungalows in the street. Concerns were raised that the last visit to the plot appeared to be over four months ago, and that there

was an overreliance on the petition letter.

In summary, it was asserted that the proposal met all the technical standard requirements. The size of the proposed development was in line with other properties, particularly the new build on the land forming part of 14 Wieland Road. The flank distance between Woodcote and the Pincio proposal was 6.4m; more than double the minimum of 2 x 1.5m. All other properties on the estate were two storey.

The Chair confirmed that the separate document referred to was several pages long, and was not circulated to the Committee at this late notice, particularly as the Committee would not have the opportunity to ask questions of the applicant regarding its contents.

In response to the statement, officers confirmed that the report included two refusal reasons, written by the case officer, so it was surprising that the applicant had suggested that officers had advised that the proposal was acceptable at pre-application meetings.

Members confirmed that they shared the sentiments expressed within the report, and were concerned over the size, scale, bulk and design of the proposed development. However, whilst it was felt that this proposal was not suitable, it was recognised that further applications were likely to be submitted, until such time as a proposal was deemed to be suitable. It was therefore moved that the application be refused, for the two refusal reasons outlined within the report. This was seconded, put to a vote, and unanimously agreed.

RESOLVED: That the application be refused.

176. **51 WIELAND ROAD - 17990/APP/2016/3166** (*Agenda Item 9*)

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

Officers introduced the report, confirming that the application sat within the Gate Hill Farm Estate of Special Local Character. Whilst the proposal development was for a large building, it was felt to be replacing an equally large building. The proposed dwelling followed a neo-Georgian style, and whilst this was not typical of the area, the area itself was home to various architectural styles and so was considered to be acceptable. It was not considered that the proposal would result in an overbearing impact on the adjacent properties to the detriment of their residential amenity.

The site did benefit for an existing permissions for significant extensions to the existing properties, which as still extant. The suggested changes from the permitted extension to this new scheme were broadly similar, though was set 1.5m further away, with edges 'squared off', and with the proposed footprint under the new application no deeper or wider than the existing building or the permitted extension from 2015. As such, the impact on residential amenity was actually slightly less than previously approved. It was therefore recommended that the application be approved.

A petitioner addressed the Committee in objection to the proposal. Members were reminded that a similar proposal was due to be considered at the North Planning Committee meeting held on 11 January 2017m and was recommended for refusal before being withdrawn prior to that meeting. It was now under consideration again, under slightly different plans. The officer's report in respect of the previous application

recommended refusal due to design, bulk, and impact on the local street scene. In addition, the report stated that the development would result in overbearance towards the neighbouring property. This new application was only 5% smaller than the previous proposal, but was four times the size of its immediate neighbours, and nearly twice the size of the largest house in the vicinity.

The proposed new building was 0.9m from the southern boundary, a breach of the proposed policy requiring a distance of 1.5m between the property and the boundary. Guidance from LBH planning officers had confirmed that the proposed policy must be treated as a material planning consideration.

Amendments to the design since January included a deeper roof, which would be visible from the road and overbearing to the neighbouring property to the north. The supporting detail accompanying the application suggest that the floor would be a loft, but the size and scale would in fact make it a whole storey. Houses within the area were predominantly made up of attracted, arts and crafts style properties. The proposed development was not in keeping with this existing aesthetic. The front elevation would be built on the building line, with a porch in front of the building line, contrary to HDAS policy. The officer's assertion that the proposed property was Georgian design was suggested to be incorrect. For these reasons, it was requested that the Committee refuse the application.

The architect for the applicant addressed the committee in response to the petitioner. The Committee was reminded that there was an existing extant approval for a large building with a basement, and the new application was no deeper or taller, and was more than a meter less wide than the approved scheme, and so was contributing to the opening up of boundaries and flank walls with this area of the estate.

In comparison to the refused scheme, the relief front elevation was removed following comments that this was not appropriate. In addition, roof lights at the front elevation were also removed, The porch described was in fact a simple portico to provide shelter form weather when entering the property. In terms of size, scale and depth, the new application was entirely comparable with the previously approved scheme, and provider a greater separation between 51 and 49 Wieland Road. The estate was home to many different styles including extensions to existing building and new builds.

Members sought clarity from the applicant's representative over why a new application had been submitted, when his testimony suggested that it was so similar to the previously approved scheme. In response, the Committee was advised that the previously approved application was a compromise to amend an existing building, and his client's instructions were to proceed with a wholly new build.

Councillor Bianco addressed the Committee as Ward Councillor for Northwood Hills. Councillor Bianco expressed concerns relating to the size and design of the proposed development. In addition, neighbours' concerns over the size of the basement and its swimming pool, and the resultant impact on water levels or potential damage to neighbouring foundations was highlighted. The scale of the development was incongruous to existing properties in the area, and allowing such a development could set a precedent for future application that could result in the compete change of character of the area. For these reasons, Councillor Bianco requested that the application be refused.

The Chairman opened the item for discussion, and drew the Committee's attention to the extant permission from 2015, as well as section 717 of the report, on flooding and

	<p>drainage, which confirmed that the Council's Flood and Water Management officer had no concerns over the proposal.</p> <p>Members requested confirmation that a full geological survey had been conducted in relation to the proposed basement. Officers highlighted the report and the comments of the Flood and Water Management officer who was satisfied with the scheme. The scheme did include an additional condition (condition 8) which exerted additional control over the construction process. A basement of similar size did form part of the application that was previously approved.</p> <p>Members asked for clarity over this application versus the application that was withdrawn from the January meeting. Officers advised that main difference was the further increase in distance from the property to the western boundary. The Committee was advised that, due to the extant permission, it would be very difficult to argue for a refusal based on bulk and mass.</p> <p>Members raised concerns over the design of the application, and shared the view that the development was out of keeping with the character of the area. Whilst of a similar size to the approved application, the new design exacerbated the impression of size, without the relief to soften this impression.</p> <p>Officers were requested to explain, on the understanding that the application was for a completely new build, why the design criteria applicable for an area of Special Local Character was not being enforced (for example the minimum side boundary distance). Officers confirmed that all material planning considerations needed to be taken into account, which included the proximity of the existing property to the side boundaries and the distance policy governing such boundaries, as well as the footprint of the existing property on the site. The existing property, and the 2015 approved application, were already very close to the side boundaries. As such, officers were constrained by what had already been approved.</p> <p>Members felt that the design of the application and its overall appearance was not in keeping with the character of the area, and was incongruous with the aesthetics of the existing properties. For these reasons it was moved that the application be refused, with delegated authority given to the Head of Planning to finalise the wording of the refusal decision. This was seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the application be refused; and 2. That the Head of Planning be given delegated authority to finalise the wording of the refusal decision.
177.	<p>53 - 55 THE BROADWAY, JOEL STREET (ABOVE THE WILLIAM JOLLE PUB) - 5564/APP/2016/3908 (<i>Agenda Item 10</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
178.	<p>WATERCRESS BEDS, SPRINGWELL LANE - 24597/APP/2017/109 (<i>Agenda Item 11</i>)</p> <p>Retention of a 3 Bedroom Chalet Style House as Residential Use from Ancillary Offices for a Garden Centre</p>

	<p>Officers introduced the report, confirming that the site was located within on flood plain with a green belt, and was previously used for storage and administrative purposes. The building had been now been converted, without planning permission, to a 3-bed house, contrary to the principles of green belt policy. It was therefore recommended for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
179.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</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 public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
180.	<p>81 FIELD END ROAD, EASTCOTE - 363/APP/2016/3965 (<i>Agenda Item 13</i>)</p> <p>Demolition of existing Doctors' Surgery and construction of new three storey (plus basement level parking) mixed use development comprising 9 residential apartments, a Doctors' Surgery and a Pharmacy.</p> <p>The Chairman confirmed that the item had been accepted as an urgent addition to the agenda, following the applicant lodging an appeal for non-determination. It was therefore a requirement that the Planning Committee's views be included in the submission to the Planning Inspectorate, which was due before the next scheduled North Planning Committee meeting.</p> <p>Officers introduced the report, confirming that a similar application for the same site was presented to the Committee on 3 March 2016, and that on that occasion Members determined that, had an appeal for non-determination not been lodged, the application would have been refused as the proposed building was considered an overdevelopment of the site that would have resulted in the loss of open space. That application was also considered to have a detrimental impact on the siting of a nearby Grade II listed building, and on the character and appearance of the surrounding area.</p> <p>The current application was a very similar scheme, with the main differences being that the irregular triangular shape building previously proposed had been squared-off at the corners, and the building had been set back further from Walsh Lodge, which had moved it closer to Deane Croft Road and the north western boundaries. The previous</p>

flat roof design had been revised to a mansard/crown roof.

Following the re-siting of the building closer to the trees on the north western boundary, the Tree Officer had advised that this could result in pressure from residents in the future to remove and/or carry out works to the trees. Since the previous appeal, it had now been established that the rearmost first floor side facing window in the adjoining first floor flat at Walsh Lodge did not serve a habitable room, but a small kitchen which only had standing space. This, combined with the other changes made to the scheme, would no longer warrant a reason for refusal based on adverse impacts on adjoining residential amenity.

However, it was considered that the proposed changes had not overcome the Inspector's justification for dismissing the previous appeal on grounds of the building being intrusive and being detrimental to the openness of the site. As such, the officer's recommendation was to inform the Planning Inspectorate that, had an appeal not been lodged, that the application would have been refused for the reasons as set out in the report.

The Chairman drew the Committee's attention to the addendum, which contained the comments from the Eastcote Residents Association that had been omitted from the officer's report.

A petitioner addressed the Committee on behalf of the Eastcote Residents Association and the Eastcote Conservation Panel, in objection to the application. The petitioner asserted that the new application did not address any of the concerns relating to height, size, bulk or overall design that had been raised against the previous application, and that the design was not in keeping with the existing character of the area.

The petitioner went on to confirm that they had no objection to the medical facilities being upgraded, but that the application did not contain any meaningful improvements to these facilities. Concerns were raised regarding the overshadowing of the kitchen in Walsh Lodge, as it was felt that this could have a detrimental impact on the mental health and wellbeing of the person using that room. In addition, private amenity space was referenced, and it was suggested that the rooftop gardens were not of a sufficient size and that, due to safety concerns, were not suitable for use by children or young families. It was requested that these issues be listed as additional reasons for refusal.

The Chairman read a statement from the Eastcote and East Ruislip Ward Councillors, which confirmed that they supported the residents' objection to the proposal, and requested that the application be refused on the grounds of overdevelopment and design.

Responding to the petitioner's points regarding the overshadowing of the kitchen in Walsh Court, officers confirmed that this was an issue not fully resolved previously. An officer had therefore visited the site to measure the kitchen, which was shown to be under 9 sqm total size. As the guidelines stated that a habitable room must be over 13 sqm, refusal could not be based on this point. Moving to the roof gardens, it was confirmed that the amenity space, inclusive of the gardens and the front terrace, met the minimum required standards of 215 sqm. Fencing to secure the roof gardens could be a suggested condition, were the Inspectorate minded to uphold the applicant's appeal.

Members confirmed that they were supportive of the recommendation as set out in the

	<p>report. This was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
	<p>ADDENDUM</p>
	<p>The meeting, which commenced at 7.05 pm, closed at 8.30 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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 ADJACENT TO 29 & 33 DOLLIS CRESCENT RUISLIP

Development: Two storey building to allow for a self-contained studio and car port with associated amenity space, involving demolition of existing garages.

LBH Ref Nos: 45159/APP/2017/325

Drawing Nos: Location Plan
Design & Access Statement
1817/1 A
1817/10 B

Date Plans Received: 27/01/2017 **Date(s) of Amendment(s):**

Date Application Valid: 07/02/2017

1. **SUMMARY**

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

The scheme proposes to demolish the remaining garage block and erect a two storey building providing 2 ground floor parking spaces and a studio flat above. The proposal is considered to be an intrusive addition to the street scene which fails to respect the built form of the surrounding area. It also fails to achieve suitable living conditions for future occupiers.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

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

2 NON2 **Non Standard reason for refusal**

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

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officer Report and reasons for refusal clearly identified the issues to be addressed.

3. CONSIDERATIONS

3.1 Site and Locality

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

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

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

3.2 Proposed Scheme

This application seeks planning permission for the demolition of the remaining garage block and the erection of a two storey building, comprising a 1 bed self contained studio flat with associated parking, cycle storage and bin store. The building sits principally on the footprint of the existing garages and measures 9.15 m in width, 5.45 m in depth with a pitched roof of 7 m in height.

3.3 Relevant Planning History

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

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

Decision: 25-01-2016 Approved

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

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

Decision: 13-05-2015 Approved

45159/APP/2016/2859 Adjacent TO 29 & 33 Dollis Crescent Ruislip

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

Decision: 04-10-2016 Withdrawn

45159/APP/2016/3421 Adjacent TO 29 & 33 Dollis Crescent Ruislip

Details pursuant to conditions 3 (Materials) and 6 (Sustainable Water Management) of planning permission Ref: 45159/APP/2015/4405 dated 25/01/2016 (Two storey building to provide 2 x 2 bed self-contained flats with habitable roofspace, 3 x rear rooflights, associated parking and landscaping works involving demolition of 9 existing garages)

Decision: 17-11-2016 Approved

Comment on Relevant Planning History

45159/APP/2016/3421 - Details pursuant to conditions 3 (Materials) and 6 (Sustainable Water Management) of planning permission Ref: 45159/APP/2015/4405 dated 25/01/2016 (approved)

45159/APP/2016/2859 - Two storey, 1-bed self-contained flat with associated parking and amenity space, involving demolition of existing garages.(withdrawn)

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

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

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

27 neighbours were consulted for a period of 21 days expiring on the 2 March 2017.

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

- No change from before.
- No concern for disabled people having to deal with the disturbance that the building plan is causing. The works causes harassment and danger, what has happened to our human rights?
- Whilst housing is needed, overcrowding the area and forgetting about the existing residents who have spent their lives and money to live a happy life is being ruined.
- Cost to the Council to repair the road and road markings.
- Noise and inconvenience is anti social.

- No consideration by the workmen.
- We have put up with this for 18 months by refusing this application and bringing it to an end would be some kind of compensation for the distress caused.
- Less parking than previously agreed which is not acceptable.
- Out of keeping with the character of the street scene.
- No allocated amenity space.
- On street parking already a significant problem this will create additional highway safety issues.
- Overdevelopment and cramming.
- The Design and Access Statement advises 75 sq.m of garden space is retained to the rear of the main building, however this area is divided in 2 and specifically allocated to Flats 1 and 2.
- The Juliette balcony would have a direct, close sightline into the first floor bedrooms of flats 31 and 33, at roughly the same height and 8-10 m away. They will also have views to the ground floor bedroom of nos. 27 and 29 which are not currently overlooked.
- Also views of the rear garden of no. 8 and the front garden of no. 29 as well as the gardens of nos. 4 & 6 and flats 27 and 21.
- We urge the Committee to censure the applicant for their long standing disruptive presence in the Crescent and label them unfit to undertake another development there in.

A petition objecting to the proposal was also submitted.

Rodwell Close Residents Association - No response.

Eastcote Residents Association - We ask the application be refused. The floor area appears substandard and there is no dedicated amenity space. The original 4 car parking space will be shared between more people leading to an increase of on road parking problems. Dollis Crescent is a no-through road and this site is at the dead end of it.

Internal Consultees

Access Officer - No response.

Trees/Landscaping - The proposed planting around the car park is relatively low and ineffective. Amendments to the planting scheme are recommended. No objection subject to landscaping conditions

Flood and Water Management - This proposal must comply with information submitted for conditions proposed for 45159/APP/2015/4405 which permitted a two storey building to provide 2 x 2 bed self contained flats with habitable roofspace, 3 x rear rooflights, associated parking and landscaping works involving demolition of 9 existing garages. For information there is an ordinary watercourse which flows across the site and is connected to the proposed drainage as specified in previous applications. The drawings propose permeable paving which is considered acceptable. A surface water condition is required.

Highways - The site has a PTAL of 3 (moderate) and means there will be a strong reliance on private cars for trip making. The proposed development will add a small amount of additional traffic to existing levels. The proposal results in 3 flats with 4 car parking spaces which meet the Council's policies for off street parking provision. The cycle stand shown does not meet the requirements for secure cycle parking but this can be conditioned for submission if the application is considered for approval. The proposed refuse/recycling bins store is acceptable. The previous proposal includes gates at the entrance but these are not shown on the current application. I would oppose any such facilities in such a narrow local road.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This

is an developed area, which within planning considerations is considered to be a brownfield site. That said, the site of which this recently formed a part is already being redeveloped.

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

7.02 Density of the proposed development

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

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

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed building is situated in a prominent position at the edge of the turning head for the cul-de-sac. The existing garage, which currently occupies the same footprint, is a relatively modest structure. When viewed from Dollis Crescent, it presents a wall with a depth of 5.3 m and a mono pitch roof the maximum height of which is 3.05 m adjacent to the boundary with no. 8 and decreasing in height of 2.4 m into the site. This form of development, with small garage blocks at the end of a cul-de-sac is a characteristic for housing developments of this era. The proposed "coach house" is significantly larger with an increase in height to 7 m with a gabled roof form facing the street scene. The adjacent blocks including the 2 flats currently under construction have gabled roof forms; however the ridge lines of the roofs are parallel with the road. The property to the side no. 8 is set much further forward with a hipped roof design. The proposed siting of the coach house does not respect the return building line formed by no. 8 and it is considered that the proposed building fails to respect the built form of the rest of the cul-de sac and the area in general. Overall, the design and layout of the building is considered unacceptable in the context of the site and surrounding area and would have a detrimental impact on the character and appearance of the street scene.

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

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. The proposed coach house is situated at the end of the cul-de-sac with the principle first floor window and Juliette balcony facing down the road. The

nearest property with near direct views from this window is no. 8 which is situated approximately 34.4 m away. It is further noted that there is an existing well established tree on the boundary of the garden of no. 8, slightly forward of the site, which would provide additional screening of the private amenity space to that property, particularly in the summer months. On the other side of the application site, the properties are at right angles to the primary window. Concerns have been raised regarding the potential loss of privacy from the window and balcony with views directly into the bedroom windows of the adjacent flats. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This involves drawing a 45 degree line of sight from the mid-point of an existing or new window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21 m between facing habitable rooms. Taking a 45 degree line of sight from the centre point of the window, it would intersect with the properties nos. 27/31 at approximately 22 m; therefore any overlooking would be at an oblique angle. To the side of the proposed property it is intended to include 3 rooflights facing the new flatted development. The proposals are separated by approximately 12.8 m, however the rooflights are high level set at approximately 1.75 m above floor level. Therefore on balance it is considered that the proposal would not result in a significant land unacceptable loss of privacy to the occupiers of the adjoining properties. As such the proposal would be in accordance with policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a one person dwelling with a shower room, set over 1 storey should have a minimum internal floor area of 37 sq m including 1 sq m of internal storage. The proposed layouts indicate the property has a floor area of approximately 38.5 sq m including the staircase leading up to the studio apartment. Given that of that space approximately 4.8 sq m would be within the staircase and as such is non-usable floorspace, on balance, it is considered the proposal fails to provide a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

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

HDAS: Residential Layouts advises that studio flats should provide at least 20 sq m of amenity space. Exceptions to the garden area requirements will only apply in special circumstances such as the provision of small non family housing in town centres. Although the Design and Access statement makes reference to 75 sq m of garden space behind the main building, in line with the approved plans for that development that garden area was subdivided to provide individual private amenity space for the 2 approved flats. Therefore any alteration to those approved plans would require further approval. As such, in the

context of the assessment of this proposal, that area of amenity space is not considered accessible to the future occupants of the coach house. Therefore no amenity space is provided within this proposal, however, this is a one person studio development and it is noted that there is an area of open space situated on Columbia Avenue to the North of the site with easy access through a footpath from Dollis Crescent, and Cavendish Recreation Ground is within easy walking distance to the South. As such it may be unreasonable to raise an objection to the proposal on this basis. Therefore the proposal is considered to comply with the principles of policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

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

It is noted that concerns have been raised over the existing parking stress within Dollis Crescent and the potential impact of the development as a whole and the provision of an additional residential unit. The previously considered proposal provided the 2 x 2 bed flats with 1 parking space each and 2 additional visitor spaces including a disabled parking space, against a requirement of 3 spaces and as such was considered acceptable. The Highways Officer has advised that the inclusion of an additional residential unit on the site would increase the parking requirement to 4 spaces against a provision of 4 spaces, which would be in compliance with the parking standards. As such, the proposed development is considered to provide adequate parking and would be in compliance with the requirements of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Hillingdon's Adopted Parking Standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

A cycle stand is shown within the car port, however this would not comply with the requirements for secure cycle storage. However details for this could be conditioned if all other aspects of the proposal were considered acceptable.

7.11 Urban design, access and security

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

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The replacement of the existing garage block with the coach house would have a minimal impact on the approved landscaping for the site. However the Landscape Officer has advised that the proposed planting around the car park is relatively low and ineffective. Amendments to the planting scheme are recommended and this could be secured through the inclusion of a condition for the landscaping, if all other aspects of the proposal were acceptable.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that there is an ordinary watercourse which flows across this site and is connected to the proposed drainage as specified on previous applications. The permeable paving as proposed would be acceptable but there must be a clear plan of the drainage across the site relating to surface water. This could be conditioned for submission.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Disruption caused by development works are transitory in nature and as a consequence are not a material consideration sufficient to refuse an application. The 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, which includes hours of operation, noise, dust and smoke. Any breach of these requirements should be reported to the Council's Environmental Protection Unit.

Other issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposal identifies suitable bin storage facilities within the car port.

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

It is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land adjacent to
 29-33 Dollis Crescent**

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

Planning Application Ref:
45159/APP/2017/325

Scale:
1:1,250

Planning Committee:
North Page 24

Date:
April 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGHFIELD DRIVE ICKENHAM

Development: Part two storey, part single storey rear extension, two storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, 2 front dormers, 4 side rooflights and conversion of garage to habitable use to include alterations to elevations.

LBH Ref Nos: 33211/APP/2016/4580

Drawing Nos: Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Front and Side Elevations
Proposed Rear and Side Elevations
Proposed Loft Plan
Proposed Roof Plan
Existing First Floor Plan
Existing Front and Side Elevations
Existing Rear and Side Elevations
Location/Block Plan
Existing Ground Floor Plan

Date Plans Received: 20/12/2016

Date(s) of Amendment(s):

Date Application Valid: 17/01/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling with a hipped roof. The property has an integral garage and a second garage to the side of the property. There is a porch with a hipped roof centrally located to the front of the property. To the rear of the property is a two storey rear element with two hipped roofs set down from the main roof of house; and a rear conservatory addition. To the North of the application site lies No.16 Highfield Drive, a two-storey detached property. To the South of the application site lies No.22 Highfield Drive, also a two storey detached property. Both properties project further to the rear, beyond the rear building line of the application site.

The front of the property is laid in hardstanding and provides parking for at least 3-4 vehicles. The principal elevation faces South East.

The street scene is residential in character and appearance comprising detached properties, the majority of which have been substantially extended. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The development comprises the erection of a part two storey, part single storey rear

extension, two storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, 2 front dormers, 4 side rooflights and conversion of garage to habitable use to include alterations to elevations.

The two storey rear extensions would comprise 2 x two storey rear projections separated by a single storey element with a terrace above.

The two storey side extensions would measure 5.7 M and 5.5 M wide respectively. They would have a hipped roof profiles and would be set 1.25 M below the main roof profile. They would project 4.25 M deep.

The single storey element would measure 4.22 M wide x 3.0 M high with a flat roof, and 4.25 M deep. The terrace area above the ground floor element would also measure 4.25 M deep and would be accessed via bi-fold doors on the first floor. The terrace would be fully screened on both sides by the flank walls of the two-storey rear elements.

The front extension would measure 3.25 M wide x 1.8 M deep x 7.0 M high with a pitched roof over.

The side element would comprise a first floor extension over the existing side garage measuring 3.2 M wide with hipped roof profile which extends to the main roof slope. A gap of 1.2 M would remain to the side boundary.

The front dormer windows would have a pitched roof over and measure 1.45 M deep x 1.25 M wide x 1.6 M high.

The rear dormer would be centralised into the main rear roof slope and measure 3.25 M wide x 1.5 M high with a flat roof, providing set ins of 3.5 M - 4.0 M to the side boundaries, and 1.45 M to the ridge and eaves. The main roof would be raised approximately 1.0 M high.

The proposal would accommodate the enlargement of the ground floor; two additional bedrooms (currently the property is a three bedroom house); and a games room in the loft space.

1.3 Relevant Planning History

12536/APP/2009/1896 36 Highfield Drive Ickenham

Erection of a two storey four-bedroom detached dwelling with habitable roofspace and associated parking, involving demolition of existing dwelling.

Decision Date: 29-07-2010 Approved **Appeal:**

33211/APP/2013/3453 18 Highfield Drive Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 3.1 metres

Decision Date: 23-12-2013 Refused **Appeal:**

33211/APP/2014/4 18 Highfield Drive Ickenham

Demolition of existing utility room and erection of a single storey rear extension, which would

extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 3.10 metres

Decision Date: 11-02-2014 **PRN** **Appeal:**

33211/APP/2015/1061 18 Highfield Drive Ickenham

Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations

Decision Date: 02-06-2015 **Approved** **Appeal:**

6546/APP/2010/2228 38 Highfield Drive Ickenham

Two storey, five-bedroom detached dwelling with habitable roofspace, involving demolition of existing dwelling.

Decision Date: 29-11-2010 **Refused** **Appeal:**27-JUN-11 **Allowed**

6653/APP/2016/967 1 Highfield Drive Ickenham

Part two storey, part single storey rear extension, two storey front extension, extension to roof to rear to allow for additional habitable roof space and conversion of garage to habitable use involving alterations to front

Decision Date: 16-08-2016 **Approved** **Appeal:**

Comment on Planning History

Planning permission was approved at Committee for a similar scheme on the 02.06.15; application ref.33211/APP/2015/1061 comprising:

A part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations.

The main changes to this scheme involve the introduction of a second two storey rear extension and the reconfiguration of first floor side extension.

It should also be noted that there are a number of extensions and properties within Highfield Drive that also have crown roofs, namely the following:

- 1 Highfield Drive - an extension incorporating a crown roof.
- 36 Highfield Drive- a new build property, currently under construction.
- 36 Highfield Drive- allowed on appeal.

Please note the relevant planning history's have been included.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

Four neighbouring properties, Ickenham Residents Association x 2 were consulted on 19.03.17.

2 responses have been received as follows:

- The plan to build a second storey extension will cause a loss of light.
- new high wall would cause visual intrusion.
- the side elevation plan there are to be windows in the side elevation would cause overlooking.
- the overall mass of the proposed new building is far too large and unseemly from the front road scene.

Ickenham Resident's Association:

The roof which had been approved under 2015/1061 on 02.06.15 has now been changed to be one hipped roof with previously set-back side extension now coming forward and creating a substantially new massive front and elongated side elevations, which will represent a very prominent appearance in the street scene compared to other houses in the road. The proposed new roof design will accentuate even more the proposed new entrance, which comes forward by approx. 2.5 m, approved by your team on 02.06.15, but still contrary to HDAS guidelines, section 8.4. Still no dimensions appear to have been submitted for the proposed raised height of the roof in relation to neighbouring properties. The rear elevations now show two gabled two-storey extensions.

OFFICER COMMENT: The above concerns have been considered in the main body of the report below.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Character of the Property

Policy BE15 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all extensions and alterations to harmonise with the architectural composition of the original house.

Section 3.0 of the adopted Supplementary Planning Document HDAS: Residential Extensions requires single storey rear extensions to be no more than 4.0 m deep and 3.0 m high with a flat roof.

Section 6.0 discusses two-storey rear and first floor rear extensions. Paragraph 6.4 states that the extension should be designed to appear subordinate to the original house. In particular extensions should not protrude too far from the rear of the property, as such guidelines have been imposed. On the basis that the 45-degree line of sight is not breached, then a maximum depth can be applied. In this case, in order for an extension to appear subordinate, the maximum depth permitted for a detached property is 4 M. Paragraph 6.6 states that the height of the building should not exceed the height of the existing building.

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies(November 2012) requires two-storey buildings to be set-in by 1 M from the side boundary line, for the full height of the building.

Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Where a roof can be extended, the Council would recommend small dormer(s) window(s) or roof lights. Section 7.0 of HDAS states "it is important to create an extension that will appear secondary to the size of the roof face within which it will be set". Specific guidance is set for rear dormer extensions to terraced and small semi-detached properties as follows: any roof extension...should be set at least 1m below the ridge level, at least 1 M above the eaves level and at least 1 M from the sides of the roof.

The depth of the ground and first floor rear elements exceeds the prescribed 4.0 M, measuring 4.25 M. This is considered to be acceptable, given that the adjoining properties currently project beyond the rear building line of the application site. Overall, the width, height and roof profiles of the proposed single storey and two storey rear extension would be consistent with Sections 3.0 and 6.0 adopted Supplementary Planning Document HDAS: Residential Extensions and the materials proposed match the existing house.

The dormer extension to the rear complies with the minimum requirements by being sited

sufficiently away from the sides, eaves and ridge. Therefore it is considered that the proposed is acceptable and would appear subordinate to the original roof. The front dormers would appear minimal and subordinate by way of their small size and design. The proposed roof lights would provide additional light into the room and would be minimal in terms of their appearance and siting.

A separation distance to the boundary of 1.225 M-1.5 M is provided. This accords with Policy BE22 and it is considered that the set-in reduces the overall bulk and massing of the scheme.

Thus, it is considered that the proposed extension by virtue of its size, scale, height and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Supplementary Planning Document HDAS: Residential Extensions Sections 3.0 and 6.0.

Visual Amenities of the Street scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require all extensions to harmonise with the streetscene and complement or improve the character of the area.

Section 8.0 requires front extensions to be in keeping with the character of the property and not to appear prominent in the street scene. Section 8.4 states "Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected".

The first floor rear extensions would be set in the required distance from each of the side boundaries such that it would ensure that the separation between the neighbouring properties is sufficient, at first floor level, to not result in any form of a terracing effect or over-dominance.

It is noted that the majority of the properties in the immediate locality have been extended with differing elevational treatment and designs, footprints and roof heights. The raising of the ridge height would be marginal, as per the already approved application.

It is considered that the crown roof profile is considered acceptable on the basis that many properties in the area have crown roof profiles (please refer to the planning history section for recently approved schemes); the crown roof would be relatively small and would not dominate the roof slope and would not be visible within the street scene. Thus, on balance, it is considered that the proposal is acceptable in design terms and would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies.

It is noted that many properties within Highfield Drive have ornate frontages and front projections, which has formed part of the character of the area. Many of these front projections come forward of the main building line. The proposed two-storey front extension, would provide a degree of articulation to the existing property, which currently has a front projecting centralised porch feature. It is considered that given the varied character of the street scene this element of the scheme would be a welcome addition to the property and would not detract from the visual amenities of the streetscene.

The proposal would therefore accord with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Overall, it is considered that the overall siting, size, scale, massing and bulk of the proposed development would ensure that it would have an acceptable impact on the surrounding area and harmonise with the visual amenities of the locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Impact on Neighbouring Properties

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions at first floor level "should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property".

Objections have been received regarding the potential impact on the neighbouring occupiers in terms of loss of daylight and sunlight, overlooking and overdominance. Paragraph 6.22 explains that in order to ascertain the impact a two-storey rear extension would have on the daylight and sunlight of a neighbouring property, the 45-degree line of sight is implemented and used to assess the impact. No. 16 to the North of the application site and No. 22. to the South currently project beyond the original building line of the application site. The submitted plans demonstrate that the proposed two storey elements would not breach the 45-degree line of site from either of the neighbouring properties nearest habitable room windows.

It is considered that the 2 M high boundary fence would be acceptable and would retain the openness which exists at the rear of the properties, given the extensive rear gardens.

It is noted that the proposed rear extensions would have windows on the side elevation directly facing the adjoining occupiers of No. 22. It is considered that windows were positioned on the side elevation of the previously approved scheme; and at present the existing conservatory provides direct views onto No. 22. The proposed scheme would not worsen or exacerbate the existing situation. Therefore given the boundary treatment and existing (and previously approved) relationship, overall no undue overlooking/loss of privacy would occur.

The proposed roof lights would be positioned a level above head height and would provide oblique views, which are considered acceptable and similar to those of the adjoining occupiers.

The proposed first floor terrace area (above the single storey rear extension) would be fully screened to the North and South by way of the proposed flank walls of the two storey rear extension. This would prevent any overlooking to neighbouring properties. The terrace

areas would provide views to the rear garden, similar to the views afforded by the fenestration in the rear elevation.

The proposed extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, over-dominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Garden Space

The resulting amenity space of approximately 600 square metres would exceed 100 square metres which is considered adequate for a four bedroom property, and would be in compliance with paragraph 5.13 of HDAS and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Parking

The application proposal would not result in the loss of parking on the site. At least three parking spaces are available at the front of the property which would be sufficient for the extended property. In addition a garage space would be retained. Therefore it is considered that the proposed development would not impact on existing on-site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Conclusion

The proposed development complies with the Policies of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Front and Side Elevations, Proposed Rear and Side Elevations, Proposed Loft Plan and Proposed Roof Plan.

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 (2015).

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 16 or 22 Highfield Drive.

REASON

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

INFORMATIVES

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

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

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

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

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

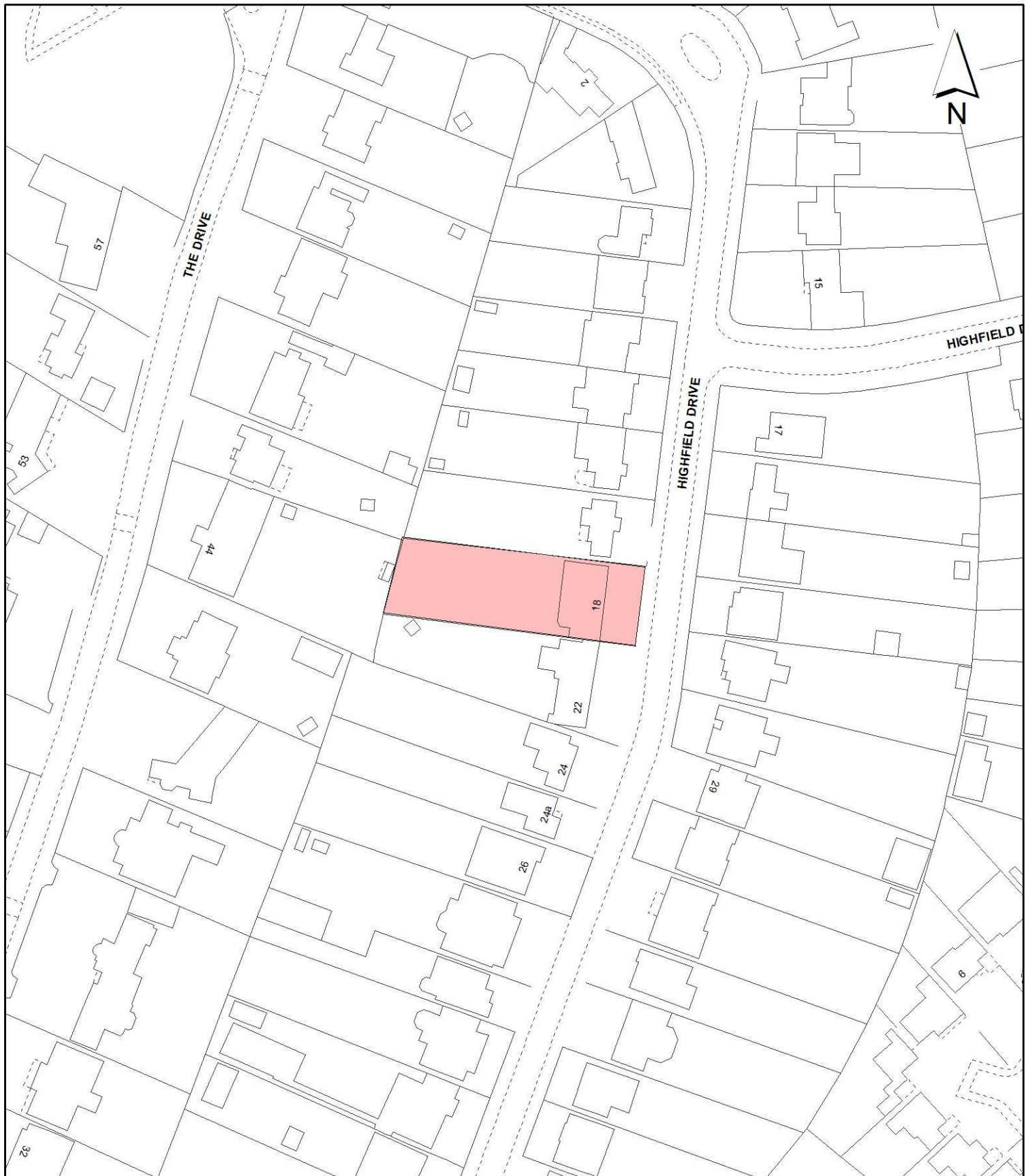
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

18 Highfield Drive

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

Planning Application Ref:
33211/APP/2016/4580

Scale:
1:1,250

Planning Committee:
North Page 37

Date:
April 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address FLAT 1, VILLAGE HOUSE 13-15 SWAKELEYS ROAD ICKENHAM

Development: Conservatory to rear and new screening. (Retrospective)

LBH Ref Nos: 19121/APP/2017/65

Drawing Nos: Jakustic Reflective Technical Specification
GSB/13-15/17 Rev 01

Date Plans Received: 05/01/2017

Date(s) of Amendment(s): 06/04/2017

Date Application Valid: 17/01/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey building located on the Southern side of Swakeleys Road. The building is situated to the rear of 13-15 Swakeleys Road and is accessed through an archway between the properties to the front. On the first floor of the building is an existing 2 bed flat, which benefits from a terraced area on the Western side. This is partially enclosed by a 2.1 m high brick wall on either side, curving down to terrace level, leaving the end of the terrace open.

The site is located in the Ickenham Village Conservation Area and the developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks retrospective permission for the erection of a glazed conservatory to the rear of the existing living room in between the existing side walls of the raised terrace. The conservatory measures 2.25 m in depth and 2.4 m in height. The proposal also includes an acoustic screen along the Southern boundary between the application site and 9 Almond Avenue.

1.3 Relevant Planning History

19121/APP/2011/2066 13 Swakeleys Road Ickenham

Change of use from Class A2 (Financial and Professional Services) and Class B1 (Business) to Class C3 (Dwelling Houses) to include 3 x 1-bed, 1 x bedsit and 1 x 2-bed self-contained flats involving conversion of roof space of rear building with a dormer to front and alterations to elevations of front building

Decision Date: 06-12-2011 Refused **Appeal:**

19121/APP/2012/2683 Panstar House Swakeleys Road Ickenham

Part change of use of first floor from Use Class B1 (Office) to Use Class C3 (Dwelling Houses) to create 1 x 2- bedroom flat, involving installation of new access gates

Decision Date: 21-01-2013 Approved **Appeal:**

19121/APP/2014/1839 Rear Outbuilding Of Panstar House, 13-15 Swakeleys Road Ic
Change of use from B1 (Offices) to C3 (Dwellinghouses) to create 2 self contained flats (Prior Approval)

Decision Date: 23-07-2014 **PRN** **Appeal:**

19121/APP/2015/59 Panstar House 13 Swakeleys Road Ickenham
Details pursuant to condition 3 (Landscape Scheme) of planning permission 19121/APP/2012/2683 dated 21/01/2013 (Part change of use of first floor from Use Class B1 (Office) to Use Class C3 (Dwelling Houses) to create 1 x 2- bedroom flat, involving installation of new access gates)

Decision Date: 23-02-2015 **Approved** **Appeal:**

Comment on Planning History

19121/APP/2014/1839 PRN - Change of use of ground floor from offices to flats (prior approval not required)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd February 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

10 neighbours were consulted for a period of 21 days expiring on the 9 February 2017 and a site notice was erected on a lamp post to the front.

There were four responses from neighbouring properties raising the following issues:

- Loss of privacy.
- The proposed screen is not in keeping with the current structure and is an unsatisfactory short term solution.
- Propose the current brick wall be extended across at the same height in keeping with the building, providing privacy and reducing noise.
- Currently a patio is being laid on the roof which lead us to believe this will be frequently used.
- The screen should be extended to protect the privacy of all neighbours.
- Given the elevated position this will not only be an issue of privacy but also noise.
- The existing drawings claim an existing patio but this is misleading as the area has largely been used for storage over the many years I have lived in the property (17 years) and not used as an entertainment space.
- Willow screening looks flimsy and cheap in comparison to the brick work and would be very insecure and vulnerable to winds.

Officer response: The area is outdoor space linked to the existing flat and the fact previous occupiers used this area for storage does not restrict the use as such.

Ickenham Residents Association - There has been extensive correspondence between a resident in Almond Avenue and LBH after complaining about the conservatory appearing on the roof top of flat 1, apparently without any protective railings. The Association will be interested to see and learn whether the retrospective planning application will be sufficient to comply with current LBH planning guidelines.

Ickenham Conservation Area Panel - No response.

Conservation and Urban Design - It is not considered that this application would have an adverse impact upon the special character of the Ickenham Conservation Area.

Environmental Protection Unit - I am concerned about the likelihood of noise nuisance being generated from activities at the rear conservatory. In view of the above; I would request the applicant to provide noise mitigation measures and details of the materials to be used for the proposed new screening.

Councillor John Hensley requested that this application be determined by Committee and wanted it recording that the Ward Councillor does not support this application because flatted accommodation does not usually have the benefit of permitted development. If this were to be allowed then this would set an unwarranted precedent in Ickenham. The building of a screening fence as appropriate boundary treatment as suggested by enforcement officers does not go towards mitigating this development.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

LPP 3.5 (2016) Quality and design of housing developments

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

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, recognising its location in

a Conservation Area, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policies BE4 and BE13 stipulate that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building. Policy BE4 reflects the relevant legal duties.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are 'subordinate' to the original house.

The conservatory sits between the existing side brick walls and measures 5.87 m in width, by 2.45 m in depth with a shallow pitched roof of 2.4 m in height. This is a relatively modest glass structure set below the eaves of the existing building with just 0.3 m of the top fascia visible above the existing walls. Given the scale and design of the conservatory in relation to the original building, in terms of appearance the extension would appear subordinate and it is not considered that the proposal would be harmful to the character and appearance of the subject property or the wider Conservation Area.

The proposal also includes the provision of a 2 m high acoustic screening along the Southern side boundary of the patio area, to prevent any loss of privacy or noise egress to the occupiers of properties on Almond Avenue. The fence is of a similar height to the existing wall and the submission of the final colour for the fencing could be conditioned to ensure the fence would harmonise with the existing street scene and the wider Conservation Area. Having considered all of the above it is therefore considered that in terms of appearance the proposal complies with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The conservatory is set well back from neighbouring properties and between existing bricks walls and would not significantly harm the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. Concern has been raised by the occupiers of properties on Almond Avenue, to the side of the site, with regard to loss of privacy and noise egress from the conservatory and patio. In order to try and mitigate this, the proposal includes the provision of a 2 m high acoustic fence along the Southern boundary between the application site and no. 9 Almond Avenue. Following concerns raised by the Environmental Protection Officer regarding potential noise nuisance, details of the type of fencing proposed has been submitted and they have advised that they have no further objections. Whilst the proposed fencing along the

Southern boundary would preserve the privacy of nos. 8 and 9 and to some extent no. 10, it is noted that there would still be direct views from the patio over the rear garden area of no. 10. This could be addressed with the inclusion of a further section of screening along the Western rear boundary of the patio area. If all other aspects of the proposal are considered acceptable, details of the extent and position of all means of enclosure and screening of the patio could be conditioned for further submission.

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

The remaining terrace provides approximately 33 sq m of private amenity space for the existing flat in accordance with the principles of HDAS requirements.

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

Given the above considerations, the application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The installation of the boundary screening hereby approved shall be commenced within 3 months of the date of this decision and be fully completed within 6 months of the date of this decision.

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GSB/13-15/17 Rev 01.

REASON

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

3 RES7 Materials (Submission)

No further development shall take place until details of the extent and positioning of the acoustic screening to the Western, Southern and Northern boundaries have been submitted to and been approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Apart from construction activity associated with the screening, no further use shall be made of the terrace until the approved scheme has been installed.

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

REASON

To ensure that the development presents a satisfactory appearance and provides adequate protection of amenity and privacy in accordance with Policies BE4, BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

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

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

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

Standard Informatives

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

Part 1 Policies:

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

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

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

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

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

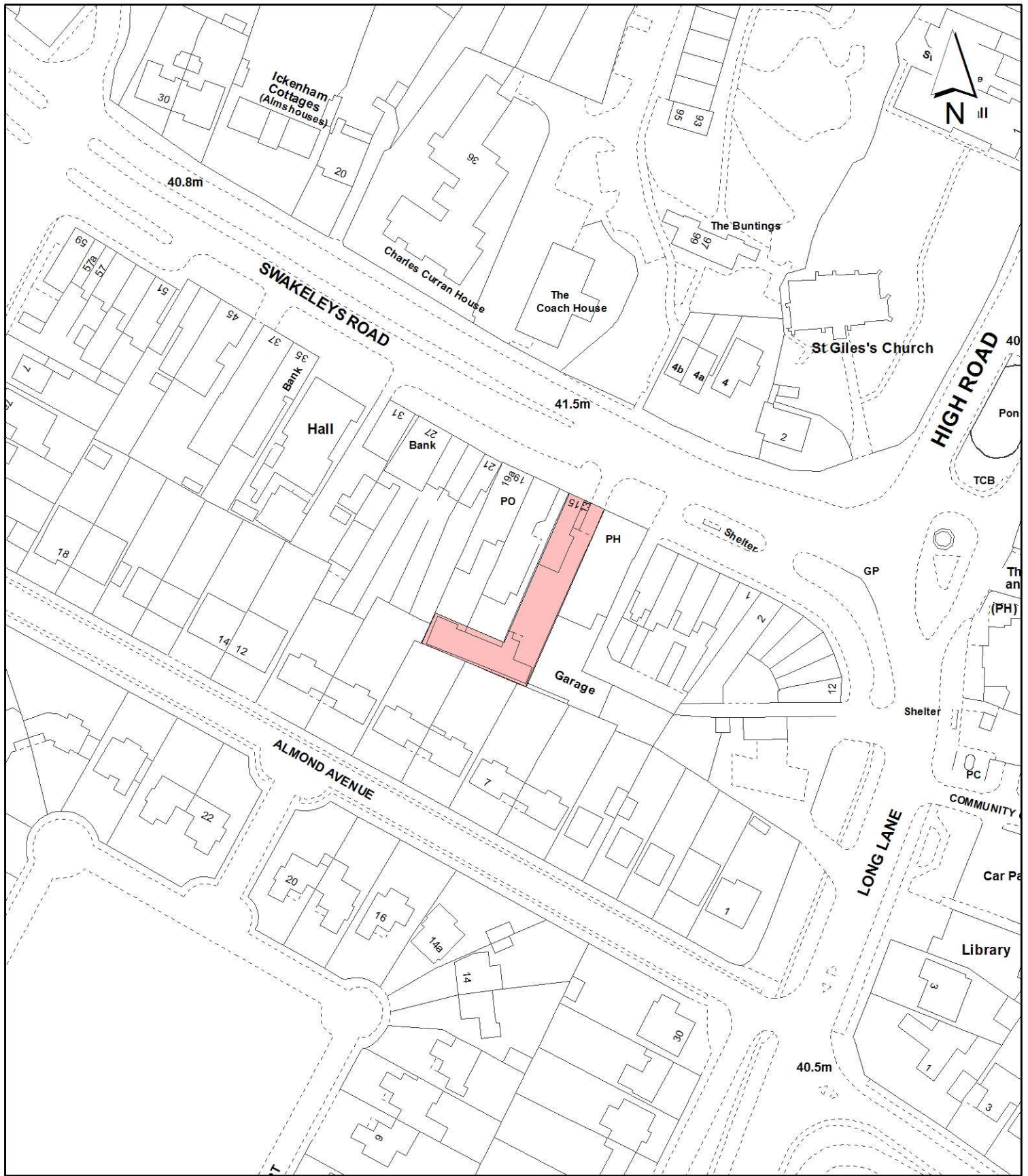
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

Flat 1 Village House

Planning Application Ref:
19121/APP/2017/65

Planning Committee:
North Page 48

Scale:
1:1,250

Date:
April 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address 1B CHANCERYGATE BUSINESS CENTRE STONEFIELD WAY RUISLIP

Development: Change of use from storage (Use Class B8) to a gymnasium (Use Class D2) involving alterations to external windows/doors.

LBH Ref Nos: 72194/APP/2017/14

Drawing Nos: Location Plan
Noise Impact Assessment
Planning, Design & Access Statement
Travel and Car Parking Report
CG-04 00A
CG-07 00A
CG-05 00A
CG-01 00B
CG-02 00B
CG-03 00B
Letter from Owner
Property availability

Date Plans Received: 30/12/2016

Date(s) of Amendment(s):

Date Application Valid: 10/01/2017

1. SUMMARY

The application is for permission for the change of use from Use Class B8 (Storage) to Use Class D2 (Assembly and Leisure) to create a gym with associated parking.

The proposal has been considered in terms of its impact on the effect on the character and appearance of the area, the potential impacts on neighbouring occupiers' residential amenities, parking and traffic and the loss of the existing warehouse function and is considered acceptable.

The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CG-04 00A and CG-05 00A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise including noise from gym equipment and amplified music emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and other measures as may be approved by the Local Planning Authority. 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

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

REASON:

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

5 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The parking areas shown on the approved plans shall be permanently retained solely for the use of customers and staff of the Gymnasium hereby approved and for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

6 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 43 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

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

7 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as

submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements [insert desired for target(s)];
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (2016) Policies 6.1 and 6.3

8 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only as a Gymnasium and for no other purposes within Use Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), unless agreed in writing by the Local Planning Authority.

REASON

To prevent potentially inappropriate changes of use without proper consideration of the impacts on the highway network or on the amenity of future residents of the scheme in accordance with Policy policy OE1 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I47 Damage to Verge - For Council Roads:

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

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

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3

3EU (Tel: 01895 277524).

3 115 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

Separate advertisement consent will be required for any advertising or signage to be displayed on the building.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the South side of Chancerygate adjacent to the junction with Stonefield Way and comprises a modern industrial building formerly in use for storage. It is the first unit in a row of four with the loading bay accessed from Chancerygate and an office access on the side facing Stonefield Way. There is parking provision to the front of the building.

The unit is located over two floors including a mezzanine level. It has a gross internal floor area of approximately 730 square metres.

The application site forms part of the Stonefield Way Industrial and Business Area and the 'developed area' as designated by the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal seeks planning permission for the change of use of the whole unit from Use Class B8 (Storage) to Use Class D2 (Assembly and Leisure) to create a gym with associated parking.

3.3 Relevant Planning History

72194/APP/2016/3351 1b Chancerygate Business Centre Stonefield Way Ruislip

Change of use from storage (Use Class B8) to a gymnasium (Use Class D2) involving alteration to external windows/doors

Decision: 23-11-2016 Refused

Comment on Relevant Planning History

72194/APP/2016/3351 - Change of use from storage (Use Class B8) to a gymnasium (Use Class D2) involving alterations to external windows/doors (refused)

The previous submission was refused as it was judged to result in the unacceptable loss of existing industrial/warehouse building/land situated within the designated Stonefield Way Industrial and Business Area (IBA) and it had not been demonstrated that there was no realistic prospect of the unit being used for industrial or warehousing purposes in the future.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

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

LE2 Development in designated Industrial and Business Areas

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

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

LPP 4.4 (2016) Managing Industrial Land and Premises

NPPF National Planning Policy Framework

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

3 neighbours were consulted for a period of 21 days expiring on the 6 February 2016. 3 neighbours were consulted for a period of 21 days expiring on the 6 February 2016.

No responses were received.

South Ruislip Residents Association - No response.

Internal Consultees

Environmental Protection Unit - No objection subject to a condition for noise control.

Highways - The Travel and Car Park Report submitted identifies 10 working staff undertaking 3 by 5 hour shifts and an expected 80-100 customers during peak periods. A Parking Plan is incorporated showing 10 car parking spaces and 43 cycle spaces can be provided. The report also identifies ease of access from public transport and ample unrestricted parking available in the immediate area. These details are as provided and considered acceptable in the previously considered submission.

Flood and Water Management - As previously advised the site lies within Flood Zone 2, and is adjacent to an area at risk from surface water flooding. However it is an existing building with a continued appropriate use within the floodplain. Therefore there are no objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within "Springfield Road" Industrial and Business Area on the Proposals Map of the Unitary Development Plan. Policy LE2 states that Industrial and Business Areas (IBAs) are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and for sui generis uses appropriate in an industrial area. The LPA will not permit development for other uses in industrial and business areas unless it is satisfied that there is no realistic prospect of the land being used for industrial or warehouse purposes in the future; the alternative use does not conflict with the policies and objectives of the plan and the proposal better meets the plans objectives particularly in relation to economic regeneration.

The existing unit has been subdivided into 3 with the owners occupying the office element. Unit 1a occupies the ground floor and mezzanine warehouse unit which has been let out. This part of the unit has been vacant from August 2016, however as notice was given from the previous tenants, it has been actively marketed by Chamberlain Commerce since March 2016. This includes a To Let notice on site; the agents advert board and website and on line through sites such as Rightmove. The owner has confirmed that during this period there was only 1 serious enquiry, which wished to use the unit as a commercial kitchen, which was considered incompatible with the use of the rest of the unit and would present too much of a fire risk. They have further confirmed that due to the size of the warehouse they are finding it difficult to seek a tenant with a compatible use to suit their working environment and current occupation. The specific proposal for the fitness gym, would have a minimal impact on the current daily operation of the business use of the rest of the unit.

Further details have also been submitted which identify over 20 other similar properties available within the local and wider area. These include Unit 6 Chancerygate, which has been vacant since late 2015.

Given the length of time the building has been advertised and the range of alternative premises available in the locality, together with the need to establish a tenant with a compatible use to the existing working environment, it is reasonable to presume there is no realistic prospect of the land being used for warehouse purposes in the near future. Therefore this revised application provides sufficient information to demonstrate the proposal now complies with the requirements of Policy LE2 of the UDP saved policies.

7.02 Density of the proposed development

Not applicable to this proposal.

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

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

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

The proposal includes only minor alterations to the door of the existing loading bay, replacing the existing roller shutter with double doors and a window. Therefore it is considered that the proposed development would maintain its appearance in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable. The proposal would be in accordance with policies BE13 and BE15 of the UDP saved policies.

7.08 Impact on neighbours

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

This is an existing building with commercial use as B8 storage, which would be expected to generate a certain level of noise and traffic movements. The nearest residential properties are situated to the North of the site on Victoria Road approximately 140 m away separated by other existing industrial units. Given the commercial nature of the surrounding properties it is not considered that the proposal would cause any noise or nuisance to neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application is for the change of use of an existing warehouse unit on Chancerygate off Stonefield Way. PTAL for the site is 1b, which is considered rather poor. The closest bus

stops are located some 200 m away on Victoria Road and are served by bus route 114 connecting Ruislip to Mill Hill. The closest railway station is South Ruislip located some 1.4 km (0.9 miles) to the West of the site.

The Highway Officer has advised that given the location of the site, it is anticipated that most future trips to the site will be undertaken by private transport modes. Subsequent to their initial comments a Travel and Car Parking Report has been submitted showing provision of 10 car parking spaces and 43 cycle spaces. It further identifies accessibility to public transport. It is also noted that there is ample unrestricted parking available in the immediate area.

Considering that the site is already developed and in use, it is anticipated that the proposed change of use will not result in a significant increase in terms of vehicle trips. It is therefore concluded that the proposal would not have a significant impact on local traffic operations. On the basis of the above comments the Highways Officer has advised that there are no significant objections to the proposed change of use. Therefore the proposal would be in accordance with policy AM14 of the UDP saved policies.

7.11 Urban design, access and security

It is considered that there are no urban design or security issues arising from the proposal.

7.12 Disabled access

The Access Officer has not responded to raise any concerns relating to achieving level access.

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

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

The site lies within Flood Zone 2 and is adjacent to an area at risk from surface water flooding. However the Drainage Officer has advised that this is an existing building with a continued appropriate use within the floodplain. Therefore there are no objections.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has been consulted on the application and raises no objection on noise or air quality subject to an appropriate condition for noise control.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

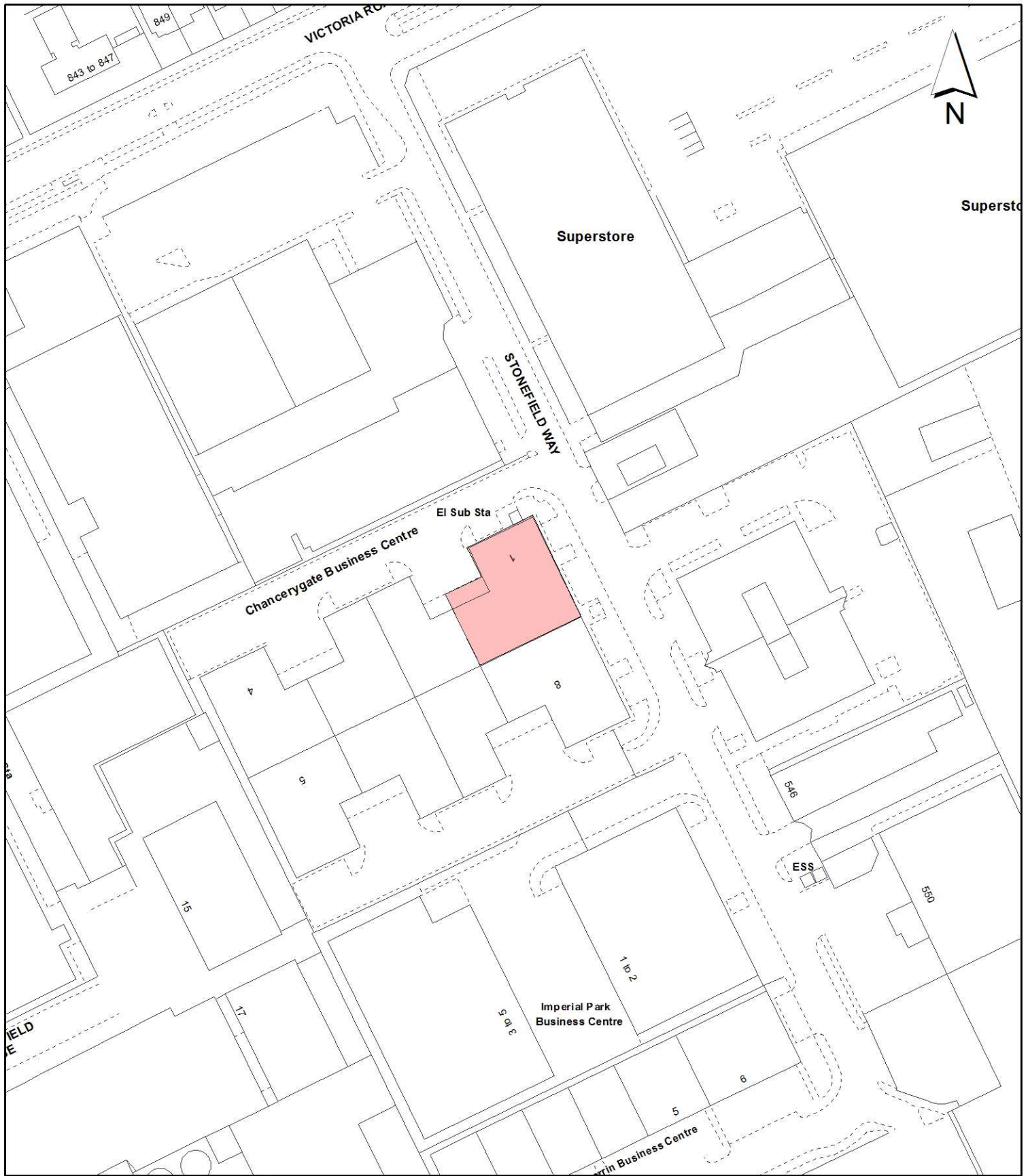
The proposal has been considered in terms of its impact on the effect on the character and appearance of the area, the potential impacts on neighbouring occupiers' residential amenities, parking and traffic and the loss of the existing warehouse function and is considered acceptable.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

1b Chancerygate

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

Planning Application Ref:
72194/APP/2017/14

Scale:
1:1,250

Planning Committee:
North Page 59

Date:
April 2017



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Plans for North Applications Planning Committee

Tuesday 25th April
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 61

Report of the Head of Planning, Sport and Green Spaces

Address ADJACENT TO 29 & 33 DOLLIS CRESCENT RUISLIP
Development: Two storey building to allow for a self-contained studio and car port with associated amenity space, involving demolition of existing garages.
LBH Ref Nos: 45159/APP/2017/325

Date Plans Received: 27/01/2017
Date Application Valid: 07/02/2017

Date(s) of Amendment(s):



SITE LOCATION 1:1250

homeplans

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

T: 01895 822488

E: patrick@homeplansharefield.com

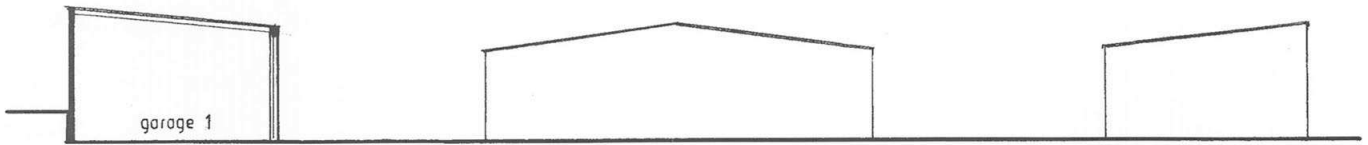
W: www.homeplansharefield.com



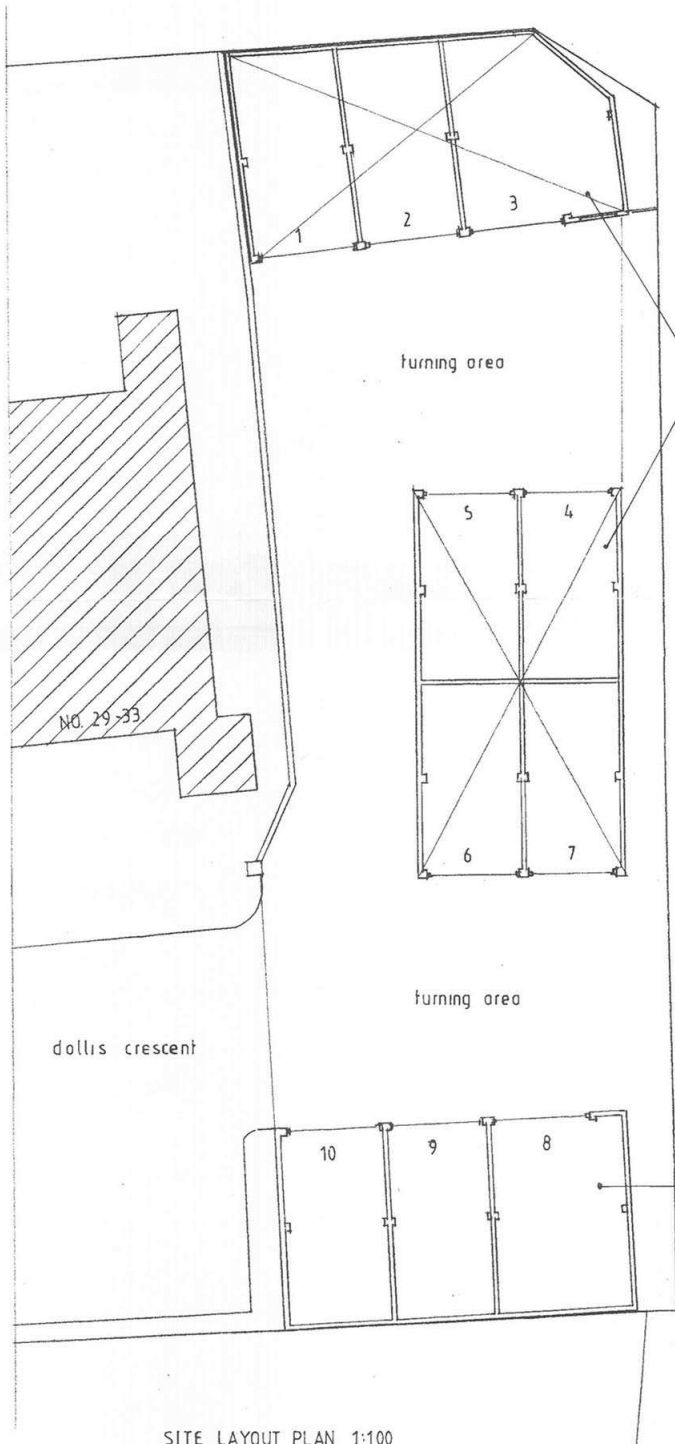
P J McHugh RIBA
7632833

CLIENT: BECKLEY HOMES LTD.

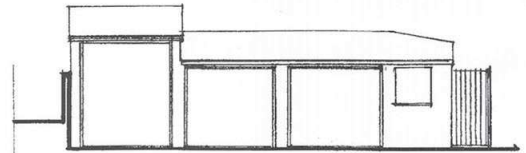
PROJECT: LAND ADJOINING 29 & 33 DOLLIS CRESCENT
EASTCOTE



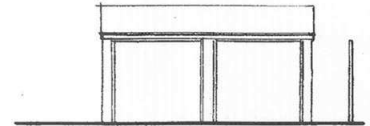
SITE SECTION | SIDE VIEWS



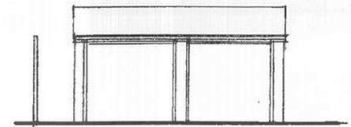
SITE LAYOUT PLAN 1:100



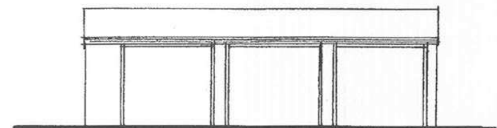
GARAGES 1-3



GARAGES 6-7



GARAGES 4-5



GARAGES 8-10



homeplans

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

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



CLIENT: BECKLEY HOMES LTD

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

TITLE: EXISTING SITE
 PLANS & ELEVATIONS

DRG NO:
 1817 | 1

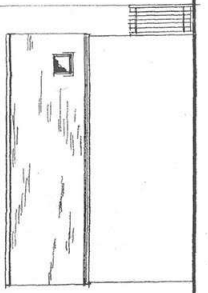
DATE:
 DEC.2014

SCALE:
 1:100 AT A1

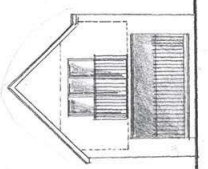
DRAWN:

A					
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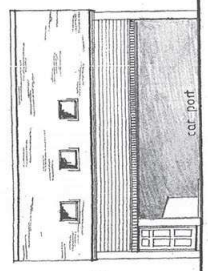
REVISION	DATE	NOTE
A	Apr. 2016	Gates added
B	Dec. 2016	Design amended



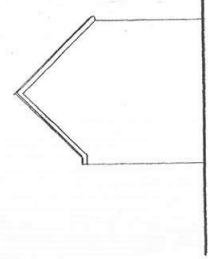
REAR VIEW



END VIEW TO ROAD



FRONT VIEW TO FORECOURT



END VIEW



PLANTING BEDS & SHRUBS

General
 All planting to be carried out between September and March when weather conditions should be optimum. Avoid periods of drought, water logging and frost.
 All plants to be installed in accordance with the specifications and standards set out in the schedule. All plants to be installed in accordance with the specifications and standards set out in the schedule. All plants to be installed in accordance with the specifications and standards set out in the schedule.

PLANT BEDS

- B1 2 No. European Feraland Gully (150mm x 100mm in height) (2 line pool)
- 2 No. Swedish Silestone 300mm x 600mm x 60mm in height (3 line pool)
- B2 2 No. European Feraland Gully (150mm x 100mm in height) (2 line pool)
- 2 No. Swedish Silestone 300mm x 600mm x 60mm in height (3 line pool)
- 3 No. Chispa Treated Silestone 300mm x 600mm in height (3 line pool)

BIN STORE

To be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All bin store to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All bin store to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

WALLS

Walls to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All walls to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

ROOF

Roof to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All roofs to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

FLOOR

Floor to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All floors to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

GATES

Gates to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All gates to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

BRICKWORK

Brickwork to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All brickwork to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

CONCRETE

Concrete to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All concrete to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

PAVING

Paving to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts. All paving to be constructed with one boarded chuffing on top & 0.50 framing with 100 x 100 support posts.

MAINTENANCE

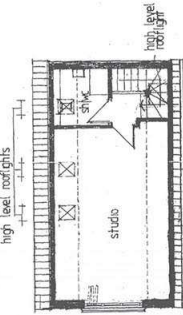
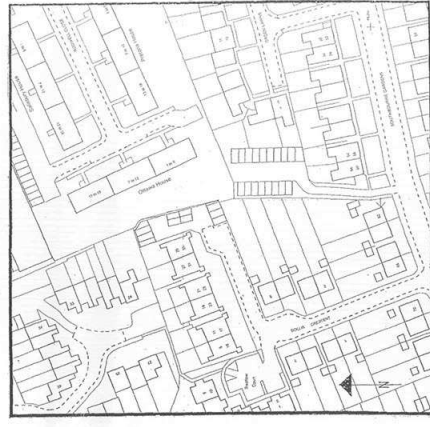
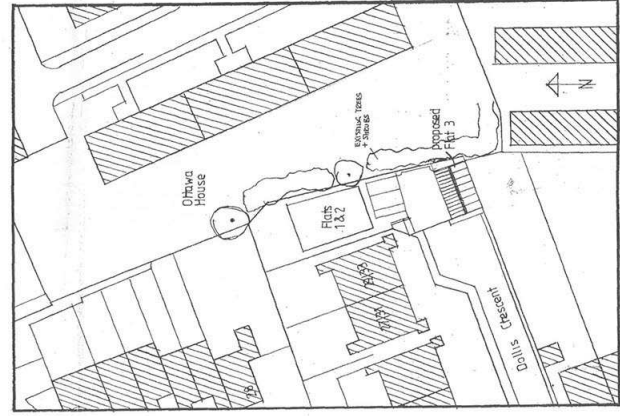
Upon completion of planting it will be necessary to ensure good watering during any periods of prolonged drought. All plants to be installed in accordance with the specifications and standards set out in the schedule. All plants to be installed in accordance with the specifications and standards set out in the schedule.

Surfacing

All paving, tarmac and gravel areas to be watered regularly throughout the growing season (March to October) either manually or by using a watering machine. All paving, tarmac and gravel areas to be watered regularly throughout the growing season (March to October) either manually or by using a watering machine.

SCHEDULE OF MATERIALS, FINISHES & FINISHES

External walls:
 H/G Mattress Chequer Bricks with sand facing brick with stone chip and red brick with stone chip.
Roofs:
 Reddish blackboard fibrous plate concrete slating with training, bitumen felting and tip tiles.
Windows & doors:
 White powder coated aluminium framing with concealed frames and solid double glazing.
External doors:
 Hardwood frames with half glazed hardwood door.
Internal doors:
 Cream painted timber entrance with boarded glass and concealed door to roof for match line finishing. Bottom square concrete paving slabs to floor of frame.



homeplans
 Church Gardens, Church Hill, Harefield, Middlesex UB8 6DU
 T: 01895 822488
 E: patrick@homeplansharefield.com
 W: www.homeplansharefield.com

CLIENT: BECKLEY HOMES LTD.
 PROJECT: LAND ADJOINING 29 & 39 DOLLIS CRESCENT EASTCOTE
 TITLE: DESIGN PROPOSAL - FLAT 3 FLOOR PLANS - ELEVATIONS - SITE PLANS
 DATE: FEB. 2016 SCALE: 1:100 AT A1 DRAWN: CH
 DRG NO: 1817/10 A B



Notes:

 Site boundary

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Site Address:

**Land adjacent to
 29-33 Dollis Crescent**

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

Planning Application Ref:
45159/APP/2017/325

Scale:
1:1,250

Planning Committee:
North Page 66

Date:
April 2017



Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGHFIELD DRIVE ICKENHAM

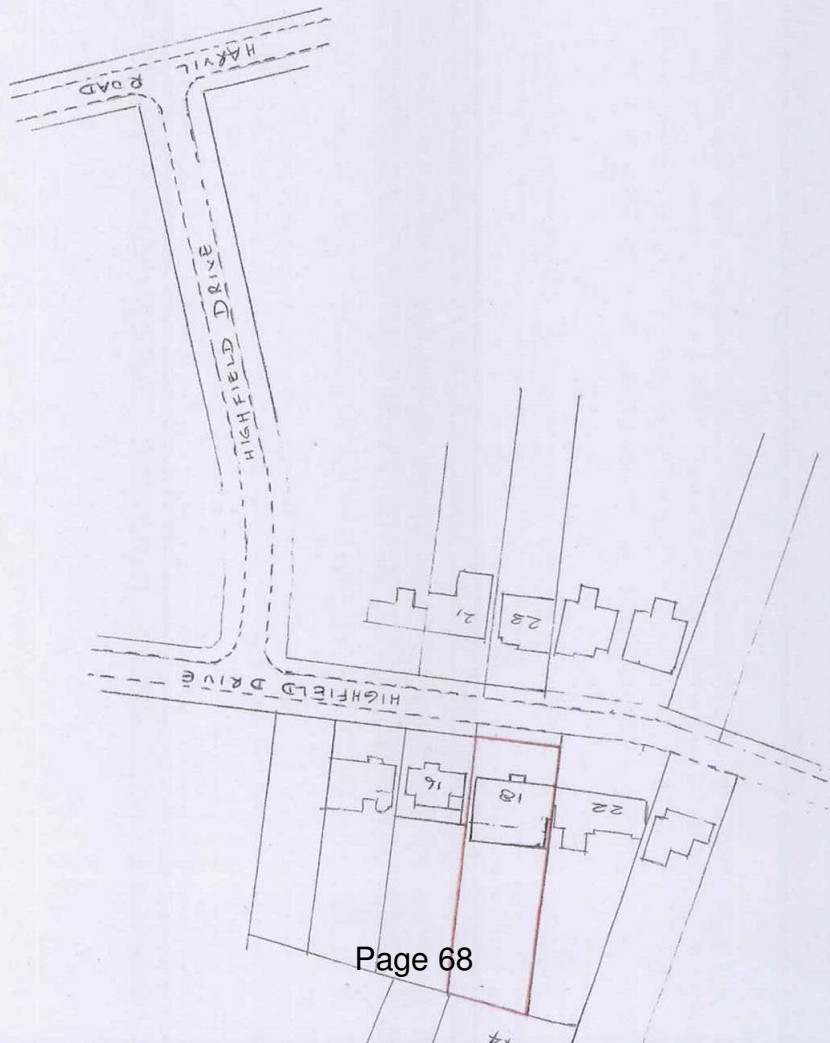
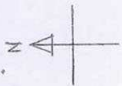
Development: Part two storey, part single storey rear extension, two storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, 2 front dormers, 4 side rooflights and conversion of garage to habitable use to include alterations to elevations.

LBH Ref Nos: 33211/APP/2016/4580

Date Plans Received: 20/12/2016

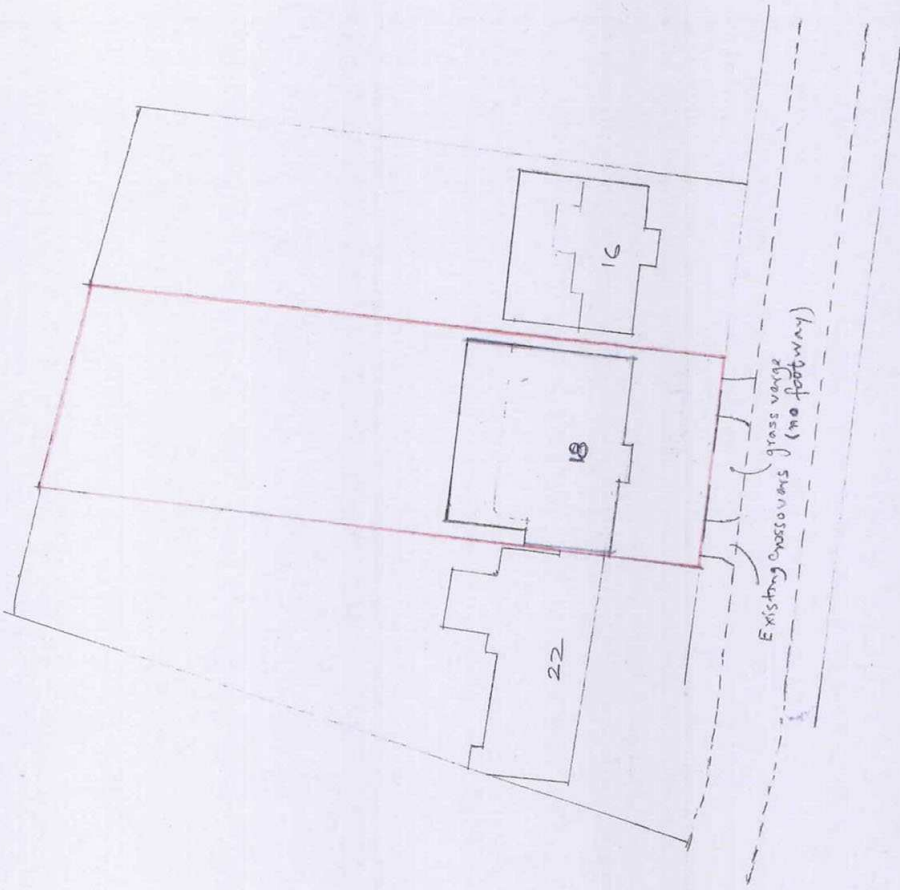
Date(s) of Amendment(s): 20/12/0016

Date Application Valid: 17/01/2017



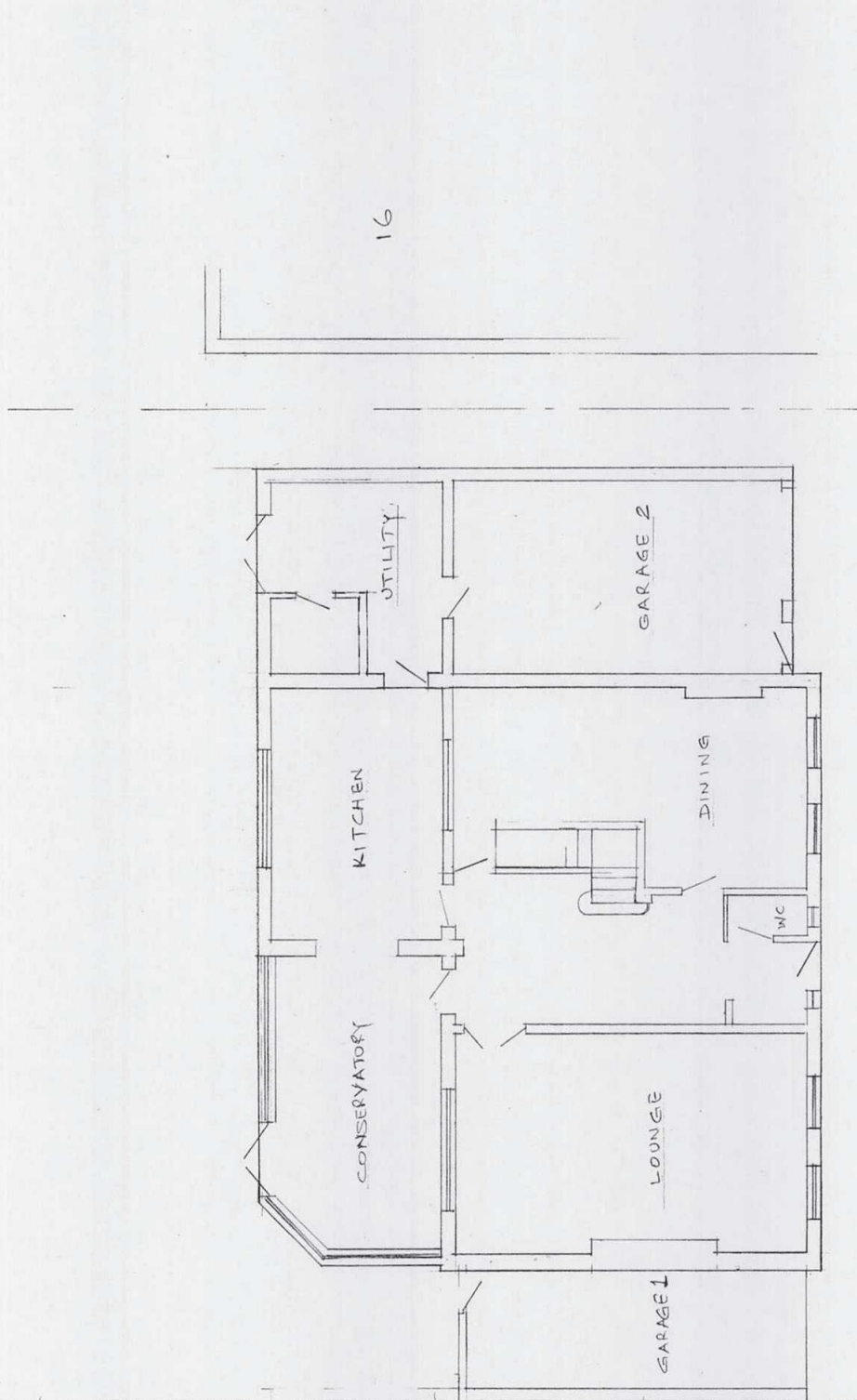
LOCATION PLAN

1:1250

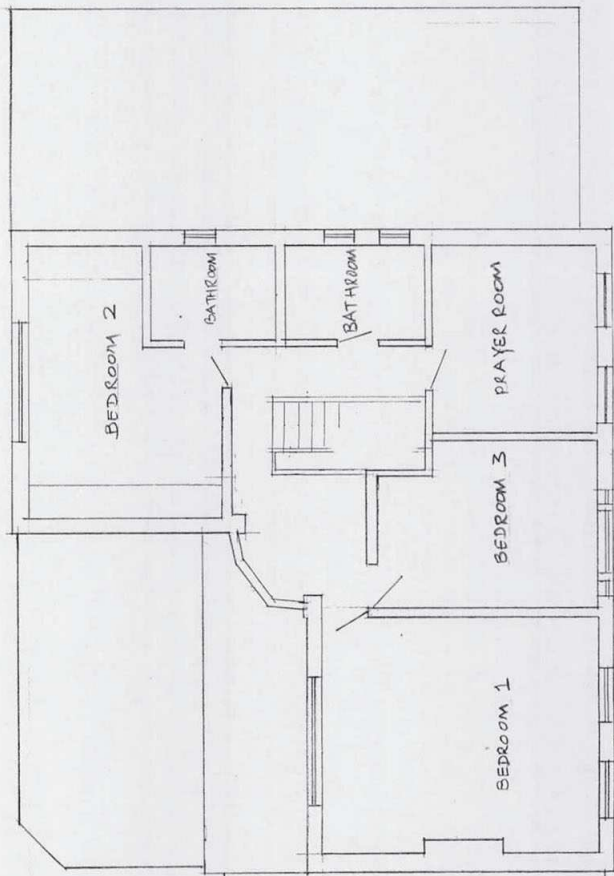


BLOCK PLAN

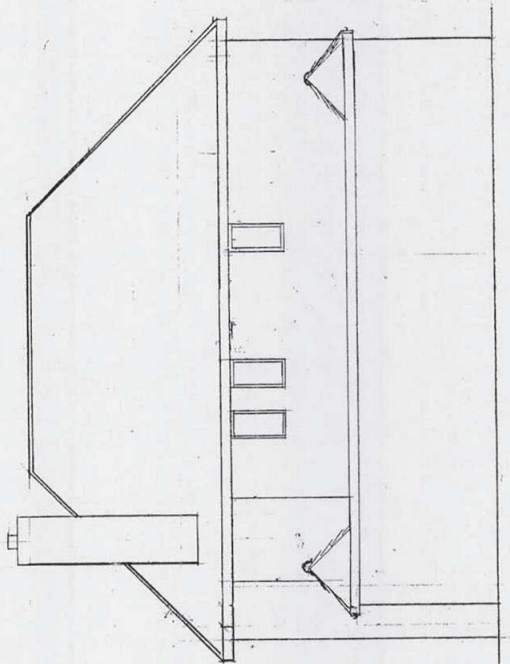
1:500



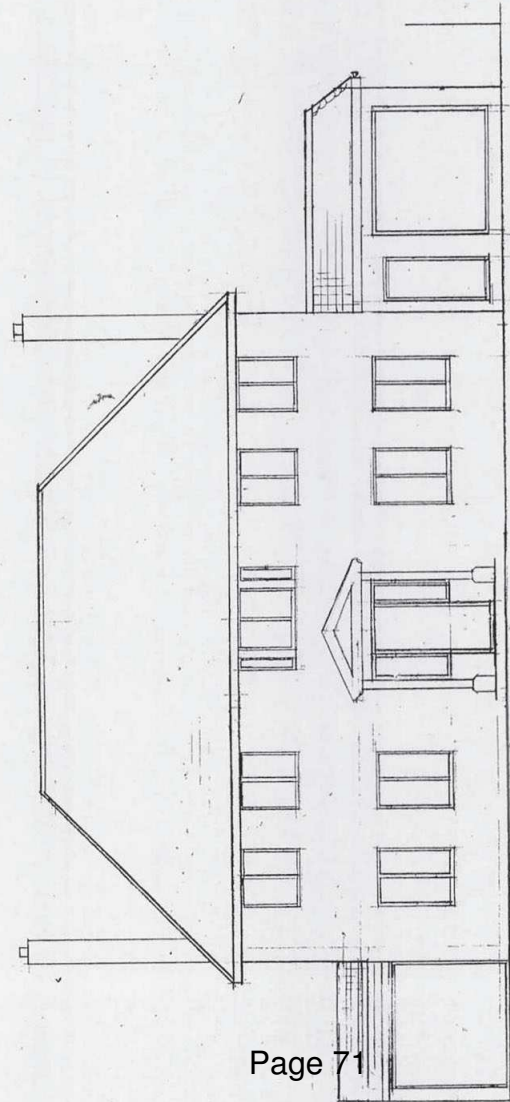
EXISTING GROUND FLOOR
SCALE 1:100



EXISTING FIRST FLOOR
SCALE 1:100

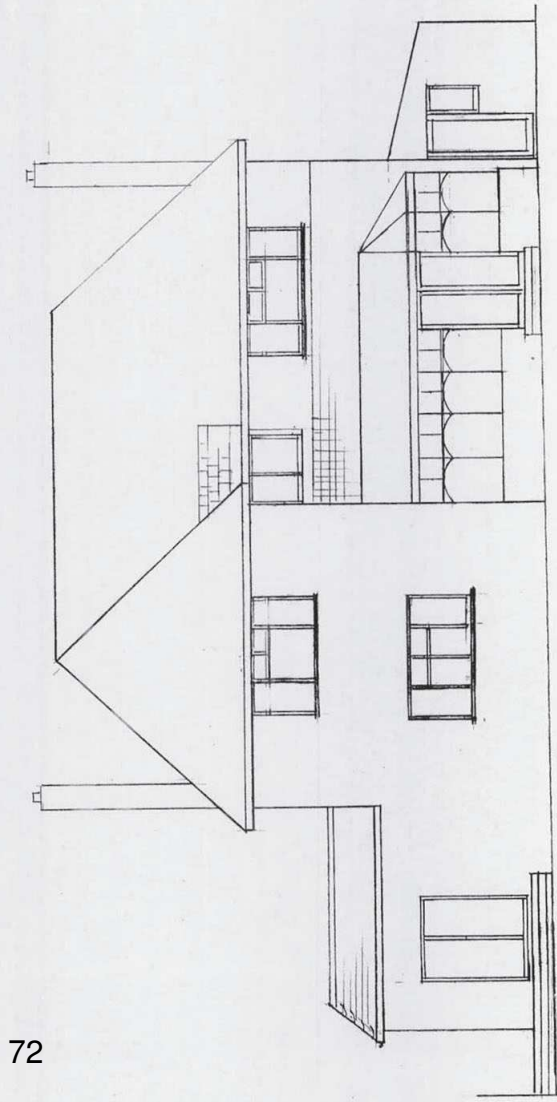


EXISTING SIDE ELEVATION (NORTH)

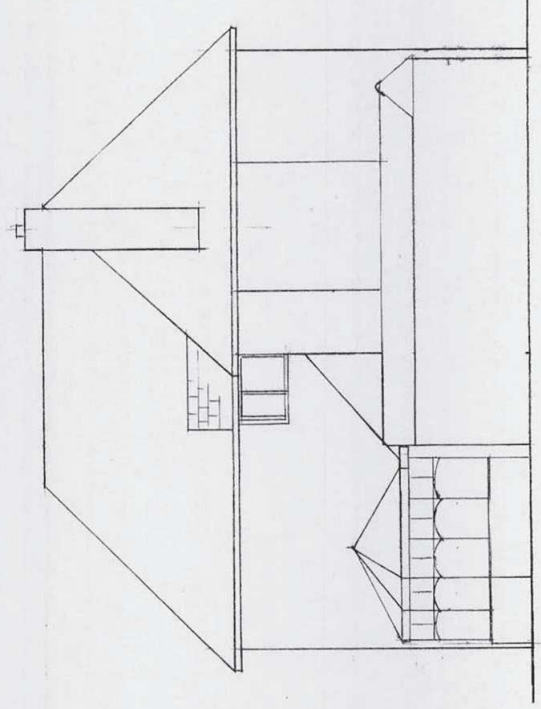


EXISTING FRONT ELEVATION

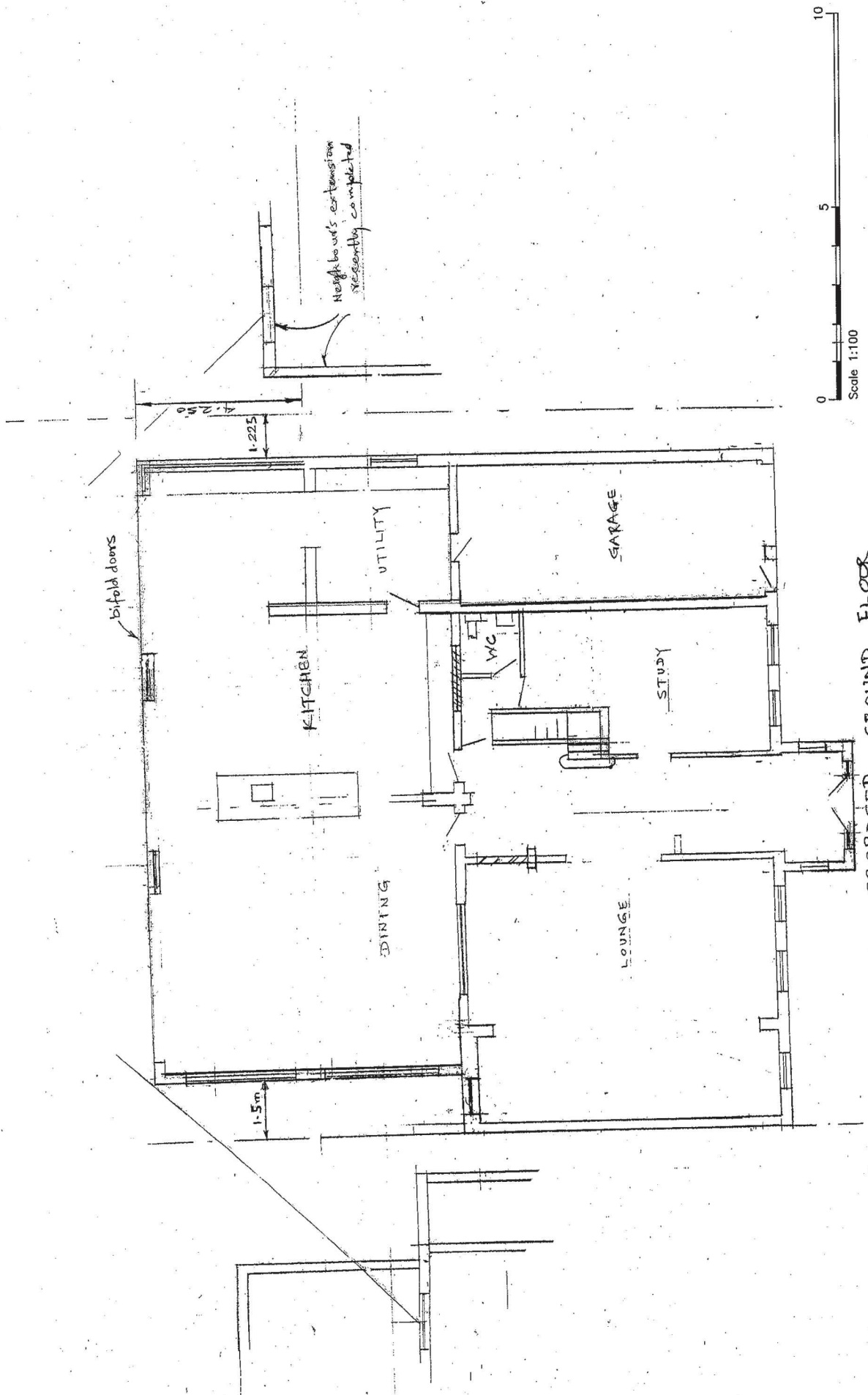




EXISTING REAR ELEVATION



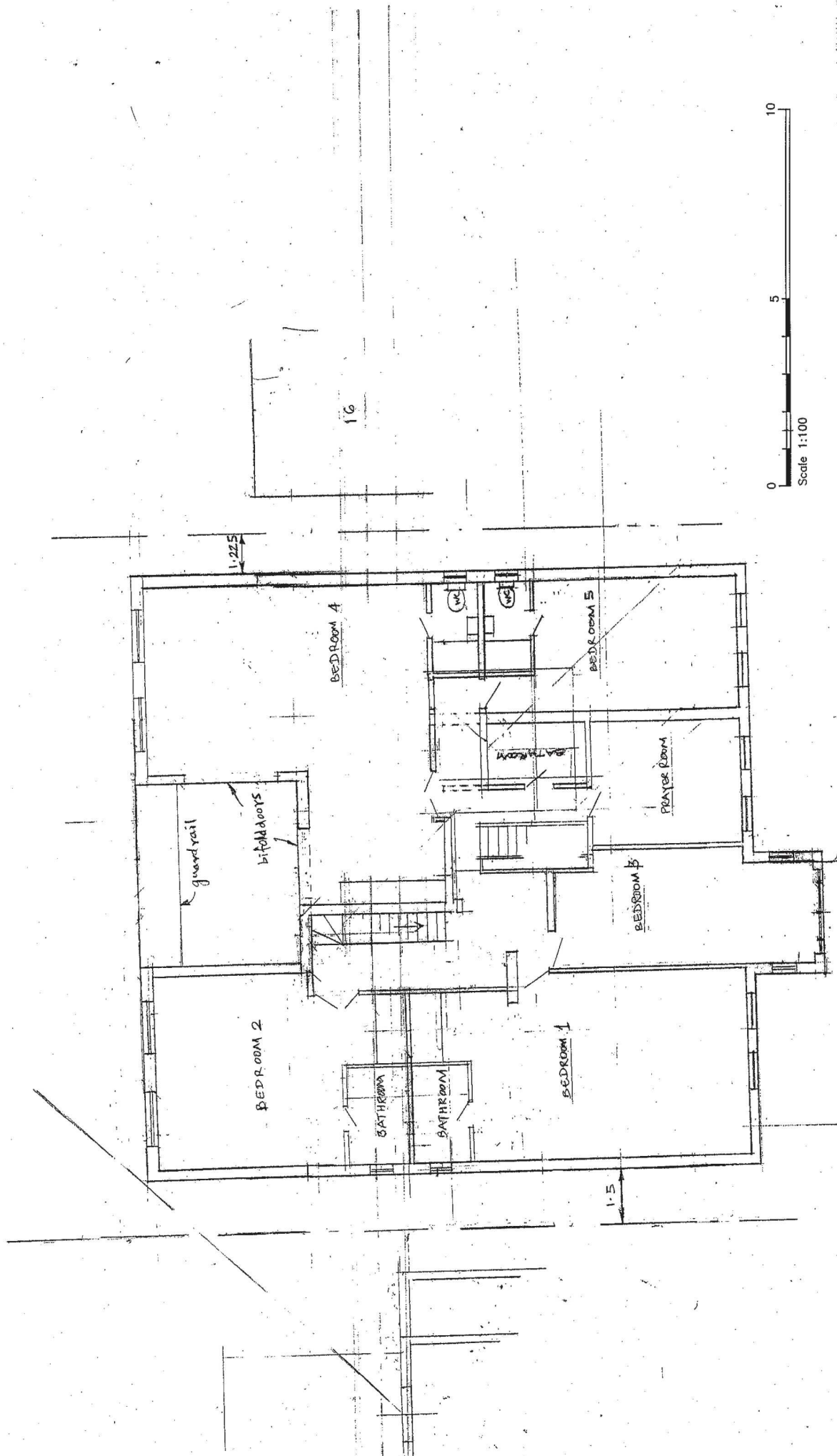
EXISTING SIDE ELEVATION (SOUTH)



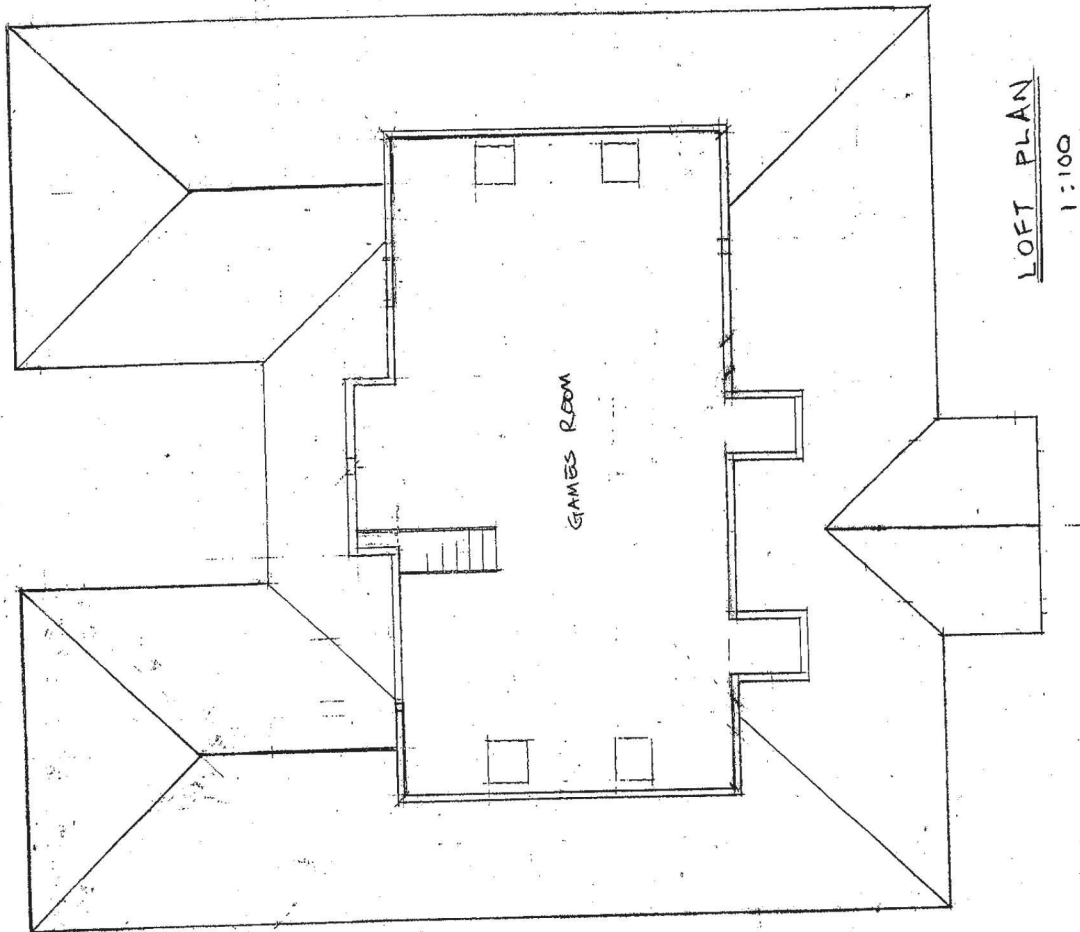
PROPOSED GROUND FLOOR

SCALE 1:100

Scale 1:100 @ A3

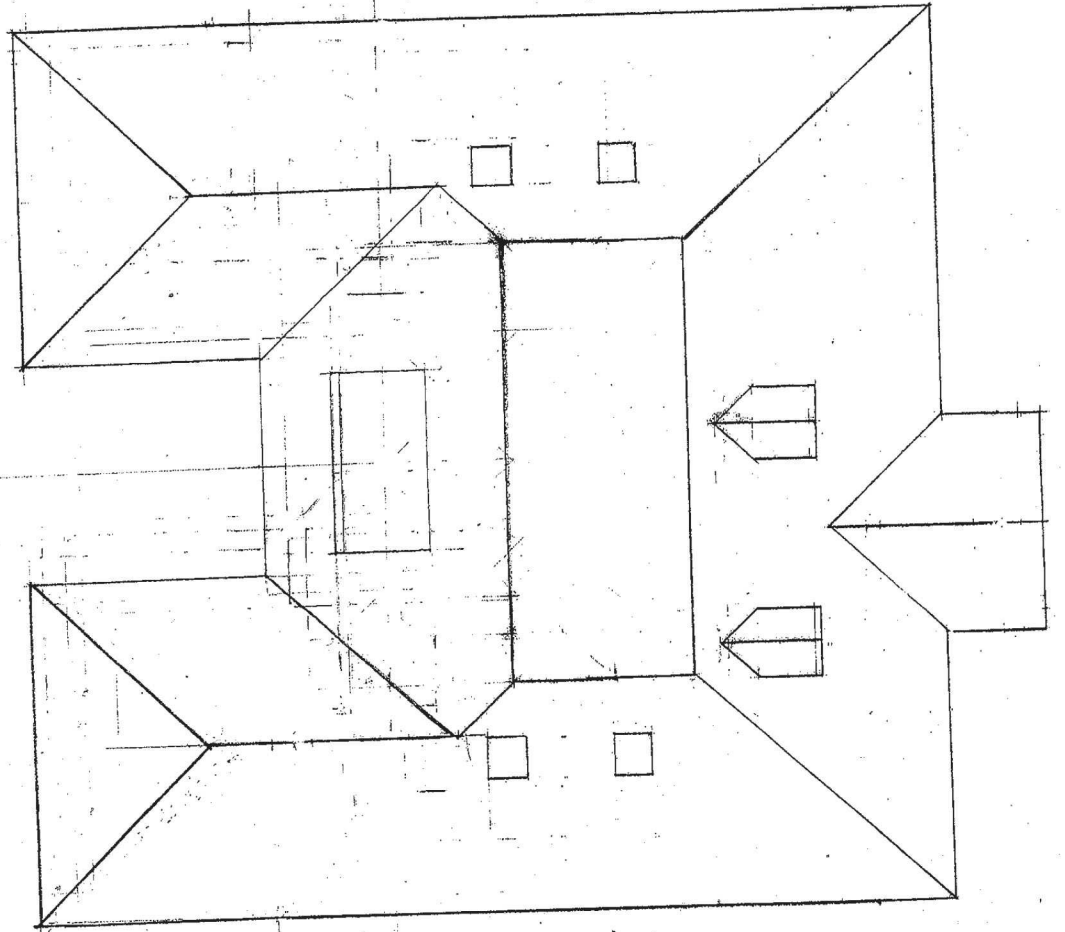


PROPOSED FIRST FLOOR



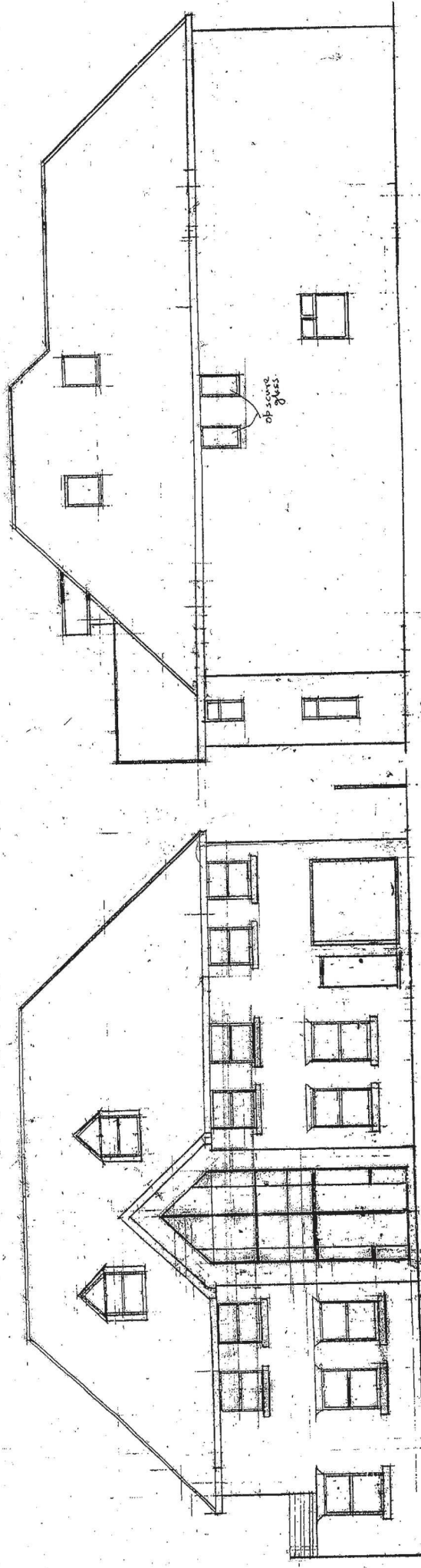
Scale 1:100 @ A3

LOFT PLAN
1:100



Scale 1:100 @ A3

ROOF PLAN

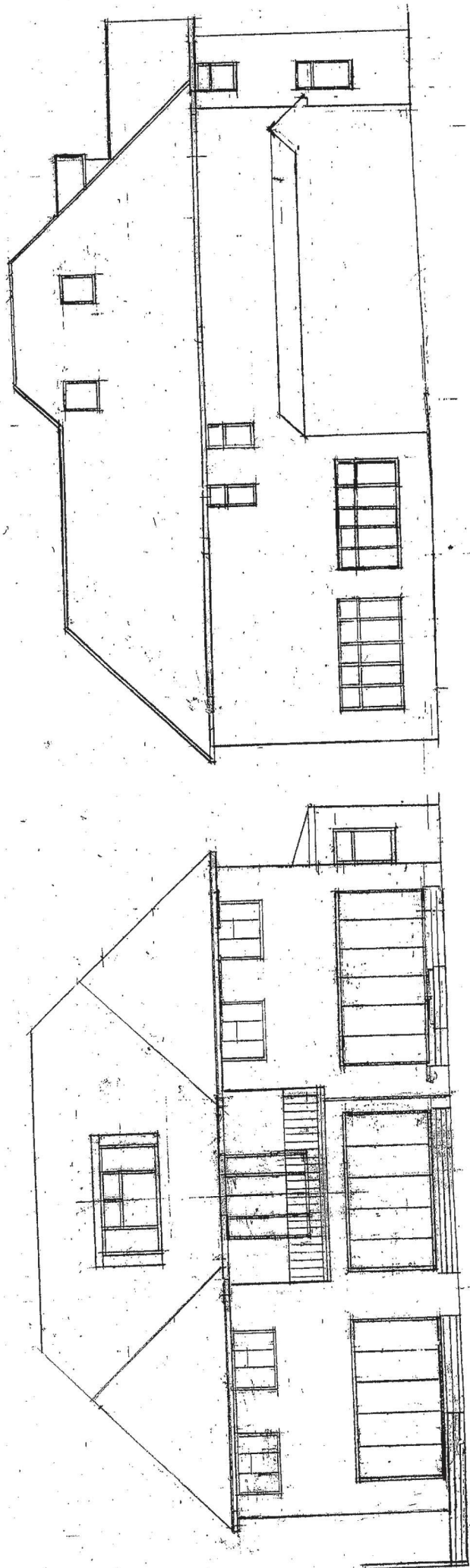


PROPOSED SIDE ELEVATION (NORTH)

PROPOSED FRONT ELEVATION



Scale 1:100 @ A3



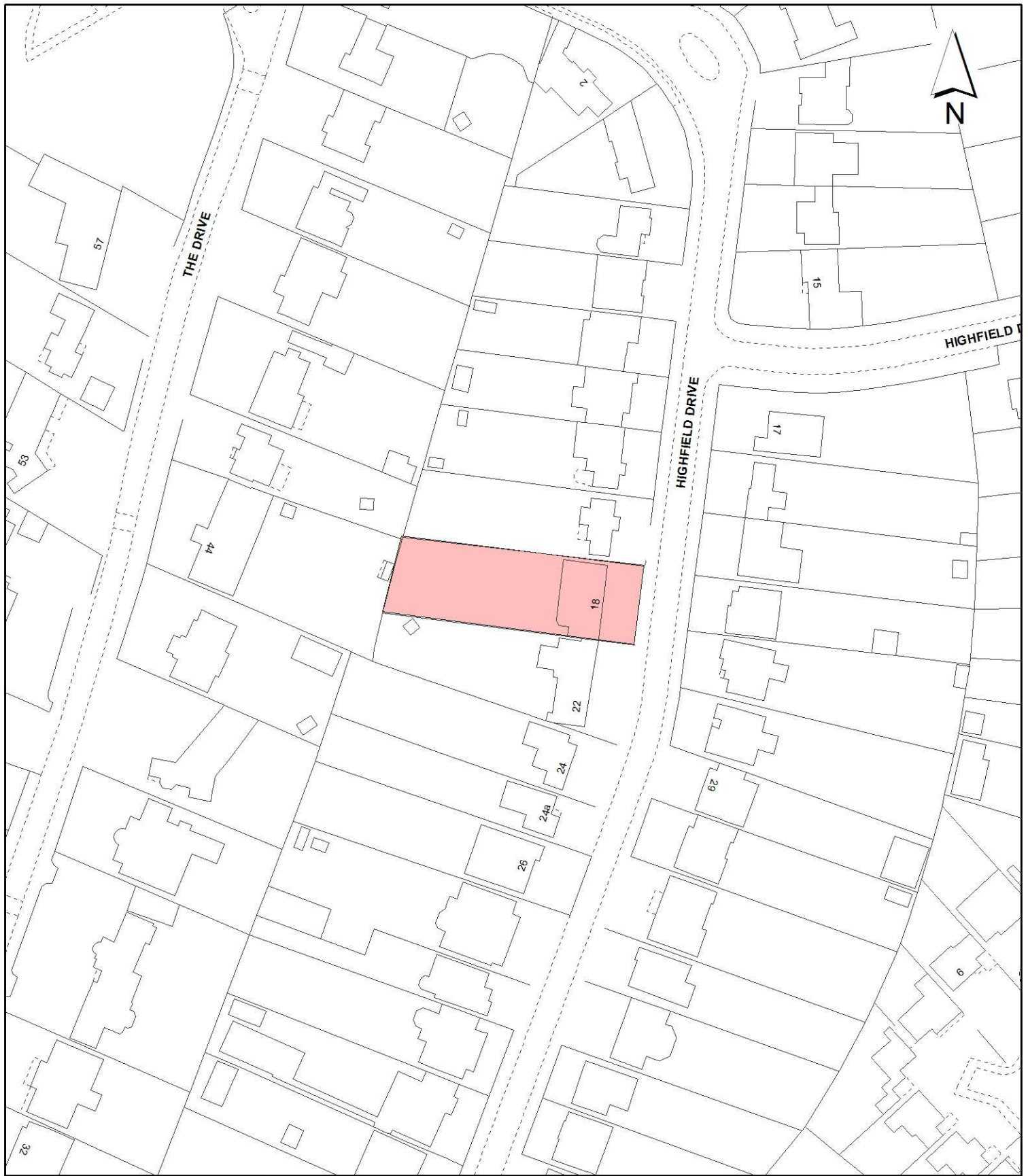
PROPOSED SIDE ELEVATION (SOUTH)

PROPOSED REAR ELEVATION



Scale 1:100 @ A3

2m high fence



Notes:

 Site boundary

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Site Address:

18 Highfield Drive

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

Planning Application Ref:
33211/APP/2016/4580

Scale:
1:1,250

Planning Committee:
North Page 79

Date:
April 2017



Report of the Head of Planning, Sport and Green Spaces

Address FLAT 1, VILLAGE HOUSE 13-15 SWAKELEYS ROAD ICKENHAM

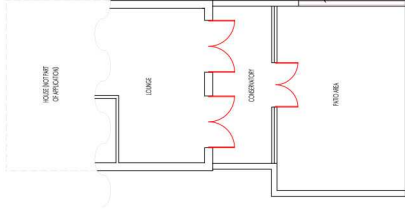
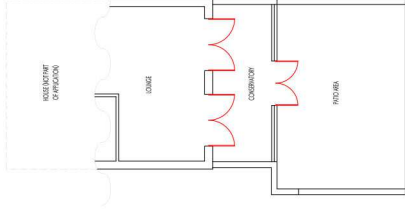
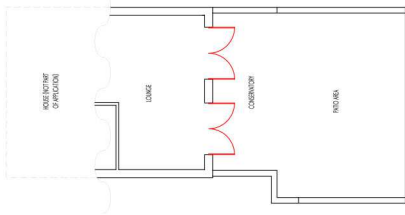
Development: Conservatory to rear and new screening. (Retrospective)

LBH Ref Nos: 19121/APP/2017/65

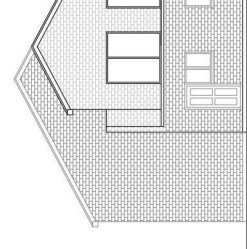
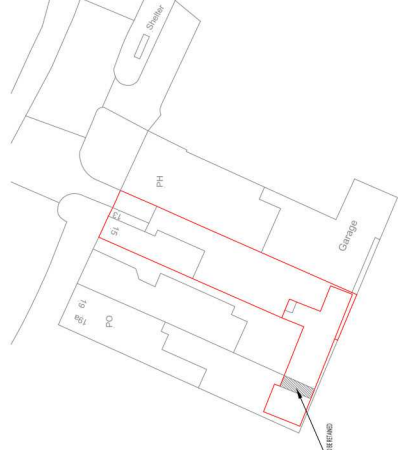
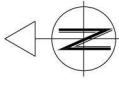
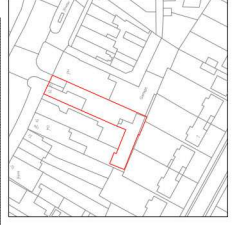
Date Plans Received: 05/01/2017

Date(s) of Amendment(s): 06/04/2017

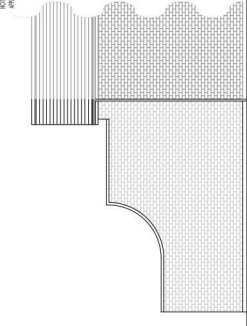
Date Application Valid: 17/01/2017



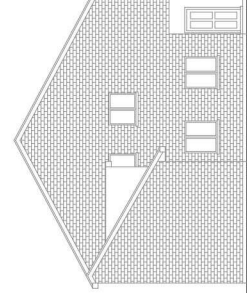
TRANSFORMER ENCLOSURE TO BE LOCATED AT THE END OF THE DRIVEWAY. SECOND FLOOR ROOF TO BE REPLACED WITH A CONCRETE ROOF. CONCRETE ROOF TO BE REPLACED WITH A CONCRETE ROOF. CONCRETE ROOF TO BE REPLACED WITH A CONCRETE ROOF.



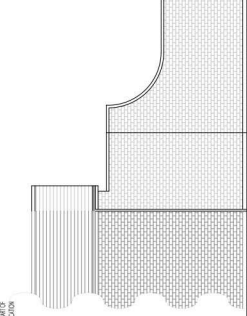
NOTING OF PROJECTIONS



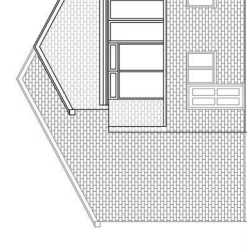
NOTING OF PROJECTIONS



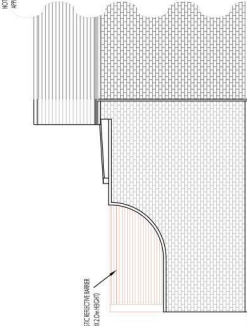
NOTING OF PROJECTIONS



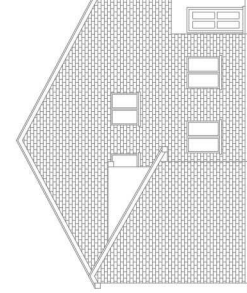
NOTING OF PROJECTIONS



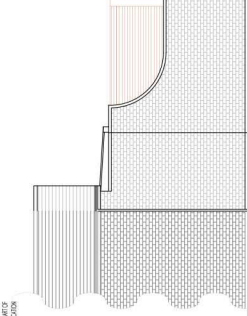
NOTING OF PROJECTIONS



NOTING OF PROJECTIONS



NOTING OF PROJECTIONS



NOTING OF PROJECTIONS

RTPI
 CIOB
 PARTNERSHIP WITH LABG
 LANDMARK DESIGNS
 THE PHILIPS
 SUITE ONE ONE
 GERRARDS CROSS
 BUCKINGHAMSHIRE, UK
 TEL: 01895 822300
 EMAIL: INFO@LANDMARKDESIGNS.CO.UK

CLIENT / JOB ADDRESS
 B-5 SWALEPS ROAD
 CROHAM
 WINDRICE
 LB10 8PF

DRAWING TITLE / DESCRIPTION
 RETROSPECTIVE CONSENT FOR CONSERVATORY & NEW PROPOSED SCREENING

SUBMISSION / REF
 PLANNING

REVISION	DESCRIPTION	DATE	DRAWN BY
01	CUTTING EXTENDED TO REPRESENT EXISTING	29/03/2017	CSB

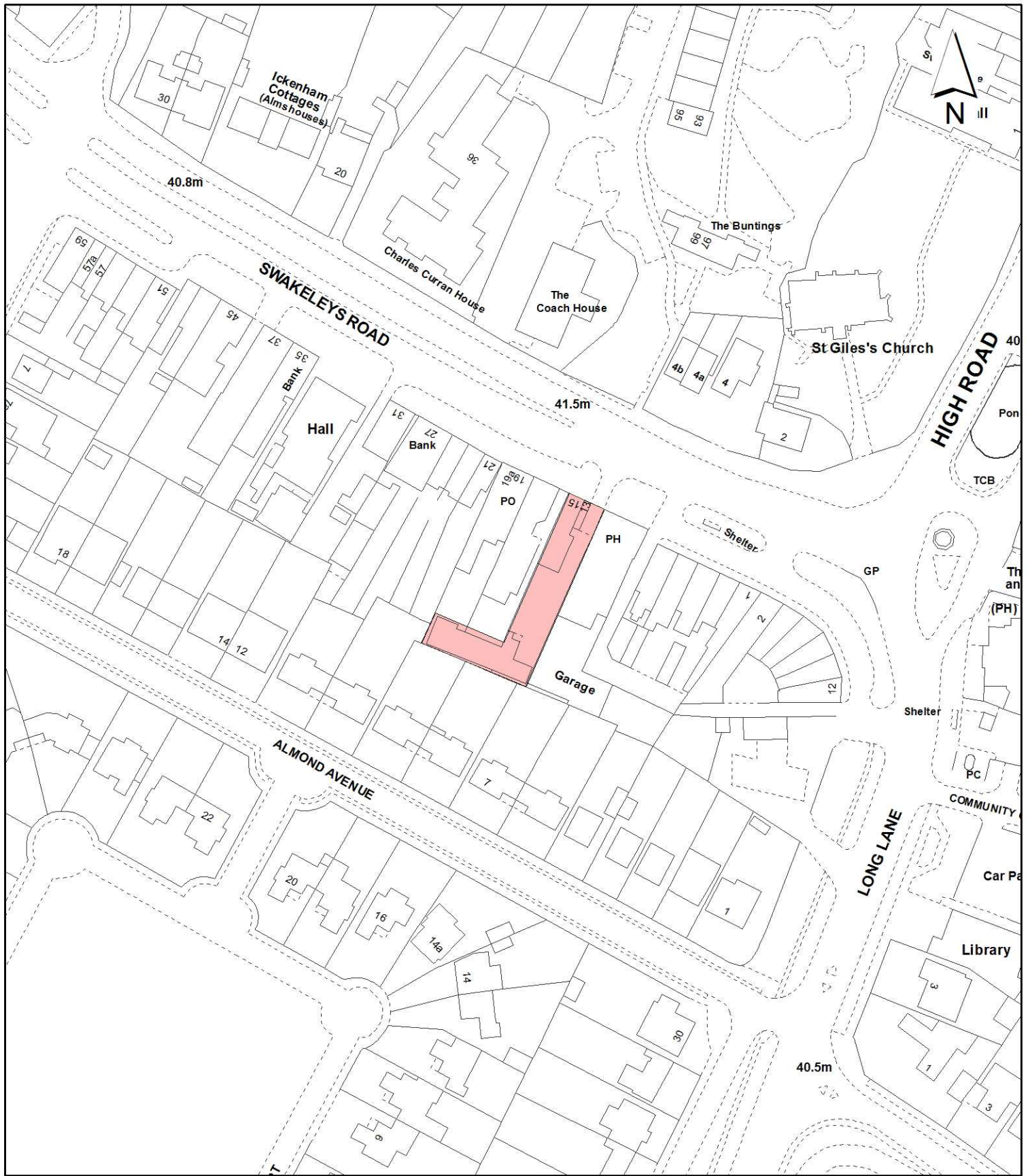
DRAWING NO
 CSB/15/15/17

SCALE 1:100 / 1:500 / 1:250
 DRAWN BY: JAC & CSB
 DATE: 29/03/2017
 CHECKED BY: JHM

NOTE: All dimensions to be checked on site and confirmed before construction. The client/contractor shall be responsible for obtaining all necessary planning permissions and all other relevant permissions prior to the commencement of the works. No dimensions shown here are to be taken as a guide. All drawings are subject to the conditions of use set out in the Landmark Design Ltd. Terms and Conditions.

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 ALL WORKS ARE SUBJECT TO FULL COMPLIANCE WITH BUILDING CONTROL.



Notes:

 Site boundary

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Site Address:

Flat 1 Village House

Planning Application Ref:
19121/APP/2017/65

Planning Committee:
North Page 82

Scale:
1:1,250

Date:
April 2017

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

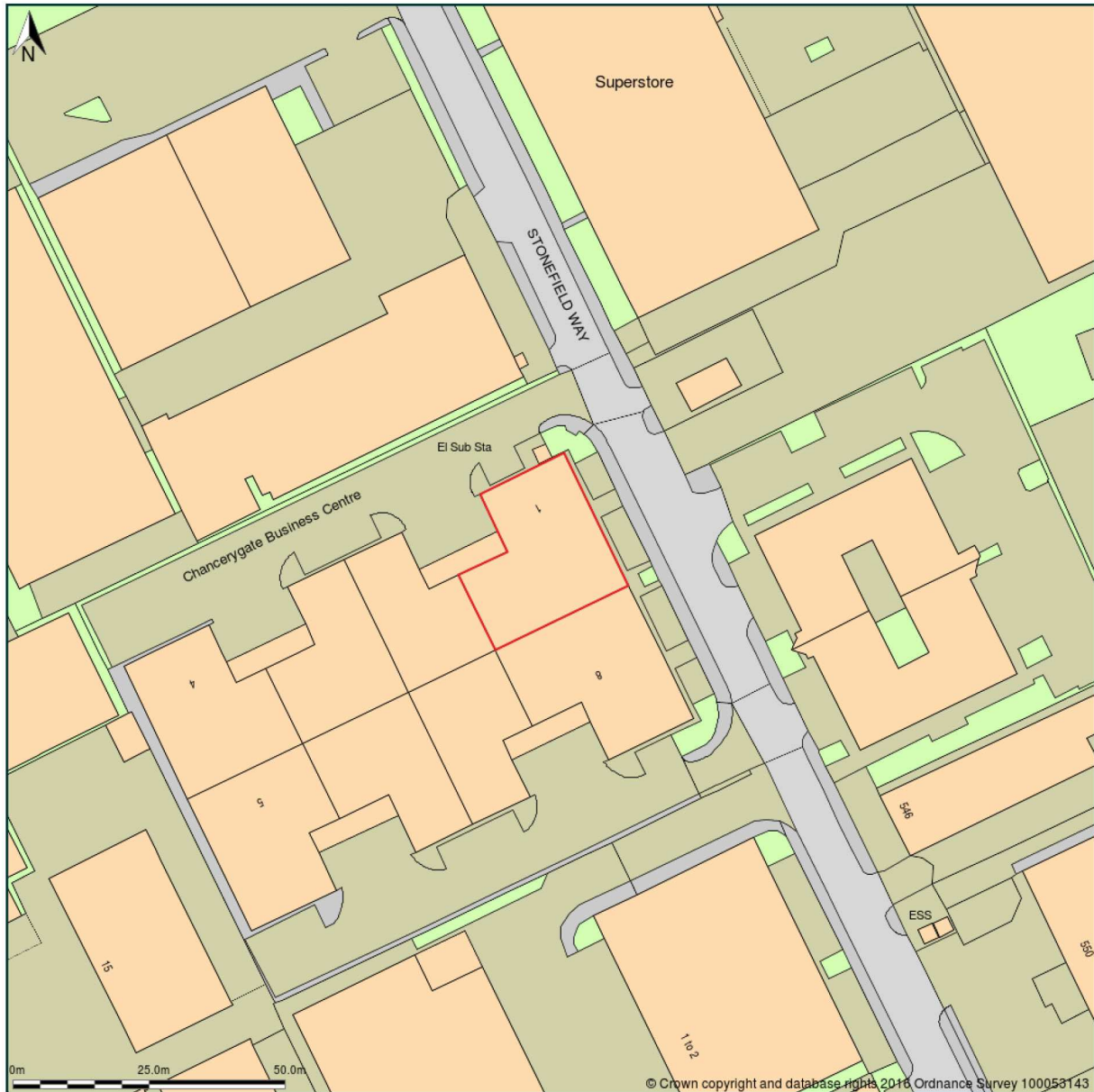


Report of the Head of Planning, Sport and Green Spaces

Address 1B CHANCERYGATE BUSINESS CENTRE STONEFIELD WAY RUISLIP
Development: Change of use from storage (Use Class B8) to a gymnasium (Use Class D2) involving alterations to external windows/doors.
LBH Ref Nos: 72194/APP/2017/14

Date Plans Received: 30/12/2016 **Date(s) of Amendment(s):**
Date Application Valid: 10/01/2017

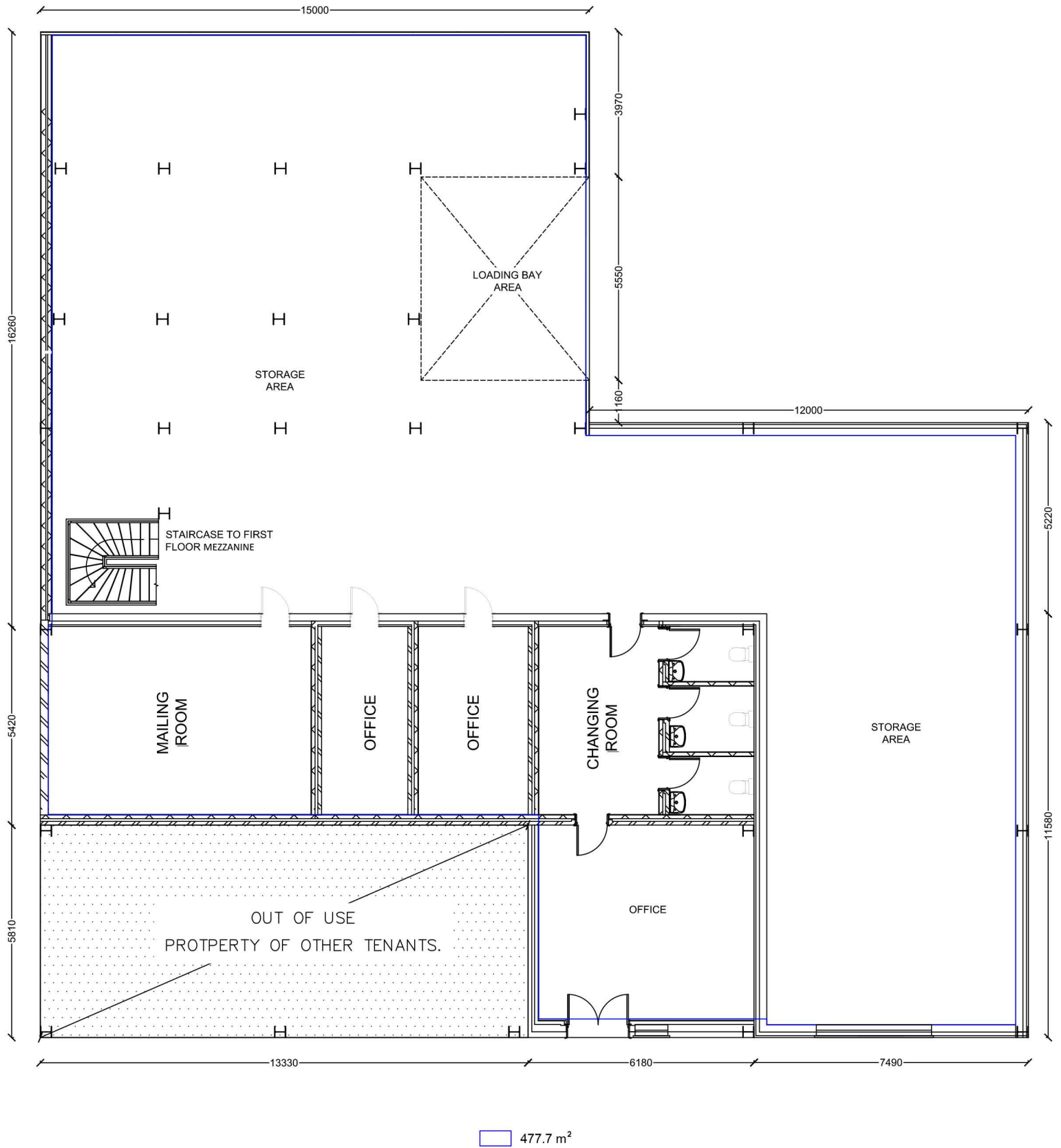
1b. Chancerygate Business Centre, Stonefield Way, Ruislip, Hillingdon, HA4 0JA



Site Plan shows area bounded by: 512118.0, 185419.0 512318.0, 185619.0 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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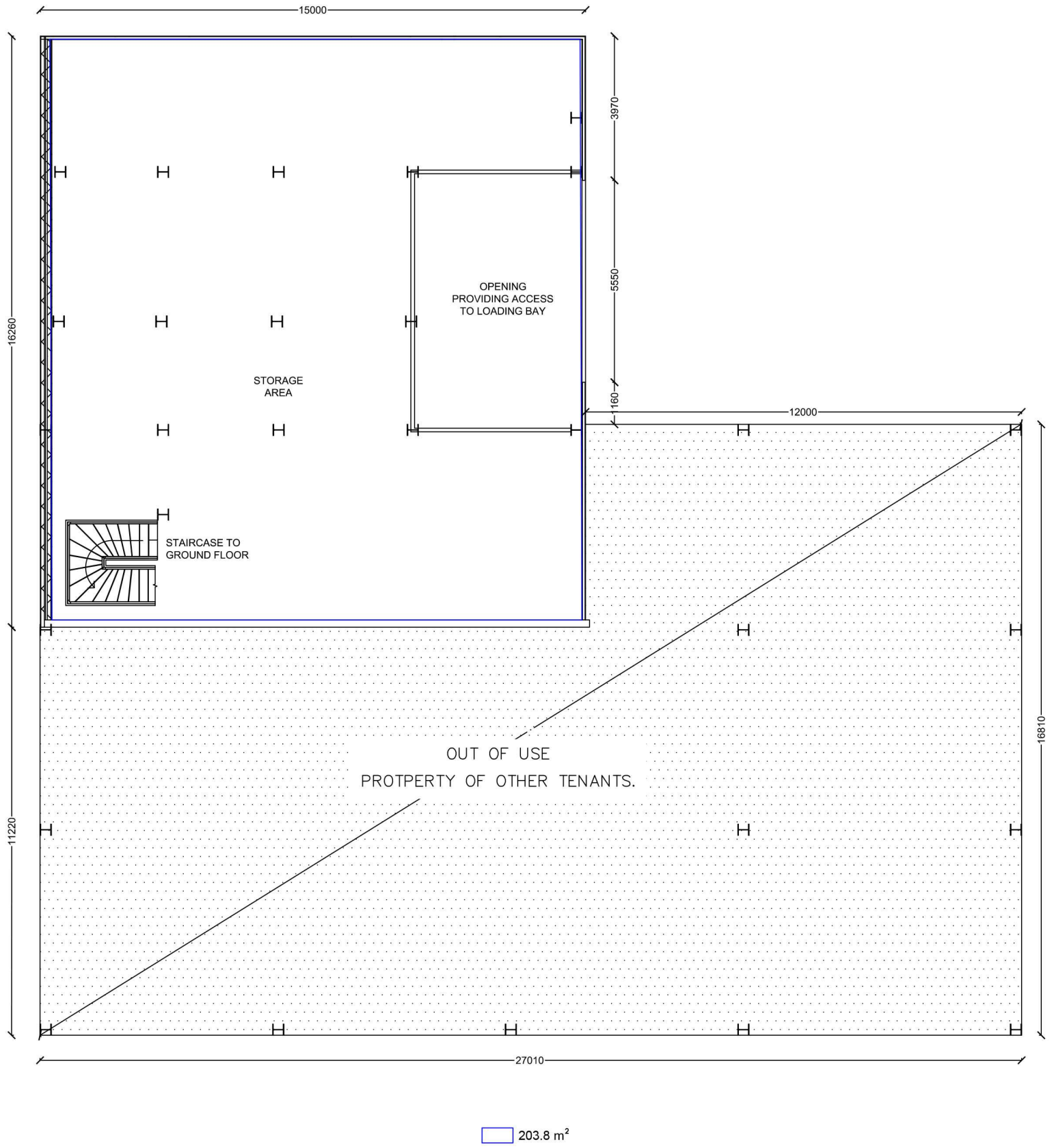
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JOB: 1B CHANCERYGATE BUSINESS CENTRE STONEFIELD WAY RUISLIP HA4 0JA					
DRAWING: EXISTING GROUND FLOOR PLAN					
DRAW NO.	SCALE	DATE	STATUS	ISSUED TO	DATE
CG-01	1:100	05/09/16	ISSUED	LC	05/09/16

REVISION		
NO	SUBJECT	DATE
00A	UPDATED TO SATISFY LC COMMENTS	19/09/16
00B	DRAWING TITLE UPDATED	23/09/16

- ALWAYS CHECK ALL MEASUREMENTS ON SITE BY RESPONSIBLE PERSONNEL IF IN DOUBT PLEASE REFER TO DESIGNER OR CLIENT
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JOB: 1B CHANCERYGATE BUSINESS CENTRE
STONEFIELD WAY
RUISLIP
HA4 0JA

DRAWING: EXISTING FIRST FLOOR PLAN

DRAW NO.	SCALE	DATE	STATUS	ISSUED TO	DATE
CG-02	1:100	05/09/16	ISSUED	LC	05/09/16

REVISION		
NO	SUBJECT	DATE
00A	UPDATED TO SATISFY LC COMMENTS	19/09/16
00B	DRAWING TITLE UPDATED	23/09/16

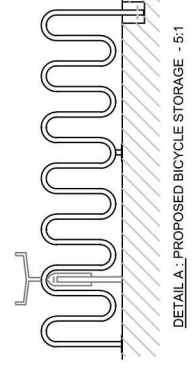
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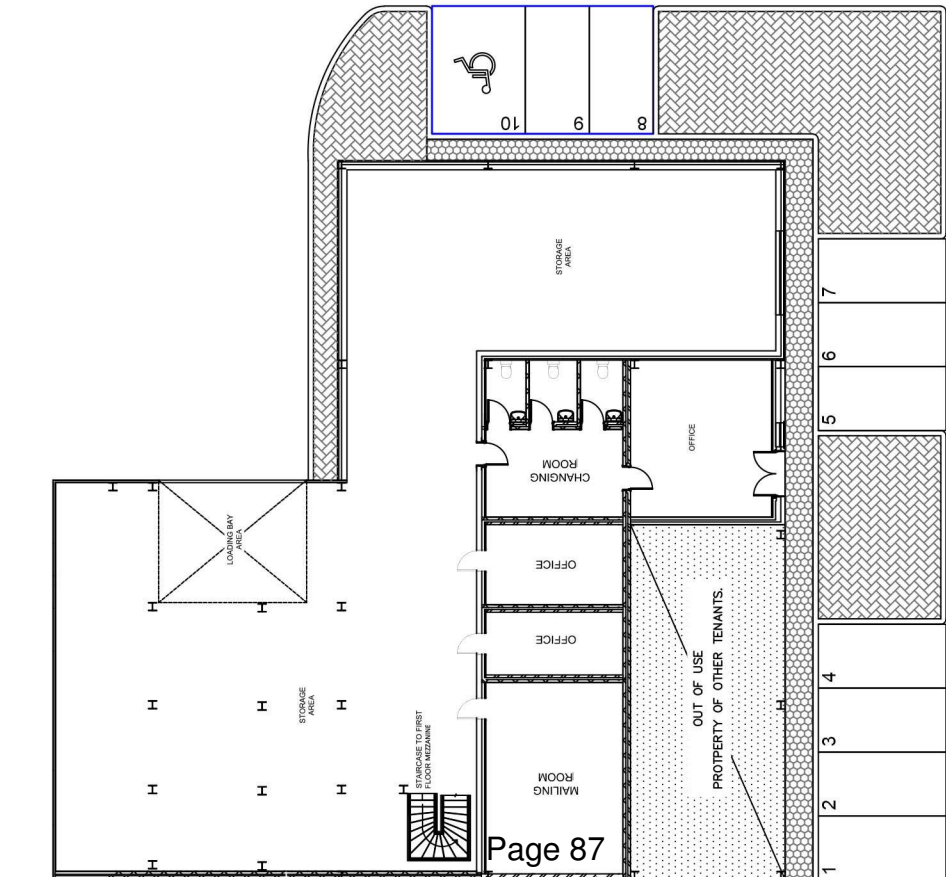
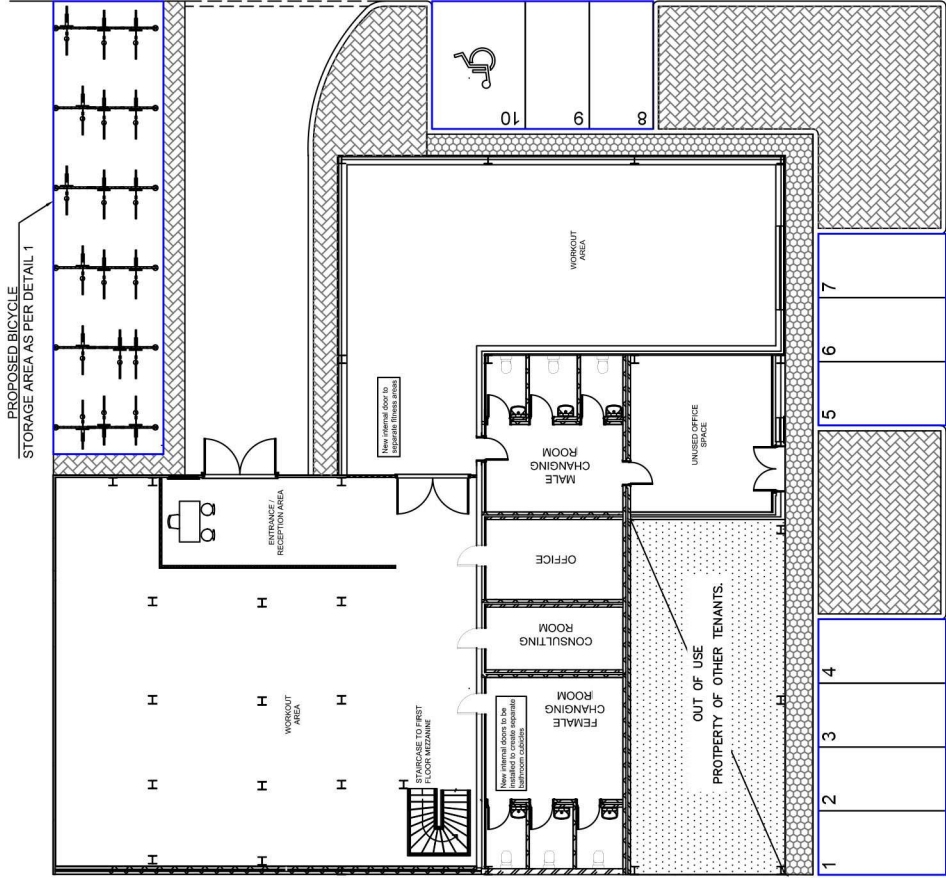
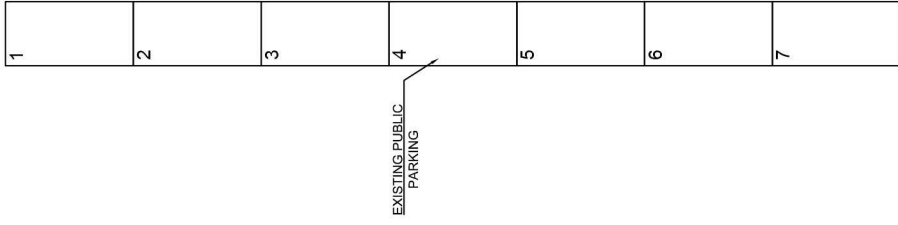
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PROPOSED SITE PARKING PROVISIONS
 PROPOSED PARKING PROVISIONS PROVIDED :
 10 CAR PARKING BAYS & 43 BICYCLE SPACES

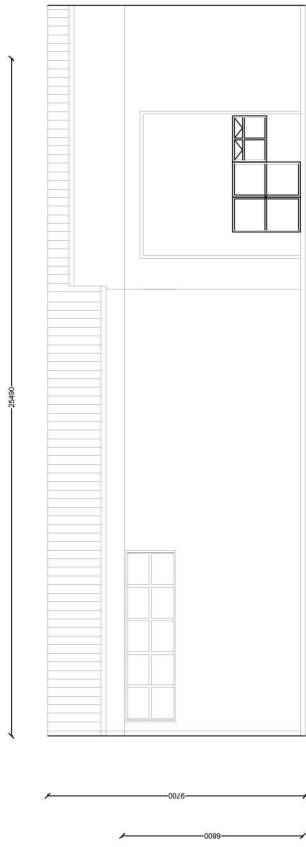
EXISTING SITE PARKING PROVISIONS
 EXISTING PARKING PROVISIONS PROVIDED : 6 CAR
 PARKING BAYS



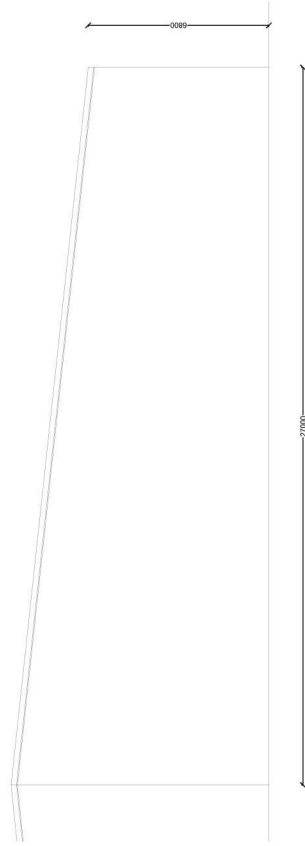
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- ALL NEW EXTERNAL WINDOWS AND DOORS TO HAVE HORIZONTAL AND VERTICAL DPC PLUS MASTIC SEALANT.
- NOTE THAT WINDOWS AND DOORS SIZES MAY VARY ONCE CHECKED ON SITE.
- ALL BATHROOM/SHOWER ROOM AND WC WINDOWS TO BE FROSTED.
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REVISION NO	SUBJECT	DATE
00A	NEW DRAWING TO SATISFY LC COMMENTS	31/10/16

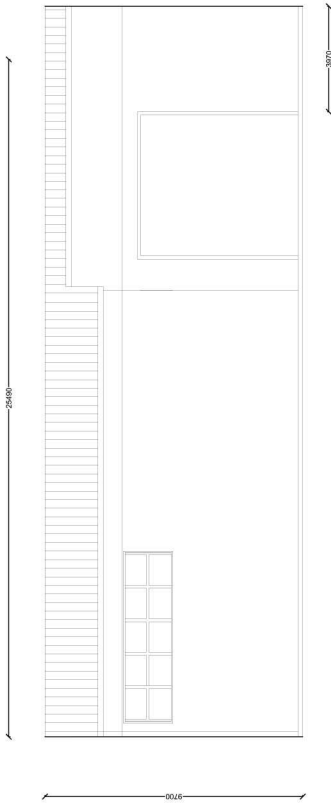
JOB: 1B CHANCERYGATE BUSINESS CENTRE STONEFIELD WAY RUISLIP HA4 0JA		REVISION NO	00A	SUBJECT	NEW DRAWING TO SATISFY LC COMMENTS	DATE	31/10/16			
DRAWING: EXISTING & PROPOSED PARKING PLANS	SCALE	1:200	DATE	31/10/16	STATUS	ISSUED	ISSUED TO	LC	DATE	31/10/16



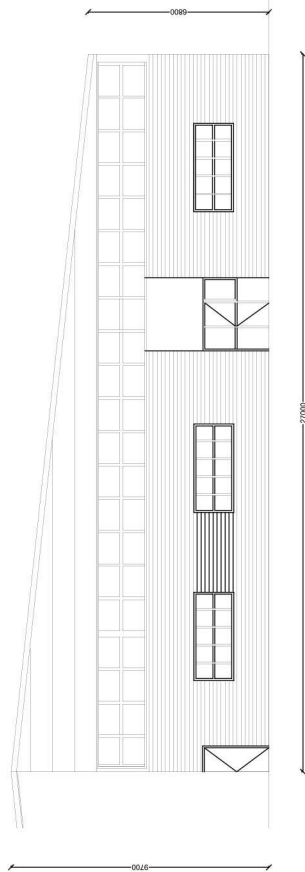
PROPOSED FRONT ELEVATION



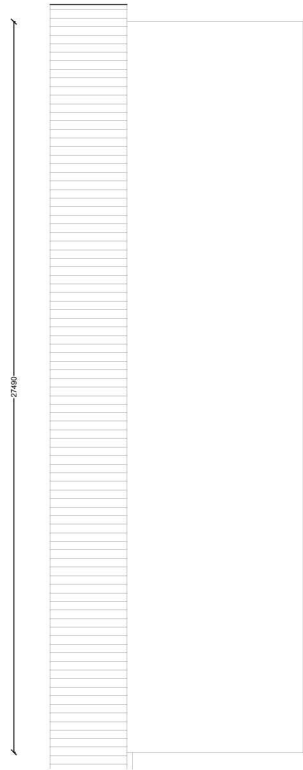
EXISTING & PROPOSED WEST ELEVATION



EXISTING FRONT ELEVATION

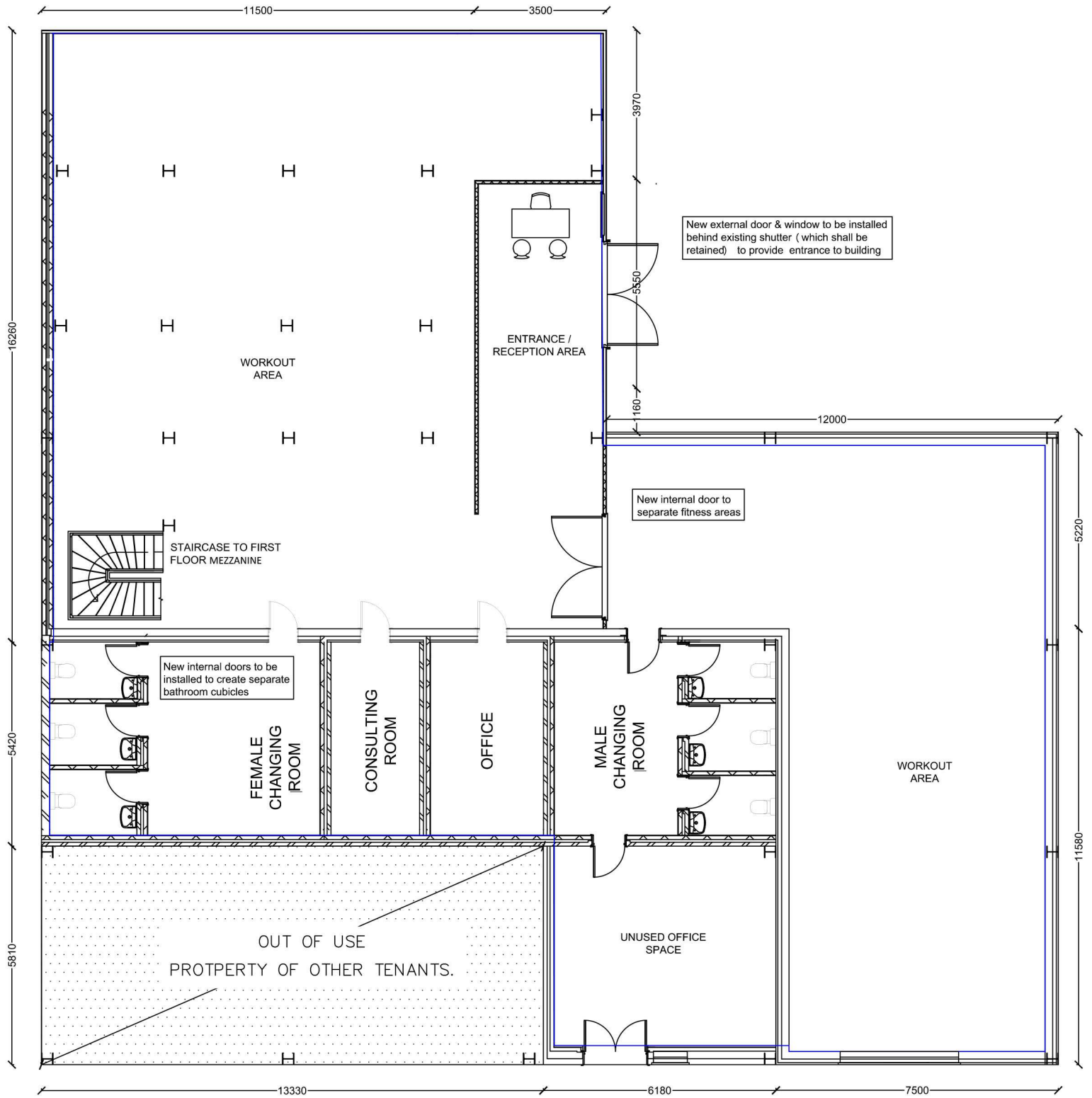


EXISTING & PROPOSED EAST ELEVATION



EXISTING & PROPOSED REAR ELEVATION

JOB: 1B CHANCERYGATE BUSINESS CENTRE STONEFIELD WAY RUISLIP HA4 0JA		REVISION		- ALWAYS CHECK ALL MEASUREMENTS ON SITE BY RESPONSIBLE PERSONNEL IF IN DOUBT PLEASE REFER TO DESIGNER OR CLIENT - IT IS IMPERATIVE THAT ANY DISCREPANCIES IN THE DIMENSIONS, ROOF PROFILES AND STRUCTURAL DETAILS BETWEEN THE DRAWING AND THE SITE ARE NOTIFIED TO PERCEPTORS OR ANY OTHER RESPONSIBLE PERSONNEL BEFORE PROCEEDING FURTHER. - ALL NEW EXTERNAL WINDOWS AND DOORS TO HAVE HORIZONTAL AND VERTICAL DPC PLUS MASTIC SEALANT. - NOTE THAT WINDOWS AND DOORS SIZES MAY VARY ONCE CHECKED ON SITE. - ALL BATHROOMS, SHOWER ROOM AND WC WINDOWS TO BE FROSTED. THIS DRAWING AND THE COPYRIGHTS AND PATENTS THEREIN ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT. - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS/DOCUMENTS AND ANY DISCREPANCIES OR VARIATIONS ARE TO BE NOTIFIED TO THE ARCHITECT BEFORE THE AFFECTED WORK COMMENCES. ALL WORKS ON SITE ARE TO BE CARRIED OUT FULLY IN ACCORDANCE WITH CURRENT CDM REGULATIONS AND RECOMMENDATIONS, CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE AS APPROPRIATE.	
DRAW NO	SCALE	DATE	STATUS	ISSUED TO	DATE
CG-03	1:200	05/09/16	ISSUED	LC	05/09/16
NO	SUBJECT	DATE			
00A	UPDATED TO SATISFY LC COMMENTS	19/09/16			
00B	PROPOSED FRONT ELEVATION ADDED	23/09/16			
DRAWING: EXISTING & PROPOSED ELEVATIONS					



477.7 m²

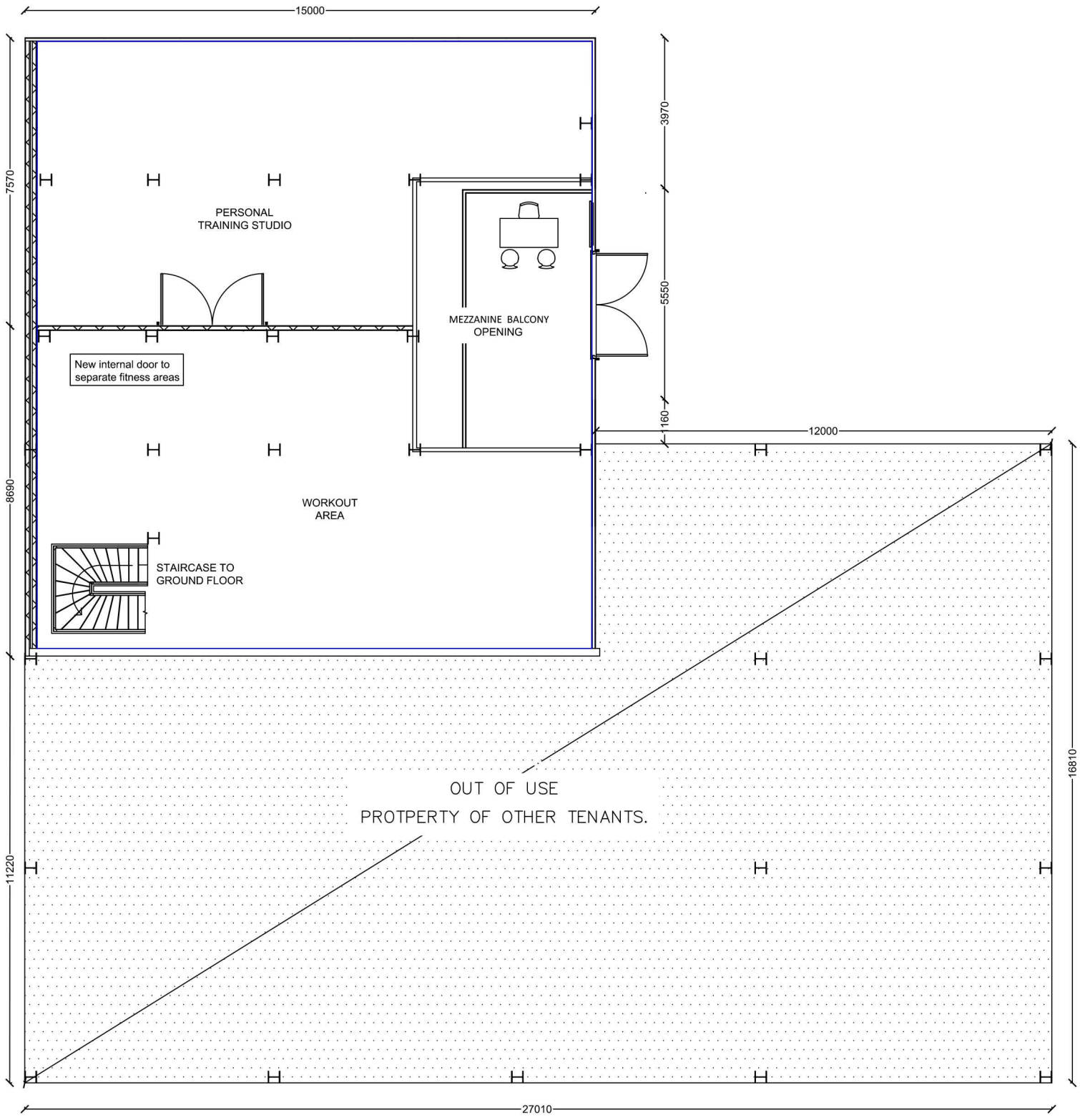
JOB: 1B CHANCERYGATE BUSINESS CENTRE
STONEFIELD WAY
RUISLIP
HA4 0JA

REVISION		
NO	SUBJECT	DATE
00A	UPDATED TO SATISFY LC COMMENTS	19/09/16

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DRAWING: PROPOSED GROUND FLOOR PLAN

DRAW NO.	SCALE	DATE	STATUS	ISSUED TO	DATE
CG-04	1:100	05/09/16	ISSUED	LC	05/09/16



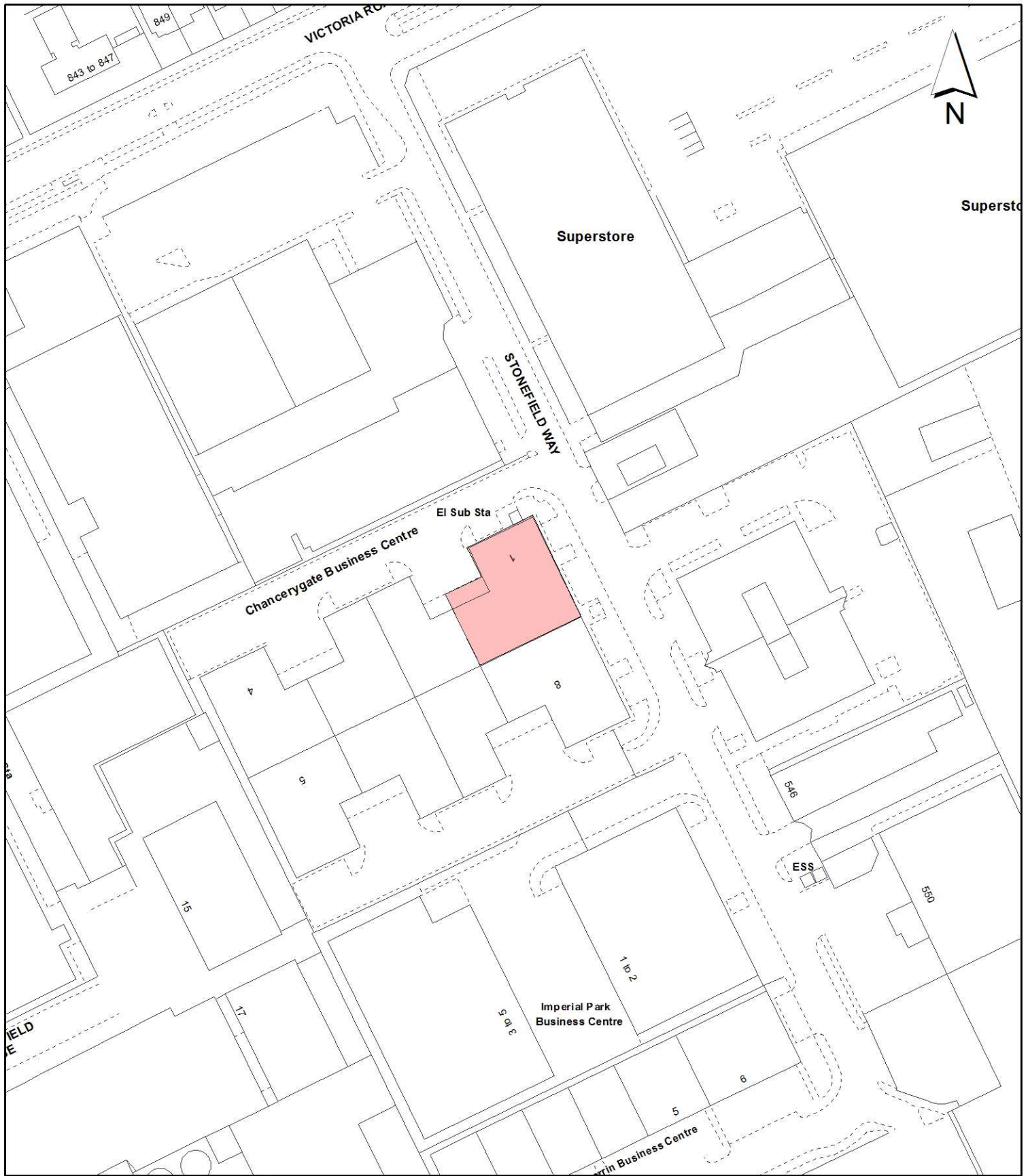
203.8 m²

JOB: 1B CHANCERYGATE BUSINESS CENTRE
 STONEFIELD WAY
 RUISLIP
 HA4 0JA

REVISION		
NO	SUBJECT	DATE
00A	UPDATED TO SATISFY LC COMMENTS	19/09/16

DRAWING: PROPOSED FIRST FLOOR PLAN					
DRAW NO.	SCALE	DATE	STATUS	ISSUED TO	DATE
CG-05	1:100	05/09/16	ISSUED	LC	05/09/16

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Site Address:

1b Chancerygate

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

Planning Application Ref:
72194/APP/2017/14

Scale:
1:1,250

Planning Committee:
North Page 91

Date:
April 2017



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