



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 10 MAY 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

Published: Tuesday, 2 May 2017

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

Putting our residents first

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London Borough of Hillingdon,
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www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

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Emergency procedures

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land adjacent to 68 Knoll Crescent, Northwood 70975/APP/2017/586	Northwood	Two three-bed, one and a half-storey, semi-detached dwelling houses with associated parking and amenity space, involving demolition of existing outbuilding. Recommendation: Refusal	9 - 24 112 - 120

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Rear of 33 Chester Road, Northwood 70636/APP/2017/645	Northwood	Two-storey, three-bed, detached dwelling house with associated parking, amenity space and vehicular crossover. Recommendation: Refusal	25 - 38 121 - 126

8	98 Exmouth Road, Ruislip 16772/APP/2017/69	Cavendish	Conservatory to rear (Part Retrospective). Recommendation: Approval	39 - 48 127 - 131
9	66 The Drive, Ickenham 4011/APP/2017/203	Ickenham	Erection of two-storey detached building with habitable roof space for use as five flats: four two-bed and one three-bed flats with associated amenity space and parking, involving demolition of existing building (Outline Planning Application with All Matters Reserved). Recommendation: Approval	49 - 72 132 - 136
10	15 Thornhill Road, Ickenham 31885/APP/2017/681	Ickenham	Roof alterations / extensions including rear dormer window (resubmission following 31885/APP/2016/2461). Recommendation: Approval	73 - 84 137 - 144
11	68 Norwich Road, Northwood 12054/APP/2016/4496	Northwood Hills	Part-retention of single-storey side extension and replacement of pitched roof over the rear and retained side extension with a flat roof. Recommendation: Approval	85 - 94 145 - 148
12	514 & 514a Victoria Road, Ruislip 72489/APP/2017/43	South Ruislip	Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations. Recommendation: Approval	95 - 110 149 - 164

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Agenda Item 3

Minutes



HILLINGDON
LONDON

NORTH Planning Committee

6 April 2017

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

	<p>Committee Members Present: Councillors John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Morse, John Oswell and Shehryar Ahmad Wallana (in place of Eddie Lavery).</p> <p>LBH Officers Present: Neil McCLEllen - Major Applications Team Leader, Manmohan Ranger - Highways Advisor, Roisin Hogan - Planning Lawyer, Meghji Hirani - Planning Contracts & Planning Information and Anisha Teji- Democratic Services Officer</p>
181.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Eddie Lavery with Councillor Shehryar Ahmad Wallana substituting.</p>
182.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
183.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
184.	<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 4</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
185.	<p>78 HOYLAKES CRESCENT - 42830/APP/2015/4735 (<i>Agenda Item 5</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for a part two storey, part single storey side/rear extension, first floor side extension, front canopy and alterations to front elevations involving demolition of existing rear elements. Officers made a recommendation for approval subject to the conditions set out in the report.</p> <p>A motion for the officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p>

	<p>RESOLVED:</p> <p>The application was approved as per the officer's recommendation.</p>
186.	<p>ENFORCEMENT REPORT (<i>Agenda Item 6</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
187.	<p>ENFORCEMENT REPORT (<i>Agenda Item 7</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
188.	<p>ENFORCEMENT REPORT (<i>Agenda Item 8</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of

	<p>issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.23 pm, closed at 7.33 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Minutes



NORTH Planning Committee

25 April 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Manjit Khatra, John Oswell, Jazz Dhillon (Reserve) (In place of John Morse) and David Yarrow (Reserve) (In place of Henry Higgins)</p> <p>LBH Officers Present: Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor), Peter Loveday (Highway Development Engineer), Luke Taylor (Democratic Services Officer) and James Rodger (Head of Planning and Enforcement)</p>
189.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Higgins and Councillor Morse, with Councillor Yarrow and Councillor Dhillon substituting.</p>
190.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
191.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 14 MARCH 2017 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 14 March 2017 were agreed.</p>
192.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
193.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
194.	<p>LAND ADJACENT TO 29-33 DOLLIS CRESCENT - 45159/APP/2017/325 (<i>Agenda Item 6</i>)</p> <p>Two-storey building to allow for a self-contained studio and car port with associated amenity space, involving demolition of existing garages.</p> <p>Officers introduced the report and highlighted that the scheme proposed to demolish</p>

	<p>the remaining garage block and erect a two-storey building providing two ground floor parking spaces and a studio flat above.</p> <p>A petitioner spoke in objection to the application, stating that the petition also had the support of local Councillors, the Hillingdon Residents Association and Rt Hon Boris Johnson MP. The petitioner was concerned about the lack of additional parking, access issues and safety issues for blind or disabled residents and children. The petitioner also commented that the proposal was incongruous and out of keeping with the surroundings, with little amenity space, and the proposed balcony would not only be the only one on the road, but it would also lead to a loss of privacy for neighbouring properties.</p> <p>Councillor White, Ward Councillor for Cavendish, confirmed his support for the petitioner, and stated that the application was cramped and had no amenity space. He also stated that the proposal would exacerbate parking concerns in the area, impact on privacy, and did not fit in the street scene and local area.</p> <p>Members commented that the application was not fit for purpose, did not apply with either the Local or London Plan and was unfair on neighbouring residents. The officer's recommendation was moved and seconded, and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
195.	<p>18 HIGHFIELD DRIVE - 33211/APP/2016/4580 (<i>Agenda Item 7</i>)</p> <p>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, two front dormers, four side rooflights and conversion of garage to habitable use to include alterations to elevations.</p> <p>Officers introduced the report and noted that the street scheme was residential in character and appearance, compromising detached properties, the majority of which had been substantially extended.</p> <p>Members commented that the proposal was not out of keeping with the street scheme, and fitted local policies, and following questioning from the Committee, officers confirmed that there was no standard that dictated how much space must be left between the roof and second floor windows.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application was approved.</p>
196.	<p>FLAT 1 VILLAGE HOUSE - 19121/APP/2017/65 (<i>Agenda Item 8</i>)</p> <p>Conservatory to rear and new screening (Retrospective).</p> <p>The report was introduced by officers who highlighted the addendum and noted the proposed change to condition 3.</p> <p>Councillors expressed concern that the extension was not in keeping with the local area, but were informed that the location and proposed privacy and acoustic screening</p>

	<p>preventing the conservatory from having an impact on neighbouring properties.</p> <p>The officer's recommendation, subject to the changes in the addendum, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application was approved, subject to amended condition in the addendum.</p>
197.	<p>1B CHANCERYGATE - 72194/APP/2017/14 (<i>Agenda Item 9</i>)</p> <p>Change of use from storage (Use Class B8) to a gymnasium (Use Class D2), involving alterations to external windows / doors.</p> <p>Officers introduced the report and noted the addendum which included a change to condition 7.</p> <p>Councillors were happy with the proposal, and moved, seconded and voted unanimously in favour of the officer's recommendation, subject to the changes in the addendum.</p> <p>RESOLVED: That the application was approved, subject to changes to a condition highlighted in the addendum.</p>
	<p>The meeting, which commenced at 7.14 pm, closed at 7.45 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 68 KNOLL CRESCENT KNOLL CRESCENT
NORTHWOOD

Development: 2 x 3-bed, one and a half storey, semi-detached dwelling houses with associated parking and amenity space, involving demolition of existing outbuilding.

LBH Ref Nos: 70975/APP/2017/586

Drawing Nos: 17/3088/04B
17/3088/01
Site Survey
17/3088/02
17/3088/03
17/3088/05
Planning Statement
Arboricultural Impact Assessment
17/3088/00

Date Plans Received: 20/02/2017 **Date(s) of Amendment(s):** 20/02/2017

Date Application Valid: 21/02/2017

1. SUMMARY

This application seeks permission for a pair of semi detached dwellings with associated parking and amenity space within an area of land to the rear of 41 and 43 The Drive, Northwood. The house would be accessed off the Southern arm of Knoll Crescent.

The proposed development is considered to constitute backland development. In the light of changes in policy and guidance in relation to backland development, and given the harm that would be caused to the character and appearance arising from this development it is considered that the development would be unacceptable.

Furthermore two appeals have been dismissed in 2014 and 2016 concerning dwellings on this site. In both cases Planning Inspectors supported the Council's stance that such development was inappropriate in principle.

This area currently forms an essential break in the built form and an area of amenity that contributes to the street scene. There is also a useful turning area for vehicles, which serves to emphasise its openness. The loss of this area to further buildings would harm this openness and amenity of the area. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost. The proposal would therefore fail to retain the open and green nature that is characteristic of the area.

The scheme is therefore unacceptable in principle, and contrary to planning policies, as set out below.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2016).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street scene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (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), the London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 7.14	(2016) Improving air quality
LPP 7.4	(2016) Local character

4

You are advised that the proposed development represents chargeable development under the London Borough of Hillingdon and the Mayor's Community Infrastructure Levy Charging Schedules. Should the application be subject to an appeal which was allowed the development would be liable.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of Nos. 41 and 43 The Drive. it should be noted that all of the application land is in the ownership of No. 43 The Drive. The site is rectangular in shape, measuring 19.1 m wide by 71.7 m deep, and comprises the rear garden of No 41 The Drive and also extends to the rear of No. 43 The Drive. The site comprises of areas of lawn, trees and vegetation, has an overall area of 0.13 Ha, can best be described as verdant in character, and is the subject of area TPO No. 124 which covers land at 35-49 The Drive.

It is worth noting that since the refusal of planning permissions for a previous scheme, the applicant, has obtained a Certificate of Lawful Development (ref: 43995/APP/2016/3262) for the construction of an enclosed swimming pool in the rear garden of no. 43 the Drive. The proposed house is proposed to sit broadly on the footprint of the swimming pool building enclosure. At the time of the Officer's site visit it should be noted that whilst works had begun on the swimming pool enclosure building, they were not completed.

The Southern boundary of the site adjoins the Southern arm of Knoll Crescent, which currently terminates in the form of a turning area adjacent to the site. Knoll Crescent is characterised by relatively modern properties of several different designs situated within a pleasant semi-urban environment.

The application site forms part of an area of generally wooded garden land which separates the Northern and Southern arms of Knoll Crescent.

The application site remains similar as that for the two previously refused schemes, however it has been extended to the South East and terminates adjacent to no. 113 Knoll Crescent.

The application site slopes down in an Easterly direction from the host dwelling. Therefore, the properties in Knoll Crescent [to the South] are at a considerably lower level than those in The Drive.

An outbuilding allowed under permitted development has been built in the same position as the proposed pair of semi-detached houses. The outbuilding is for the use of a swimming pool, however, no swimming pool has been built.

Beyond the south eastern boundary is land designated as Green Belt and a Site of Interest for Nature Conservation.

3.2 Proposed Scheme

The application proposes a pair of 3 bedroom semi detached houses to be built within the rear garden area with access from Knoll Crescent, effectively forming an extension of the existing Knoll Crescent street scene. The proposed house would be to the west of the site.

The proposed pair of semis would be single storey with a maximum height of 6.1m incorporating a steep pitch roof with all the bedrooms in the roof space. The building would have two front gables and two front dormers to all sunlight/daylight to and outlook form the bedrooms. The building would be 15m wide, 9m deep. Internally these family sized dwellings provide 3 bedrooms on the first floor and a ground floor kitchen/diner and lounge space creating 105sq.m of internal floorspace for each house.

3.3 Relevant Planning History

43995/APP/2016/2016 43 The Drive Northwood

Single storey outbuilding to rear for use as a swimming pool (Application for a Certificate of Lawf Development for a Proposed Development)

Decision: 01-08-2016 Refused

43995/APP/2016/3262 43 The Drive Northwood

Single storey outbuilding to rear for use as a swimming pool (Application for a Certificate of Lawf Development for a Proposed Development)

Decision: 25-10-2016 Approved

68458/APP/2012/779 Land Rear Of 41 & 43 The Drive Northwood

4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and

installation of vehicular crossover to front

Decision: 08-08-2012 Refused

68458/APP/2013/1405 Land Rear Of 41 & 43 The Drive Northwood

2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover

Decision: 28-08-2013 Refused **Appeal:** 20-02-2014 Dismissed

70975/APP/2015/2012 Land Adjacent To 68 Knoll Crescent Northwood

Two storey detached dwelling with associated parking and amenity space

Decision: 26-08-2015 Refused **Appeal:** 16-04-2016 Dismissed

70975/APP/2015/3737 Land Adjacent To 68 Knoll Crescent Knoll Crescent Northwood

Two storey detached dwelling with associated parking and amenity space

Decision: 18-02-2016 Refused **Appeal:** 26-04-2016 Withdrawn

Comment on Relevant Planning History

43 The Drive

43995/APP/2016/3262 - Single storey outbuilding to rear for use as a swimming pool (Application for a Certificate of Lawful Development for a Proposed Development). Granted on 16/10/2016.

Land Adjacent to 68 Knoll Crescent

Under ref: 70975/APP/2015/2012 and 70975/APP/2015/3737, planning permission was refused for the two storey detached dwelling with associated parking and amenity space for the following reasons:

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2015).
2. The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the streetscene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).
3. The proposal fails to make adequate provision for the protection and long-term retention of valuable trees. The proposal therefore does not comply with Policy BE38 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2015).

Under ref: 68458/APP/2012/779, planning permission was refused for the erection of 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front on the same area of land for the following reasons:

1.The proposed development would constitute backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan (July 2011).

2.The proposal would result in the loss of a significant number of trees (including protected trees)and would adversely impact on the green vista and arboreal character of the area. The proposal does not take into account the future growth / size of trees and the impact that this growth would have on the amenities of the proposed occupiers. The proposal therefore does not comply with Policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

Under ref: 68458/APP/2013/1405, planning permission was refused and dismissed at appeal for the 2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover for the following reasons:

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (July 2011).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 3.8 (2016) Housing Choice
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 7.14 (2016) Improving air quality

LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 24th February 2017 and a site notice was erected adjacent the site on 26th February 2017.

By the close of the consultation period 13 neighbouring residents had objected to the proposed development and a petition with 122 signatures was received which objects to the proposal and asks for it to be refused.

The objections can be summarised as the following:

- i) Backland development.
- ii) Illegal access on to site from Knoll Crescent.
- iii) Under provision of parking;
- iv) Traffic impact & harm to highway safety;
- v) Proposal would result in loss of trees and the Tree Survey is out of date from 2015;
- vi) Set a precedent for more houses to be developed on this site;
- vii) Harm to character and appearance of the surrounding area;
- viii) Potential foundation issues;
- ix) Loss of parking spaces on Knoll Crescent;
- x) Potential Flooding and Drainage issues;
- xi) Proposed house is identical to the previous refused scheme, other than repositioning it slightly.
- xii) Numerous applications and appeals have been rejected already and the PD swimming pool should not be used as a fallback for approval. The application is making a mockery of the planning system.
- xiii) Loss of turning space at end of cul de sac.

Case Officer Comments: These above concerns will be considered in the main body of the report.

Concerns raised relating to impact on foundations, and the legality or otherwise of the access are matters dealt with under other legislation.

Internal Consultees

Trees and Landscape comments:

This site is covered by TPO 124. There are several large, mature protected trees on and adjacent to this site. The tree report that has been submitted refers to a previous application, which is completely different from this current one. In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable trees, a relevant and up-to-date tree report (arboricultural impact assessment, arboricultural method statement and tree protection plan) is required. Please re-consult on receipt of the requested information; if the information is not forthcoming, then the scheme will be considered unacceptable because it does not make adequate provision for the protection and long-term retention of valuable trees.

Officer Comment: A revised arboricultural impact assessment has been submitted dated March 2017 providing an updated method statement and tree protection plan that address the concerns of Hillingdon's Tree Officer.

EPU comments:

No environmental health comments received for the current application, however, previous comments still apply:

I refer to your consultation of 16 October, and to our previous comments on the same application that was refused in 2012. We would have no additional comments. As advised a condition to test the garden soils is advised to ensure that the gardens are clean and free from contamination for the new residents.

Highway comments:

No highway comments received for the current application, however, previous comment still apply: As there is no garage with the property, provision should be made for secure and covered cycle storage.

The four parking spaces are accessed off a turning head, a condition is required to ensure no parking takes place at any time on the turning head.

Subject to the above, no objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As with the previous applications, this proposal would represent backland development to which there have been recent changes to policy, as contained within both the London Plan 2016 and the National Planning Policy Framework.

With regard to the London Plan, Policy 3.5 states that developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDF's introduce a presumption against development on back gardens where this can be locally justified.

The London Plan comments in Paragraph 3.34 comments that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on backgardens where locally justified by a sound local evidence base..."

The Hillingdon Local Plan: Part 1 Strategic Policies (November 2012) in policy BE1 requires that all new development should improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Point 9 of policy BE1 seeks to prevent proposals that would result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

Consideration also needs to be given to 'saved' Unitary Development Plan policy H12. This policy seeks to prevent backland development where it would cause undue disturbance or loss of privacy to adjoining neighbours.

It is considered that this proposal is clearly a backland development. The loss of the rear garden area and the impact of the new building proposed on an otherwise green space, adjacent to the Green Belt (to the South East) and clearly visible from both public and private areas would be detrimental to the character of the area.

7.02 Density of the proposed development

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

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within Green Belt land although it is adjacent to it. However, given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be seen as a continuation of the Knoll Crescent properties. No Green Belt issues are therefore raised by this application.

7.07 Impact on the character & appearance of the area

As detailed elsewhere in this report, the proposed development would impact on the character and appearance of the area, resulting in the loss of an area of open space that contributes to the character of the area and the amenities of existing residents that surround the site.

This is particularly apparent from the end of Knoll Crescent, where the access to the proposed site would be created and the house constructed. This area currently forms a break in the built form and an area of amenity that contributes to the street scene. This break in built form is considered essential to allow for the prominence of the trees to remain the dominant visual feature safeguarding the current character of the area.

Fronting towards the turning area for vehicles, the site is prominent emphasising its openness. The loss of this area to further buildings would harm this openness and amenity value. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost.

The submission documentation argues that approved the swimming pool enclosure in the rear of No.43 the Drive granted under a Certificate of Lawful Development already impact on the openness of the area and therefore an argument that the proposed house would impact on the open character of the area cannot be made by Officers.

It must be noted however, that at the time of the Officer's site visit the whilst works had commenced the swimming pool enclosure had been constructed but not completed and a swimming pool had not been dug inside the partially constructed enclosure. It is clear that the approved swimming pool enclosure and the 'existing plan' on the submission differ. The size of the approved swimming pool enclosure was 14.89m x 11.695m whereas the existing plan on the submission shows an enclosure 14.89m x 8.695m.

Additionally the approved swimming pool structure was to be a maximum of 4 m in height whereas the proposed semi detached dwellings would be 6.1 m in height, an increase in height of 2 m or 50%, which have a far greater impact on the open character of the back gardens.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policy BE1 of the adopted Hillingdon Local Plan: Part One Strategic Policies (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15 m separation distance from adjoining properties to avoid appearing overdominant and a 21 m distance maintained between facing habitable room windows and private amenity space, considered to be a 3 m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

Whilst the proposed development would result in a harmful change in character of the area, it is considered that there would be no material impact on the amenities of adjoining occupiers. Appropriate conditions could be imposed on any planning permission granted to ensure that there would be no adverse impact on the amenities of the adjoining occupiers, such as, for example through the provision of obscure glazing, or preventing the installation of roof extensions and dormers, or outbuildings.

The new buildings would be sited at a lower level than the properties in The Drive, similar to the existing relationship with other properties in The Drive and Knoll Crescent. The relationship between the new buildings with the properties adjacent in Knoll Crescent would also be satisfactory.

There would thus be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

In this respect the proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The National Housing Standards came into effect on the 1 October 2015. Mayor's Housing Standards: Transition Policy Statement sets out that from this date relevant London Plan policy and associated guidance in the Housing SPG should be interpreted by reference to the nearest equivalent new national technical standard.

Mayor's Housing Standards: Transition Policy Statement sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 3 bedroom, 5 person dwelling, to have a minimum size of 93 sq.m. The proposed new dwellings would each be approximately 107 sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers.

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the

houses and the character of the area.

The side/rear amenity space meets these requirements and therefore would provide a satisfactory standard of residential amenity for future householders. The level of amenity space retained for the use of no.43 The Drive would also remain acceptable in accordance with the Council's guidance. As such, the scheme complies with Policies BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed bedrooms would be screened by hedges and set more than 21 m from neighbouring properties and would therefore not be overlooked by adjoining properties.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two parking spaces are provided for each of the two proposed dwelling. This is considered satisfactory and in accordance with the Council's parking standards.

As such, it is considered that the scheme complies with Policies AM7 and AM14 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The impact of the development on the verdant character of the area, the design of the houses, and their relationship with each other, in their own right, are considered unacceptable.

The scheme proposes a pair of chalet style semi-detached houses, with 1st floor accommodation located in large pitched roofs with large front gables and two front dormers.

The proposed design would not follow the pattern of development with the houses on Knoll Crescent and The Drive which have a clear consistency to their design. It is therefore considered that the design of the house as proposed would detract from the character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

With regard to access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with the requirements of Policy BE18 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the Council's Supplementary Planning Guidance on Community Safety by Design.

7.12 Disabled access

If the scheme had been found acceptable a condition would have been recommended to ensure the development would meet building regulation M4 (2) 'accessible and adaptable dwellings' in accordance with Policy 3.8 c of the London Plan (March 2015) and the Mayor's Housing Standards: Transition Policy Statement.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Local Plan requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

This site is covered by TPO 124. There are several large, mature protected trees on and adjacent to this site. The tree report that has been submitted and has been updated since the previously refused scheme.

The current scheme has been amended in such a way as to minimise harm to the valuable, protected Ash trees (T40 & T41 on TPO 124).

The proposal addresses the previous reason for refusal and the scheme makes adequate provision for the protection and long-term retention of valuable tree/s, subject to conditions

7.15 Sustainable waste management

The houses would have individual bin stores and the future occupiers could bring their rubbish to the end of the proposed access drive on refuse collection day accordingly the waste management provision is not considered to raise a concern.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

There is now a separate planning enforcement case under investigation concerning the swimming pool building being constructed under the occupiers permitted development rights.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. Furthermore, the proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street

scene, causing harm to the visual amenities of the surrounding area.

For these reasons it is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan (November 2012)

London Plan (2016)

National Planning Policy Framework

HDAS: Residential Layouts

Supplementary Planning Guidance - Community Safety by Design

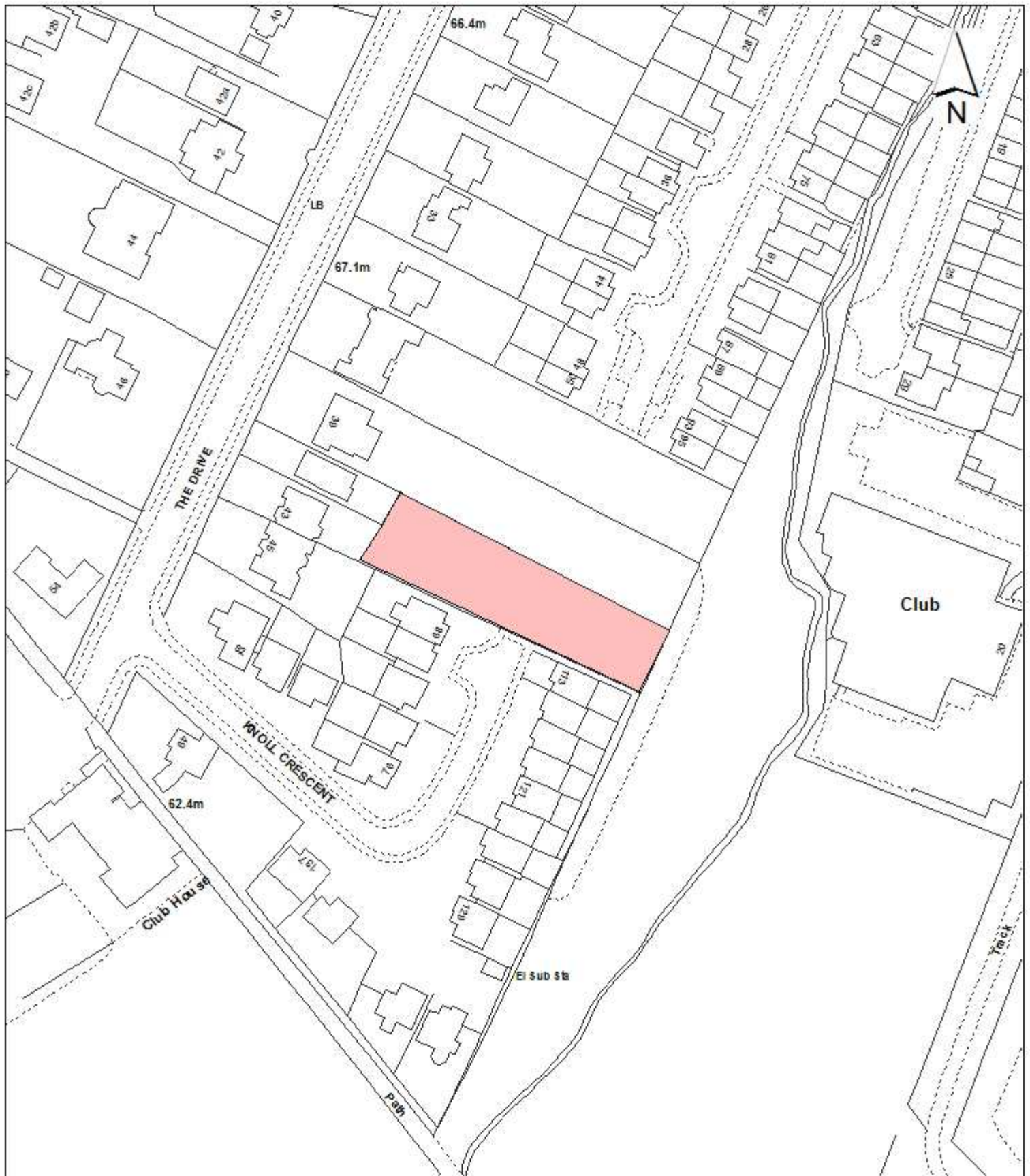
Supplementary Planning Guidance - Noise

Supplementary Planning Guidance - Air Quality

HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Land Adjacent to
68 Knoll Crescent**

Planning Application Ref:

70975/APP/2017/586

Planning Committee:

North Page 24

Scale:

1:1,250

Date:

May 2017

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 33 CHESTER ROAD NORTHWOOD

Development: Two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.

LBH Ref Nos: 70636/APP/2017/645

Drawing Nos: Location Plan (1:1250)
17/3441/1
17/3441/2
17/3441/4
17/3441/3
Tree Protection Plan
Design and Access Statement
Arboricultural and Planning Integration Report (Ref: GHA/DS/13360:17)

Date Plans Received: 22/02/2017 **Date(s) of Amendment(s):**

Date Application Valid: 27/02/2017

1. **SUMMARY**

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover on land accessed from Hawes Close. The proposed dwelling is in the back garden of 33 Chester Road.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. The site is within the Old Northwood Area of Special Landscape Character. There is no adverse impact upon the amenity of adjoining occupiers and the layout would provide a satisfactory living environment for future occupiers.

However it is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its siting in a rear garden, would result in a visually incongruous development, given the setting, and would fail to harmonise with the existing local and historic context of the surrounding Old Northwood Area of Special Local Character. The principle of the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE19

and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), The Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF (March 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
H12	Tandem development of backland in residential areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. 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. Whilst pre-application was advice sought and the scheme amended; there remains an objection in principle to this form of development which could therefore not be overcome in this instance.

3. CONSIDERATIONS**3.1 Site and Locality**

The site is located between Chester Road and Hawes Close in Northwood. At present no.33 is a two storey dwelling located on the Northern side of Chester Road with a long garden that connects with Hawes Close further to the North. The surrounding street scene is predominantly residential in character. The majority of properties within Chester Road are two storey in nature, with a number having living accommodation in the roofspace with original dormer windows included in the design of the properties. The majority of properties have off street parking, however, there are some parking bays within the street. There are well established building lines on both sides of the road.

Hawes Close to the North is a short cul-de-sac which runs parallel with Chester Road and the B469 to the North. There are residential properties on the corner of Hawes Close and Kemps Drive to the East, however for the majority of its length there are no properties on the Southern side of Hawes Close, instead it abuts the rear gardens of properties on Chester Road to the South. The exception is at the Western end of Hawes Close where 79-89 Hawes Close are located. These are two storey residential dwellings purpose built as flats. The properties have off street parking located at right angles to the street.

There are no pavements in Hawes Close and evidence of some informal on street parking. There are residential properties on the Northern side of Hawes Close, the majority of which have their flank elevation onto the close.

The section of Hawes Close from the rear of No.37 Chester Road onwards is un-adopted highway, including the section to the rear of the application site. The properties on Chester Road, including the application site, whose rear gardens flank the southern side of Hawes Close are part of the Old Northwood Area of Special Local Character.

The Council designates Areas of Special Local Character on the basis of their local architectural, townscape or historic merits. In the case of the Old Northwood Area of Special Local Character, there is townscape significance.

The site has a Public Transport Accessibility Level (PTAL) of 2 and is within a developed area as designated by the policies within the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.

The proposed dwelling would be located in the rear garden of no.33 Chester Road with the front elevation of the new dwelling facing onto Hawes Close to the North East.

3.3 Relevant Planning History

70636/PRC/2015/16 Land Rear Of 31-33 Chester Road Northwood
Erection of 3 terraced town houses

Decision: 31-03-2015 OBJ

Comment on Relevant Planning History

70636/PRC/2015/16 - Pre-application advice sought for the erection of 3 terraced town houses in the rear gardens of no.31 -33 Chester Road. Objections raised by the council.

4. Planning Policies and Standards

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by re-using land that has been previously developed (brownfield land)".

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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.
H12	Tandem development of backland in residential areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours along with Northwood Residents Association were notified on 01/03/2017 and a site notice was displayed on 07/04/2017.

As a result of the publicity 21 letters of objection were received from neighbours and also from the Residents Association.

The objections are broadly based on the consideration that the proposal would: form backland development contrary to Policy H12; adversely affect the amenity and character of the area contrary to Policy BE19; cause significant loss of residential amenity contrary to Policy BE21; cause parking, access and congestion contrary to Policy AM2.

In summary, the objections raised the following issues:

Constitutes 'garden grabbing'.

Within an Area of Special Local Character - therefore not appropriate.

Does not harmonise with the street scene.

Would set precedent.

Parking on Hawes Close is a major issue for local residents and this proposal would add to the existing problem.

Construction vehicles would be a problem on Hawes Close - there would not be adequate access for residents.

Not in keeping with the area.

There is no pavement on Hawes Close therefore would be a safety issue for pedestrians and residents.

Residents are paying maintenance for the amenity space fronting Hawes Close which will be turned into car parking spaces for the proposed dwelling. This would result in loss of parking space for residents and amenity space.

Internal Consultees

TREES/LANDSCAPE:

This site is occupied by the rear garden to the North of 33 Chester Road. The gardens here are exceptionally long and back on to Hawkes Close, a narrow residential street, from which they can be accessed. There are various trees within the rear garden and close to the site including a Field Maple in the grass verge - which is Housing land. The trees are not protected by TPO or Conservation Area designation. If the application is recommended for approval landscape conditions will be required including the protection of the off-site Field Maple.

CONSERVATION/URBAN DESIGN:

This site forms the rear garden of no 33 Chester Road, which falls within the Old Northwood ASLC. Whilst this proposal seems to address many of the design issues noted during the previous pre application discussion, there are concerns that this development constitutes backland development and would create an undesirable precedent in this location.

HIGHWAYS:

2 parking spaces are proposed in accordance with Hillingdon's adopted standards. No objection subject to a condition requiring details of refuse storage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back

gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, March 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises:

London Plan Policy 3.5 A states that 'Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.' This locally sensitive approach reflects paragraph 53 of the NPPF. Where planning permission is required, boroughs are advised to consider proposals for development in gardens in the light of local circumstances, taking into account the value gardens have in addressing the range of strategic policy objectives, particularly in terms of

- defining local context and character including local social, physical, cultural (Policy 7.4, 3.5);
- providing safe, secure and sustainable environments and play spaces for children (Policy 3.6);
- supporting biodiversity, protecting London's trees, 'green corridors and networks' (Policies 7.19, 7.21);
- flood risk management and sustainable drainage (Policies 5.12 and 5.13)
- mitigating the effects of climate change including the 'heat island' effect and urban greening (Policies 5.1, 5.9, 5.10); and
- enhancing the distinct character of suburban London (Policy 2.6).

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk

Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of back gardens in this location would be detrimental to the local and historical context of the area. The proposed redevelopment would have a detrimental impact on the character and appearance of the general area, particularly in this location, which is characterised by properties with long rear gardens giving a sense of spaciousness to the setting. Thus, when balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed backland residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary

Planning Guidance and the NPPF (March 2012).

7.02 Density of the proposed development

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that 2 storey, 3 bedroom properties for 6 persons should provide a minimum 102sqm and 2.5sqm of inbuilt storage. The proposed dwelling complies with this guideline as it will have a total internal floor area of approximately 140sqm.

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

The application site is located within Old Northwood which is designated as an Area of Special Local Character (ASLC). The area has been long established as an ASLC. Backland development is not characteristic of the ASLC and the local area. The ASLC includes many attractive properties with long gardens. The quality of the houses and their settings is in part due to the long gardens and spacious plot sizes, which are unusual for a town centre setting and contain many trees of merit and add a green and verdant character to a location that is, in fact, very close to an underground station.

Backland development at this location would undoubtedly have a negative impact on the Area of Special Local Character.

Hawes Close is a short cul-de-sac which runs parallel with Chester Road. There are residential properties on the corner of Hawes Close and Kemps Drive to the East, however for the majority of its length there are no properties on the Southern side of Hawes Close, instead it abuts the rear gardens of properties on Chester Road to the South. The exception is at the very Western end of Hawes Close where 79-89 Hawes Close are located. These are two storey residential maisonette dwellings purpose built as flats. However given the existing street scene and the numerous existing mature trees to the rear gardens and amenity area on Hawes Close, these are not readily visible from the wider views along Hawes Close.

In contrast, the proposed development would appear as a large visual intrusion on a relatively small plot, when compared to the large existing plots on Chester Road which is not well related to the existing dwellings both in terms of location and overall style and design and would be an uncharacteristic intrusion into the rear garden areas. Although there are intervening trees, views of the site would be possible all year round and would be more prominent in winter when some trees are devoid of leaves. Consequently, it is not considered that conditions would overcome these concerns.

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

This is dealt with in the previous sections.

7.08 Impact on neighbours

Paragraph 4.12 of the HDAS states that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. As a guide, the distance should not be less than 21 metres between facing habitable room windows. The development has been orientated so that the principle

windows generally face to the South and North. The windows on the North West and South East, if approved, could be conditioned to be obscure glazed.

Due to the location and distance away from the other nearest dwellings, including those on Hawes Close, the proposal would not have a significantly visually intrusive or overdominant impact, nor would it lead to a significant increase in overshadowing onto any neighbouring occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan Saved Policies (November 2012) and paragraph 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

7.09 Living conditions for future occupiers

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwelling has floor area of approximately 140 sq m which is in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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

The proposal provides approximately 120sqm of usable private amenity space which is in excess of the Council's adopted standard for a 3 bedroom dwelling. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The scheme allows for two parking spaces served via a new crossover from Hawes Close, with the introduction of a short footpath along Hawes Close at the front of the site. In excess of 25% of the front curtilage is proposed to be soft landscaping and all hardstanding areas will be finished in permeable materials to conform with SUDS principles. A covered cycle parking space has been indicated and detailed on the submitted plans.

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with should the application be recommended for approval.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Landscape Officer did not object to the application. The proposal does not result in the loss of any significant landscape features. An appropriate scheme of landscaping could be secured by condition if officers were minded to recommend approval

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

7.16 Renewable energy / Sustainability

Not applicable to this application.

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

7.17 Flooding or Drainage Issues

The site is not within a flood zone.

7.18 Noise or Air Quality Issues

7.19 Comments on Public Consultations

The comments raised through the consultation process and the potential concerns relating to the impact of the development on adjoining occupiers have been considered in the main body of the report.

7.20 Planning Obligations

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

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

Community Infrastructure Levy:

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 145 sq metres of additional floorspace are as follows:

Hillingdon CIL = £13,775

Mayoral CIL = £5,075

Total = £ 18,850

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover on rear garden land accessed from Hawes Close.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. Furthermore the site is within the Old Northwood Area of Special Landscape Character. The proposal would involve the loss of garden land, a number of trees which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character.

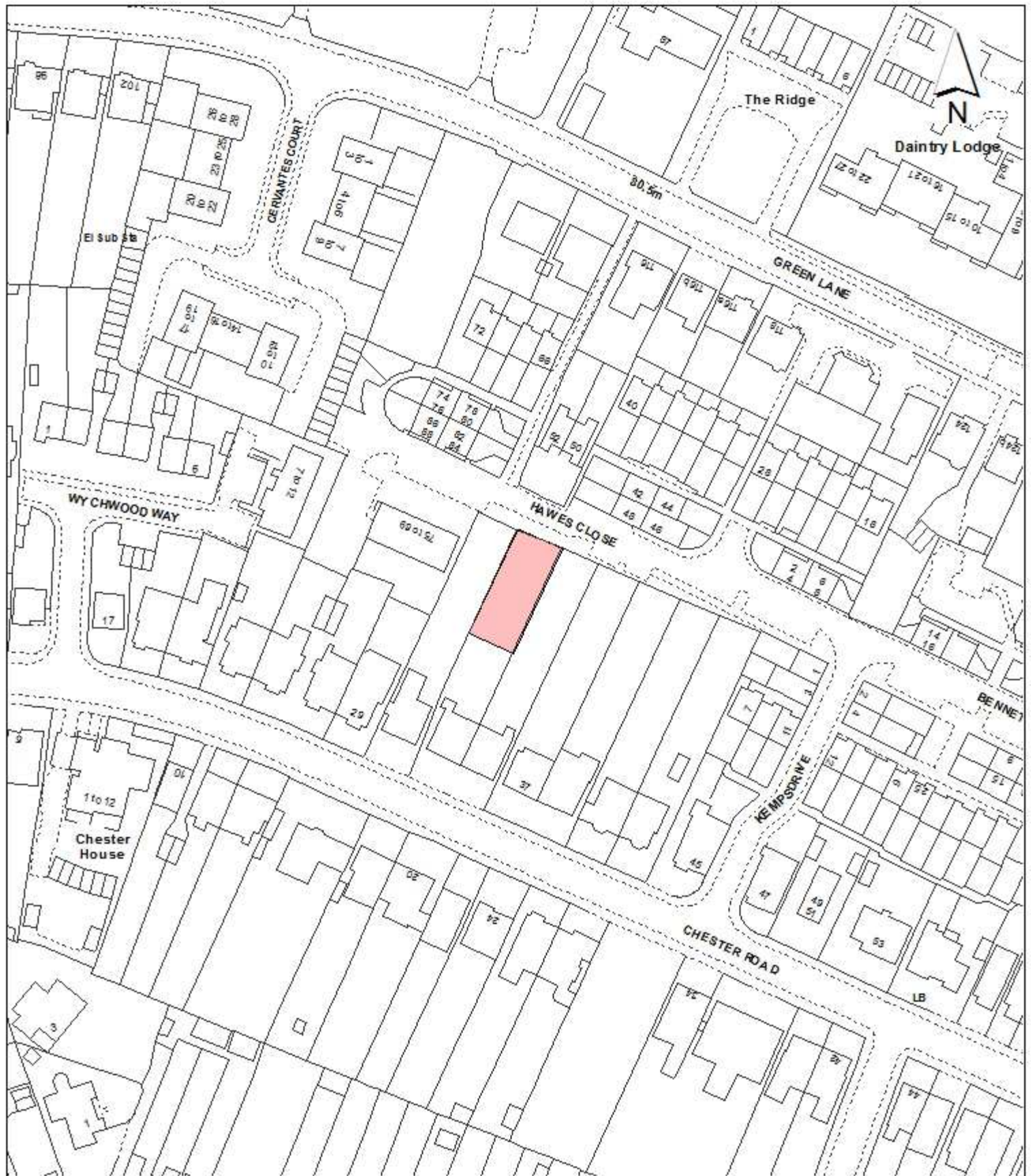
It is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Rear of Chester Road

Planning Application Ref:

70636/APP/2017/645

Planning Committee:

North Page 37

Scale:

1:1,250

Date:

May 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 98 EXMOUTH ROAD RUISLIP
Development: Conservatory to rear (Part Retrospective)
LBH Ref Nos: 16772/APP/2017/69
Drawing Nos: 100 Page 2/2
100 Page 1/2
001
010
100/B

Date Plans Received: 06/01/2017 **Date(s) of Amendment(s):** 13/04/2017
Date Application Valid: 30/01/2017 06/01/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey terraced property located on Exmouth Road. The external walls of the property are covered by a traditional hipped roof, while to the front of the property, at first floor level there is a gable end feature. The area to the front of the property is covered in hardstanding. The property does not benefit from any form of off-street parking.

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

1.2 Proposed Scheme

The application seeks permission for the erection of a conservatory to the rear (part retrospective).

1.3 Relevant Planning History

16772/APP/2015/4101 98 Exmouth Road Ruislip
Conservatory to rear (Retrospective)

Decision Date: 04-01-2016 Refused **Appeal:**23-JUN-16 Dismissed

16772/APP/2016/3259 98 Exmouth Road Ruislip
Conservatory to rear

Decision Date: 21-11-2016 Refused **Appeal:**

Comment on Planning History

16772/APP/2016/3259 - Conservatory to rear (refused)
16772/APP/2015/4101 - Conservatory to rear (retrospective)(refused, dismissed on appeal)

The original of these applications was to regularise the conservatory as already built. This was refused on the basis of the impact on the amenity of the neighbours, the visual impact on the proposal on the character and appearance of the existing dwelling and the wider area and the failure to maintain adequate private external amenity space. The Planning Inspector advised that whilst the level of amenity space was adequate the size and scale of the proposal and the impact on the neighbouring properties was unacceptable. The subsequent application proposed a reduction in scale of the conservatory however, this did not address the Inspectors concerns and was refused on scale and the impact on the neighbouring properties.

This proposal is a further attempt to find an acceptable design for a conservatory, and involves the existing structure being reduced in scale.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbours and the South Ruislip Residents Association were consulted for a period of 21 days expiring on the 21 February 2017 and a site notice was erected on the telegraph pole opposite expiring on the 2 March 2017.

There were no responses.

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.

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.

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

The 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. Policy BE13 states 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.

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. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight and for a terraced property a maximum depth of 4 m with a flat roof not exceeding 3 m would be acceptable.

The proposed conservatory measures 2.9 m in width, by 2.95 m in depth with a shallow pitched roof following on from the existing extension with a maximum height of 2.5 m and eaves of 2.2 m. The proposed extension has been significantly reduced in scale to the previously refused scheme. The width has been reduced and the roof form simplified to continue the roof line of the exiting extension. Although the combined depth at approximately 6.35 m is still in excess of HDAS guidance, given the single storey extensions to both the adjoining properties, in terms of appearance the proposal is considered to be subordinate to the original dwelling and would respect the architectural character of the original dwelling and the wider area. As such the proposal complies with the principles of Policies 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 proposed conservatory is set back 2.35 m from the shared boundary with no. 96 and 0.1 m from the boundary with no. 100. The previous submission was set on the boundary with both properties and provided a solid wall along the boundary with no. 96 and glazing along the boundary with no. 100, both of which were considered inappropriate by the Planning Inspector as one resulted in a loss of privacy and the other an overbearing impact. It is noted that the patio doors now face the boundary of no 96, however given the set back from the boundary and the ability for a fence of 2 m in height to be erected between the properties it is not considered this would significantly impact on the amenity of that property. The proposed conservatory sits

adjacent to the boundary with No. 100 and the plans indicate the provision of 'privacy treated glass' to prevent overlooking of the neighbouring property. It is also noted that at a height of 2.5 m, only 0.7 m would be visible above the existing fence. It is therefore considered that the proposed conservatory would not form an un-neighbourly form of development and addresses the Inspectors concerns on the impact on the neighbouring properties. As such the proposal would not significantly harm the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy and would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

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.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. In line with the Planning Inspector's previous assessment sufficient garden space would be retained in line with the principles of HDAS.

There is no alteration to parking provision as a result of this proposal.

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.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The alterations to the conservatory 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. Thereafter the conservatory shall remain as per the approved drawings.

REASON

In order to rectify the existing breach of planning control, to ensure the development is completed in accordance with the approved details and that it is compliant with Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 100 Page 1/2 and 100 Page 2/2.

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 HO6 Obscure Glazing

The windows facing 100 Exmouth Road shall be glazed with permanently obscured glass and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

INFORMATIVES

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.
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.
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

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Report of the Head of Planning, Sport and Green Spaces

Address 66 THE DRIVE ICKENHAM

Development: Erection of two storey detached building with habitable roof space for use as 5 flats: 4 x 2 bed and 1 x 3 bed flats with associated amenity space and parking involving demolition of existing building (Outline Planning Application with All Matters Reserved).

LBH Ref Nos: 4011/APP/2017/203

Drawing Nos: 17/3079/2
16/3079/1
17/3079/2A

Date Plans Received: 19/01/2017

Date(s) of Amendment(s): 19/01/2017

Date Application Valid: 19/01/2017

1. SUMMARY

The proposal seeks outline permission to demolish the existing dwellinghouse and to replace it with a two storey detached building with habitable roof space for use as 5 flats: 4 x 2 bed and 1 x 3 bed flats with associated amenity space and parking. All matters relating to the detail of the proposal are reserved for later consideration.

The application site is a substantial plot such that it is of sufficient size to be capable of accommodating a new development of this kind subject to compliance with adopted policy, guidance and all other material considerations. The application site is within an established built up area, where residential infill development has been deemed acceptable.

Twelve neighbouring properties were consulted along with The Ickenham Residents Association. There have been 9 objections received in total, which generally express strong objections to the principle of this type of development on The Drive. These are highlighted and examined in more detail later in the report.

However notwithstanding the above, the proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the indicative layout on the character of the surrounding area; the potential impacts on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as access for all vehicles, parking provision and traffic/pedestrian safety.

The layout plan submitted is only illustrative and intended to simply demonstrate a scheme for five units could be policy compliant at this site. The plan was revised at Officers request to indicate that 8 parking spaces and a 1.5m set in from the boundary could be provided.

On balance, taking all matters into consideration and the nature of this application, with all matters reserved, it is considered that the principle for this residential redevelopment is acceptable and therefore it is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES1 Outline Time Limit

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

REASON

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

2 RES2 Outline Reserved Matters

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

(i) Any phasing for the development.

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

REASON

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

3 RES6 Levels

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES8 Tree Protection

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

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage - submitted drawings should provide location and details of 5 secure and covered bicycle storage units.
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts to show a minimum of 8 vehicular parking spaces, of which at least 1 to be suitable for blue badge holders.
- 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

5. Other

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

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

REASON

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

7 RES10 Tree to be retained

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

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

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

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

9 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

10 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy (CIL) which is due on commencement of this development. The Actual CIL will be calculated at the time your development is first implemented.

In addition the development hereby approved represents chargeable development under the Hillingdon CIL. Should you require further information please refer to the Council's website.

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

3 15 Party Walls

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

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

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

4 16 Property Rights/Rights of Light

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

5 115 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.

6 I47A **Damage to Verge - For Private Roads:**

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

7 I52 **Compulsory Informative (1)**

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

8 I53 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework

9 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.

10

The applicant is advised that any future reserved matters application if approved will be subject to the following or similar planning condition: The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

11

The applicant is advised that any future reserved matters application if approved will be subject to the following or similar planning condition:

- Submission of detailed drawing showing the proposed access geometry and the section of footway to be reinstated;
- All off site works relative to footway reinstatement to close the current access and construction of the new crossover to be entirely funded by the applicant.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the East side towards the Northern end of The Drive and comprises a two storey detached house with an attached garage and a part two storey and single storey rear extension. The principal front elevation faces North West. To the North lies no.68 and to the South lies no.64, both two storey detached houses.

No.64 The Drive has been substantially extended benefiting from a part two storey, part single storey side and a 5.2 m rear extension; conversion of roof space to habitable use to include raising the existing roof eaves by 1.2 m and the ridge by 0.7 m with the main roof reconfigured to provide a front/rear pitched roof with side hips extended over the side extensions to include 2 rear dormers, 2 front dormers, 3 side roof lights; covered porch; and conversion of garage to habitable room.

The Drive is a private residential street just off Swakeleys Roundabout and the Western Avenue to the South and essentially runs approximately 1 km to the North where it joins Harvil Road. The site has an urban fringe location, to the immediate West is Colne Valley Regional Park and the Buckinghamshire Golf Club with this area designated as Green Belt land. Generally there are more developments at the South end of The Drive with residential dwellings on either side of the road. As you pass Highfield Drive on the East towards the Northern end of the Drive, where the application site is, there are no developments on the West side of the road.

The dwelling already has extensive space to park a minimum of four cars on the existing hard standing in front of the principal elevation and the dwelling has a substantial private garden to its rear with a large single storey outbuilding at the end of garden. There are a

number of mature trees both at the rear of the dwelling and on the boundary with no.68 to the North and to the front of the dwelling. These have been referenced on the plans submitted and appear unaffected by the proposed illustrative layout and could be protected by way of formal conditions.

The street scene comprises two storey detached houses of various designs, is residential in character and appearance and the application site itself lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal seeks outline permission for the demolition of the existing dwelling and the redevelopment of the site with the erection of a two storey detached building with habitable roof space for use as 5 flats: 4 x 2 bed and 1 x 3 bed flats with associated amenity space and parking.

All matters relating to the detail of the proposal are reserved for later consideration.

It should be noted that with the amended description, whilst the total number of units remains unchanged (5 units) the total number of bedrooms has been reduced from 16 to now 11 beds.

Following requests from the council the proposed illustrative site plan now indicates that 8 car parking spaces will be adequately provided and the position of the new build has been revised so that it is set in by at least 1.5 metres on either side boundary; both in accordance with recommended policy.

3.3 Relevant Planning History

4011/APP/2010/265 66 The Drive Ickenham

Part two storey, part first floor front extension, first floor rear and single storey side extensions and conversion of roofspace for habitable use, involving alterations to roof height and 3 rear and front rooflights.

Decision: 11-02-2011 Refused

4011/APP/2011/2266 66 The Drive Ickenham

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 14-11-2011 Refused

4011/APP/2011/3046 66 The Drive Ickenham

Single storey rear extension

Decision: 15-02-2012 Approved

4011/APP/2013/1706 66 The Drive Ickenham

Part two storey, part first floor front extension, 2 x single storey front extensions, first floor rear extension and raising of roof to allow for conversion of roof space to habitable use to include a 3 rear dormers and 2 x front dormers involving alterations to elevations

Decision: 28-08-2013 Refused

Appeal: 23-12-2013 Allowed

4026/E/97/2190

66 The Drive Ickenham

Erection of covered area at front of house plus a part two storey, part single storey rear extension and conversion of existing flat roof side extension to hipped roof

Decision: 03-06-1998 Approved

Comment on Relevant Planning History

The site has been the subject of several applications, these are:

4011/APP/2013/1706 - Part two storey, part first floor front extension, 2 x single storey front extensions, first floor rear extension and raising of roof to allow for conversion of roof space to habitable use to include a 3 x rear dormers and 2 x front dormers involving alterations to elevations.

Officer Comments: This application was initially refused on 28 August 2013. However the decision was subsequently overturned and allowed at Appeal, Ref: APP/R5510/D/13/2204817. It should therefore be noted that permission already exists for the current dwelling to be substantially extended including the conversion of the roof space to habitable use. The property has already in part been extended under this permission however the conversion of the the roof space has not yet been implemented.

4011/APP/2011/3046 - Single storey rear extension.

Officer Comments: This was refused on 16th February 2012.

4011/APP/2011/2266 - Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development).

Officer Comments: This was refused on 14 November 2011.

4011/APP/2010/265 - Part two storey, part first floor front extension, first floor rear and single storey side extensions and conversion of roofspace for habitable use, involving alterations to roof height and 3 rear and 2 front rooflights.

Officer Comments: This was refused on 16 February 2011.

4026/E/97/2190 - Erection of covered area at front of house plus a part two storey, part single storey rear extension and conversion of existing flat roof side extension to hipped roof.

Officer Comments: This was approved on 3 June 1998.

In addition to the above, the other relevant planning history was for a similar application at No.13 and 13a The Drive, Ref: 13132/APP/2014/1008. This was for outline planning permission (all matters reserved) for the demolition of the existing dwellings and redevelopment of the site for residential flats, submitted by the same agent. The application was recently approved under delegated powers subject to a number of conditions on 12

January 2017.

4. Planning Policies and Standards

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by re-using land that has been previously developed (brownfield land)".

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021.

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.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbouring properties, The Ickenham Residents Association were consulted by letter dated 23.01.2017. A site notice was also displayed nearby to the site which expired on 14.02.2017.

8 residents and the Ickenham Residents Association have objected raising the following concerns:

Situated opposite mature woodland and open countryside, in an area on the margin of Ickenham & open country. Only one street light, no pavements and the road is narrow. This part of The Drive is not a suitable area for high-density buildings - this proposal would dramatically alter rural setting and ruin the character. Parking provision is far too small for a building with so many bedrooms - residents depend on cars as public transport is some distance away. On-street parking is dangerous and will create a hazard.

Incorrect plans, No.64 shown as No.65 and No.68 shown as No.67 and allege misrepresentation of the front building line. The two-storey development is over dominant at the rear adjoining no. 64, especially as seen from our ground floor backroom. The proposed development with living rooms on the first and second floors at the rear will result in loss of privacy on the patio and rear garden, preventing my family from enjoying the amenity of our property. The proposed development is too close to the boundary of no. 64. This creates an unsightly narrow space between the two buildings out of keeping with the appearance of the neighbourhood. 6 parking places proposed for the 5 residential units accommodating 16 persons is insufficient. The road in front is too narrow for regular parking of additional cars creating a hazardous/unsafe environment given the continuous use of this route for the golf course.

Insufficient parking spaces for 5 flats equating to 16 bedrooms for both residents and their visitors. Having inadequate parking spaces would cause residents and their visitors to park on the road which would cause obstruction and inconvenience to other residents and service vehicles. The North end of The Drive is in a rural location opposite fields and woodland, the building of flats would definitely not be in keeping with this type of location.

Will ruin the character of the North end of the road, which borders open countryside. Inadequate onsite parking and it is not feasible to consider parking on the road. No pavement or street lighting making pedestrians vulnerable if they are having to walk around parked vehicles. It will also have a huge impact on our privacy in our back garden.

Limited information and incorrect plans. The existing property is in a rural setting served by an unlit, narrow, un-adopted road and opposite farmland. The houses in the North-end of The Drive are single dwellings on large plots. The proposal to develop the property into flats is clearly out of character and design to the other houses in the North-end of The Drive. It would appear the dominant scale of flats' building could result in an issue with sunlight/daylight/privacy with the flats overlooking neighbouring properties. The plans do not appear to have considered the location of rubbish bins and storage for essential items such as bicycles. 6 spaces for 16 bedrooms in 5 flats is unrealistic. Parking on the unlit narrow road outside or along the road would be difficult and dangerous as it is also the junction leading to the Golf Course.

Rural location where such a large development (would) not be in keeping with the character. Inadequate parking provision. The Drive is narrow and unsuitable for on-street parking, which would create traffic hazards and present difficulties for residents. The proposed density and increased bulk of the development is inconsistent with the mature, detached houses in a peaceful, low-density setting of the North End of The Drive.

The size/bulk of the development with the increased in bedrooms & bulk is not in keeping with a rural location This high density proposal would dramatically alter this rural setting and spoil the character of the North End of The Drive. This site is opposite the Golf Course access which would make on-street parking very dangerous & obstruct traffic. The parking provision is insufficient for a dwelling with such a large number of bedrooms - residents are entirely reliant on cars as public transport is some distance away.

Development Planning & Design Services Ltd provided written representations on behalf of a resident. In summary their comments are:

Incorrect plans, application should be refused as there is a lack of information and details submitted contrary to UDP Policies and HDAS SPD. Northern end of The Drive is rural in character consisting of large detached dwellings situated on generous plots. Application seeks to replace a single dwelling with a larger and taller building with parking court thus completely changing the character of this rural and tranquil setting. Concerns of the prevalence of apartment buildings in this area and clarification on 10% rule. Loss of privacy to rear garden due to overlooking from upper windows of the apartment building. New plot will accommodate 5 separate properties totalling 16 bedrooms in comparison to 1 property at present. Likely of some loss of sunlight or daylight to the house and garden although acknowledge that it is not possible to establish this for certain. Does not achieve the 15 metre distance between adjoining properties so is over dominate and overbearing. Narrow lane, unlit with no pavement so considers PTAL to be very poor. Highly likely residents of the flats will be dependant on the car. Therefore adequate parking is essential and feel 6 spaces too low should be 9 or more. Lack of parking will result in highway safety issues of cars parked on The Drive, so should be refused. Application lacking in content and justification in terms of its scale, officer can not assess the proposals. Will be a degree of overlooking and overshadowing.

Ickenham Residents' Association:

Neighbouring residents have voiced their concerns and objections. Worried about this development trend along the private road and wonder if the 10% rule would be applied in this case.

Councillor Hensley:

Requested that the application be decided by Committee and also expressed concerns over the plans and building lines to the front.

OFFICER COMMENTS:

The assessment of the relevant planning considerations will be detailed in the latter sections of this report so will not be repeated in this section. The question regarding the building lines has been examined. Firstly it should be noted that both No.64 and No.66 have been extended. It would appear from initial investigations through the Council's own GIS system and photographs taken on site that the building lines are roughly in line with one another. Furthermore the proposed illustrative foot print of the replacement building will not protrude forward of the existing building line.

In addition the revised footprint of the proposed building illustrates that the replacement building could be set back 1.5 metre from the side boundary with No.64, as opposed to currently being on the boundary with No.64. The illustrative building line remains the same as the existing line on the other side boundary to no.68 such that it is set in a minimum of 2.2 metres to the rear and increases to 3.8 metres at the front. The illustrative layout of the new building shows that it could also be set back further from the front by around 1.4 metres and would be part extended to the rear by approximately 1.8 metres and 4.5 metres. The submitted illustrative plans indicate that there would be no encroachment on the 45 degree lines on either side and given the existing and significant extension to the rear of No.64 ensures that even with the addition to the rear part closest to this boundary, the

proposed rear building line will not sit significantly beyond the neighbouring property. The amended site layout also illustrates that 8 car parking spaces can be adequately provided to the front along with the necessary landscaping required.

Internal Consultees

TREES/LANDSCAPE:

This site is occupied by a large two-storey detached house set within a generous size plot on the East side of The Drive. The house and plot are characteristic of this area which features a large variety of house designs and conditions, all of which are on a relatively grand scale. There are a number of trees in the front garden along the Northern edge - and others in the rear garden, which are indicated on plan.

COMMENT: There are no TPO's or Conservation Area designations affecting the site. No formal tree survey (to BS5837:2012) has been submitted. However, the trees (seen from the front only) are due to be retained and do not appear to be under direct threat from the development. The proposed flats will occupy a larger footprint than the existing house, but are well away from the existing trees. Nevertheless, tree protection will be required to safeguard the retained trees from the demolition and construction operations (including stockpiling of demolition spoil, storage of imported materials, site compounds and access). If the application is recommended for approval, landscape conditions should be imposed to ensure that the development retains and enhances the character and appearance of the area. RECOMMENDATION: No objection subject to conditions RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

ACCESS OFFICER:

Any approval at this outline stage should convey to the applicant/agent that the following planning condition would apply to any full planning consent:

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

HIGHWAYS OFFICER:

The Drive is an unclassified Borough road with speed limit of 30 mph. Parking appears unrestricted on both sides of the road although, due to the rural nature of the area, the carriageway does not appear attractive in terms of on street parking.

The PTAL rating for the site is 1a, on a scale between 0 (no access) and 6 (best access). Public transport accessibility is therefore poor. The neighbourhood is exclusively residential with no access to shops or amenities in the vicinity of the site.

Access:

Under the proposals, the existing vehicular crossover would be slightly relocated further north, towards the centre of the frontage; the proposed width and geometry would be similar to the existing. The proposed changes would not result in any substantial change in access arrangements compared to the existing provisions and no concern is raised in this respect.

The following conditions should be imposed on the planning application:

- Submission of detailed drawing showing the proposed access geometry and the section of footway

to be reinstated;

- All off site works relative to footway reinstatement to close the current access and construction of the new crossover to be entirely funded by the applicant.

Parking:

In consideration of the poor PTAL, it is considered that the maximum parking ratio of 1.5 should apply to the units. Therefore 8 parking spaces are required.

A minimum of 5 secure and covered bicycle storage spaces should be provided for the occupants.

The following condition should therefore be applied:

- A detailed drawing showing a minimum of 7 vehicular parking spaces, of which at least 2 to be suitable for blue badge holders use should be supplied. The drawing should also provide location and details of 5 secure and covered bicycle storage units.

Traffic Impact Assessment:

Due to the size of the proposed development, it is anticipated that the trip generation would not have a severe impact on the transport and road network.

Refuse Bins:

A drawing should be supplied showing the location of the refuse bin store. While developing a refuse collection strategy, the following guidance should be considered:

- Building regulations 2010, Part H, Section H6, Paragraph 1.8;
- Manual for Streets, Paragraphs 6.8.9 to 6.8.11;
- BS 5906:2005, Section 11.

OFFICER COMMENTS:

Given the poor PTAL officers consider it appropriate to seek above the minimum number of spaces for this site (re: a higher level of parking than usually considered necessary for flatted development) and have requested that the applicant demonstrate that 8 spaces be provided. The amended illustrative layout now indicates that 8 car parking spaces can be provided satisfactorily along with the necessary landscaping. Furthermore the foot print of the illustrative new build will now be set in from both side boundaries by a minimum of 1.5 metres in accordance with relevant policy.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the developed area as identified in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The site is not located in a conservation area and the building is not listed. In terms of the loss of the existing building, it has not been statutorily or locally listed as being of historical or architectural significance and there are no policies which prevent the demolition of the existing building, in principle. Furthermore previous permissions have been granted to significantly alter the original building including the entire roof.

The Council's HDAS Supplementary Planning Document 'Residential Layouts' July 2006 at paragraph 3.3 generally acknowledges that large plots currently used for single dwellings, through their careful and sensitive design, can be successfully redeveloped to provide flats. The paragraph goes on to add a note of caution in that it advises:-

'The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1 km the proposed redevelopment site should be taken as the midpoint of a 1 km length of road to be assessed.'

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flatted development on the character and amenity of established residential areas.

Taking a 1 km length of The Drive with No.66 being the midpoint, this would total some 51 properties, 8 to the end of the road to the North and 43 properties to No.33 The Drive to the South; with only 3 (No. 37, No.51 The Drive and Harefield Place) having been granted permission for flatted conversion/ redevelopment. Together with this scheme, if all these schemes were implemented, this would account for 7.8% of the total number of properties. Even with Harefield Place, a strong case could be made that this should not be considered as it does not have a road frontage, being set well back from the road, behind a densely wooded frontage and therefore does not significantly influence its character. Which ever way this is assessed, the proposal would not breach the Councils 10% rule.

Furthermore the NPPF has a requirement to encourage the effective use of land by re-using land. These are proposed residential units set in a good sized plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

It is noted that there has been representation against the application which refers to the unique character of the Drive. However, The Drive has not been identified through any specific policy designation as being of special architectural character and it would therefore be very difficult to refuse any planning application for this reason. The only specific reference to The Drive in Ickenham is policy BE22 of the saved UDP policies which refers to 1.5m boundary distances being required.

7.02 Density of the proposed development

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

The application site has an area of 0.11 hectares and the proposal seeks to provide 4 x 2 bedroom and 1 x 3 bedroom units. The local area is considered to represent an suburban context and has a Public Transport Accessibility Level (PTAL) of 1a (Very Poor). Table 3.2 of the London Plan (2016) advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha) for units.

The development would have a density of 45 units per hectare and is therefore within the prescribed guidance.

Whilst it is noted that the Mayor's density guidance is of only limited value when considering schemes with less than 10 units; nevertheless, this scheme involves a

relatively low density of development which would not be sufficient justification to refuse the application, having regard to the low density of surrounding residential development; the previously allowed schemes of lower densities; and the fact that this site represents an urban fringe location, which adjoins the Green Belt.

The proposed development would currently potentially provide 5 units with a housing mix of 4 x 2 bedroom and 1 x 3 bedroom units. The illustrated housing mix proposed at this location is therefore considered acceptable and meets a local housing need for the delivery of a family sized (3 bedroom) home.

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

Not applicable to this application.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The proposal is not within but on the edge of the green belt. However given its distance from the boundary and that it is a replacement dwelling, the proposal would not impact unduly on the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

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

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The application is in outline form with all matters reserved. Therefore at this stage no firm details have been provided for the design, appearance, scale, landscaping or layout. In principle the plot is set back from the road and currently accommodates a detached two storey dwelling. The current dwelling although extended still has permission to be extended further, in particular with the raising of the existing overall roof height and additions of dormers to both the front and rear. Furthermore the neighbouring property to the South (No.64) which will be viewed in conjunction with the application site has also been significantly extended including the raising of its roof height, as previously outlined in the report.

The other neighbouring property to the North (No.68) is well screened by mature trees along the boundary and generally can not be viewed in conjunction with the application site. Importantly all existing trees will be maintained and appropriate conditions can be added to further protect this element.

In addition the submitted illustrative plans indicate that the replacement detached building could be two and half storeys with a crown roof with hipped ends. This would be similar in height to the existing permission for the alterations to the existing roof and is also similar in design and scale to the neighbouring property at No.64. The proposed replacement building

is also illustrated to be set in from the side boundary with No.64 by 1.5 metre which would help add separation between the existing dwellings.

Although a large parking area would be provided in the front garden area, this would be set back from the road with landscaping and mature trees to the front and largely no different to what is already in situ. Furthermore, extensive hard-standing areas in front gardens are common features on The Drive.

Therefore subject to a suitable scale and design, which would be considered under the reserved matters application, the principle of the redevelopment of this site is considered acceptable in terms of its impact upon the street scene in accordance with Policy BE1 of the Hillingdon Local plan Part One and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.08 Impact on neighbours

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

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

No indication has been provided of the scale, layout or details of window openings. As with the assessment on the character of the area, there are existing buildings on the site, which indicate, with careful design it would be possible to develop the site without a material loss of residential amenity to neighbouring properties.

However the submitted plans illustrate that the proposed building line and foot print would not adversely affect the neighbouring properties in specific regard to the 45 degree lines to the rear. The proposed building would have to remain on the same line as the existing building line in relation to the side boundary to the North with No.68. There is also significant landscaping and existing mature trees which ensures good screening and separation between the properties. The proposed building would also be set further away from No.64 to the South than the existing building line, being proposed to be set back by 1.5 metre from the side boundary.

It is noted that the majority of the additional bulk to the proposal is towards the South, nearest to No.64, however as stated previously, this property has also been significantly extended which helps to minimise any potential adverse impact in this locality. Notwithstanding these current observations, careful consideration would need to be given with any detailed applications in the future to ensure no significant increase in loss of privacy to the occupants of the neighbouring dwellings.

Therefore subject to a suitable scale and design, which would be considered under the reserved matters application, the principle of the redevelopment of this site is considered acceptable in terms of its impact upon the amenity of the neighbouring properties in accordance with Policy BE1 of the Hillingdon Local plan Part One and Policies BE20, BE21

and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.09 Living conditions for future occupiers

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

These details would be subject to consideration within any future planning application for the reserved matters.

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

The existing rear garden would provide over 600 square metres of total shared amenity space which would easily satisfy the 220 square metres of shared amenity space required by Council standards for the respective proposed units.

However, once again, these details would be subject to consideration within any future application for approval of the reserved matters.

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 current scheme proposes 6 car parking spaces. However the PTAL rating for this site is 1a with poor access to public transport and hence heavy dependency on car travel.

In consideration of the poor PTAL, it is considered that the maximum parking ratio of 1.5 spaces should apply to all of the proposed flats. A minimum of 5 secure and covered bicycle storage spaces should be provided for the occupants.

Under the 'indicative' proposals, the existing vehicular crossover would be slightly relocated further North, towards the centre of the frontage; the proposed width and geometry would be similar to the existing. The proposed changes would not result in any substantial change in access arrangements compared to the existing provisions and no concern is raised in this respect.

It is recommended the following conditions should be imposed on the planning application:

- Submission of detailed drawing showing the proposed access geometry and the section of footway to be reinstated;

- All off site works relative to footway reinstatement to close the current access and construction of the new crossover to be entirely funded by the applicant.

7.11 Urban design, access and security

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

7.12 Disabled access

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon.

The access officer has advised that the applicant should be advised that future full planning application would need to submit drawings that ensure the development is fully compliant with policy 3.8 the 2011 London Plan and the details of the Lifetime Home Standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

This application is in outline form, with all matters including landscaping being a reserved matter for future consideration. However there are a number of mature trees both at the front and rear of the property which have all been identified on the submitted plans. These plans indicate that no trees will be removed and therefore the Council's Trees/Landscape Officer has no objections to the proposal subject to the imposition of appropriate conditions.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

Provision for the siting of suitable refuse storage facilities is not indicated on the submitted plans however this would be examined during any future application for the detailed reserved matters and can then be made the subject of appropriate conditions if necessary.

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

Not applicable to this application as the site is not within a flood zone.

7.18 Noise or Air Quality Issues

It is considered that the general layout of the proposed development, which would benefit from being on a large plot would not result in such an increase in activity, noise, vibration and/or general disturbance so as to result in being detrimental to the amenities of

surrounding properties. It would therefore comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The potential scheme is not considered to be of a scale which would result in any significant impacts on local air quality.

7.19 Comments on Public Consultations

The comments raised through the consultation process and the potential concerns relating to the impact of the development on adjoining occupiers have been considered in the main body of the report.

7.20 Planning obligations

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

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the proposal on the nearby dwellings, and on the character of the surrounding area; the potential impacts on the residential amenities of adjoining and nearby occupiers, and on highways related matters. The amenities of the future occupants of the dwellings have also been considered.

Taking all matters into consideration it is concluded that the principle for residential redevelopment of the site is acceptable overall. Whilst The Drive, which is a private road, is considered by the residents to be within an attractive rural area it does not benefit from any specific designation or protection. The Drive has not breached the Council's 10% guidance figure for flattened redevelopment of sites and it is considered that the proposed illustrative parking provisions is acceptable subject to the imposition of conditions.

The proposal is therefore recommended for approval subject to a number of conditions.

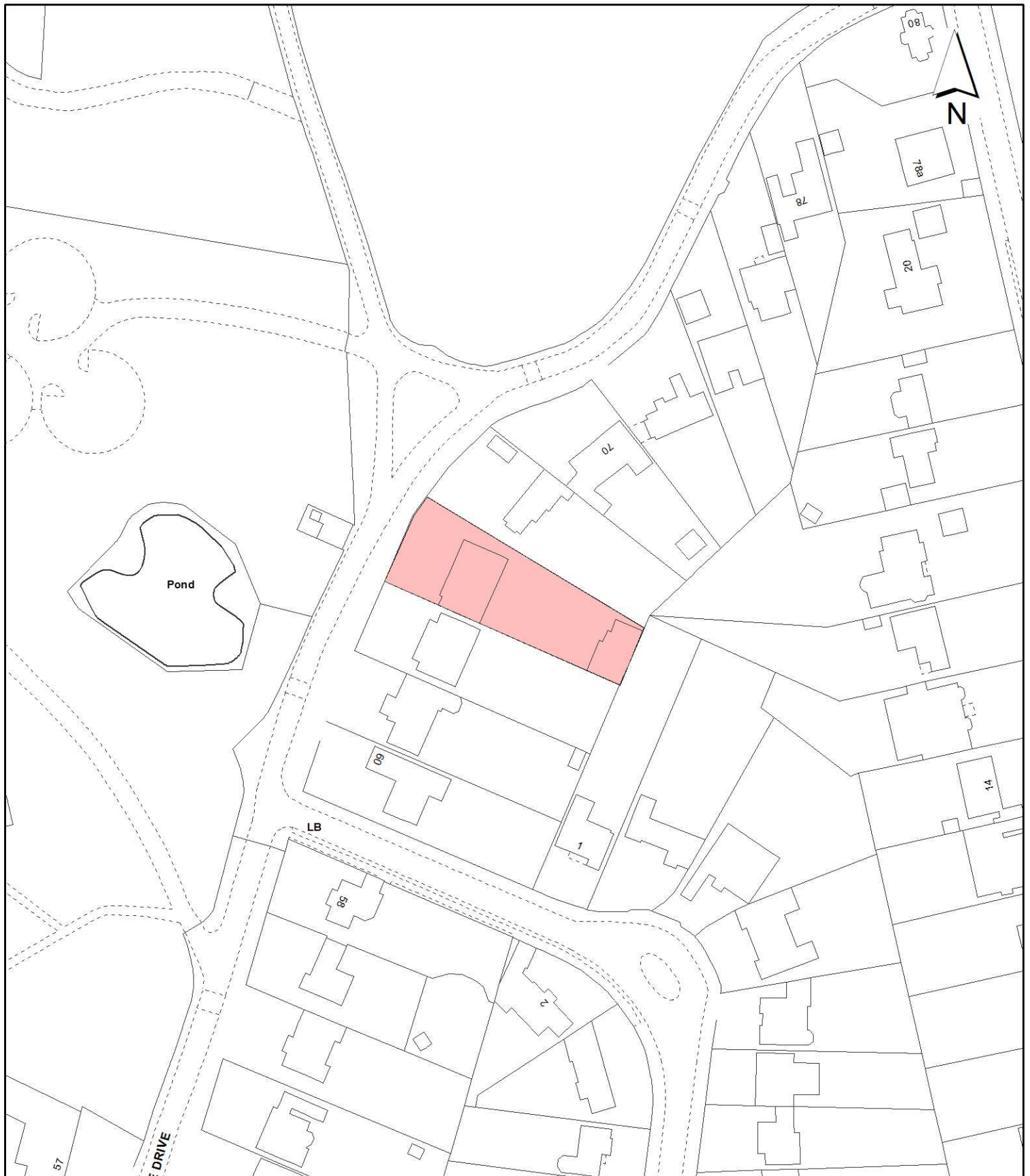
11. Reference Documents

The London Plan (2015).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)
Housing Standards Minor Alterations to The London Plan (March 2016)

Parking Standards Minor Alterations to The London Plan (March 2016)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

66 The Drive

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
4011/APP/2017/203

Scale:
1:1,250

Planning Committee:
North Page 72

Date:
April 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 15 THORNHILL ROAD ICKENHAM

Development: Roof alterations/extensions including rear dormer window (resubmission following 31885/APP/2016/2461).

LBH Ref Nos: 31885/APP/2017/681

Drawing Nos: Existing Elevations - D1
Proposed Plans - D4
Location Plan
Planning Statement

Date Plans Received: 23/02/2017 **Date(s) of Amendment(s):**

Date Application Valid: 20/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a detached chalet-style dwelling that has a mix white painted pebbledash render and brick elevation walls and a tiled, hipped roof which includes a gable ended dormer window within its front slope. Single-storey side and rear extensions with dummy-pitched roofing have been added as approved under 31885/APP/2004/3007 and 31885/APP/2009/1420. A flat roof dormer has been constructed to the rear of the building, with its width resulting in the side walls projecting beyond the plane of the side roof slopes. This dormer does not currently benefit from planning permission and is partially the subject of this application.

The site is predominantly flat and the front amenity space has been block paved whilst the rear amenity space is surfaced with grass. The front boundary is delineated by a low brick wall whilst side and rear boundaries are marked by approximately 1.8 metre high timber fencing.

The site is located on a residential road that is characterised by predominantly detached dwellings of a variety of designs and scales encompassing bungalows and two-storey buildings. There is a fairly linear arrangement to development with dwellings being set back from the road with open or low walled frontages generating a sense of openness which is further enhanced by the presence of grass verges to the sides of the road. Relatively small gaps are maintained between the flank elevations of neighbouring buildings.

The site is also close to the junction between Thornhill Road and Bellamy Close which is also a residential street and is characterised by semi-detached two-storey and detached bungalow dwellings. The southern boundary of the site borders the far ends of rear gardens belonging to properties on Bellamy Close whilst the eastern (rear) boundary of the site is shared with the side boundary of No. 24 Stedman Close.

1.2 Proposed Scheme

The existing flat roof dormer was built without the benefit of any planning approval and

therefore currently represents unlawful development against which enforcement action has been taken. The proposal seeks to regularise the presence of the dormer and make other modifications to the building in order for it to appear more sympathetic towards its surroundings and in respect of the building itself.

The proposed development consists of the following elements:-

Extending the original roof ridge line to the sides, incorporating parts of existing single-storey elements of the building which have shallow, dummy pitched roofing. The current roof has a hipped slope to the sides which will be substituted with a half-hipped arrangement to the sides of the remodelled roof.

Installing two roof lights within the front slope of the remodelled roof.

Reducing the size of the existing flat roof dormer to the rear of the site in order for it to relate more sympathetically towards the remodelled roof.

1.3 Relevant Planning History

31885/APP/2004/3007 15 Thornhill Road Ickenham

ERECTION OF A SINGLE STOREY PART SIDE, PART REAR EXTENSION, CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION WITH REAR FACING DORMER AND NEW PITCHED ROOF ABOVE GARAGE

Decision Date: 04-01-2005 **Approved** **Appeal:**

31885/APP/2009/1420 15 Thornhill Road Ickenham

Single storey side extension and front porch (Part retrospective application).

Decision Date: 25-08-2009 **Approved** **Appeal:**

31885/APP/2016/2461 15 Thornhill Road Ickenham

Raising and enlargement of roof to create additional habitable roofspace to include a rear dormer with part gable ends

Decision Date: 23-08-2016 **Refused** **Appeal:**25-NOV-16 **Dismissed**

Comment on Planning History

The proposal is a resubmission following the refusal of a previous scheme (31885/APP/2016/2461) for a similar development. The reasons for the refusal of the previous application were as follows:-

The extensions, due to their size, scale, bulk and appearance were considered to represent development that would be harmful towards the character and appearance of the surrounding area and would also fail to visually integrate with the existing building.

A window within the south facing gable end of the remodelled roof would allow for intrusive levels of overlooking towards neighbouring properties.

Following refusal, an appeal was made against the decision to the Planning Inspectorate under APP/R5510/D/16/3159627. The appeal was subsequently dismissed. In dismissing the appeal, the Planning Inspector states in her report that the dormer element of the proposed development represented an unacceptably bulky addition which would dominate both elevations of the property and would significantly alter the appearance of the roof line,

to the detriment of the character and appearance of the dwelling and the wider street scene.

No other reasons were provided for dismissing the appeal. The Inspector was satisfied that an appropriately worded condition requiring the south facing window to be obscure glazed would address any concerns regarding un-neighbourly impact towards occupants of adjacent properties.

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

Site notices were displayed on Thornhill Road and Bellamy Close. In addition, all occupants of properties adjoining the site, as well as all other respondents to the previous application were sent letter notifying of the proposal and inviting comments. A total of 12 letters were sent.

6 letters of objection received, a summary of objections raised is provided below:-

- Why are they using the elevations of the illegally built extension and dormer as 'Existing'?
- We are happy that the south facing window will now be removed but still feel that the overall size of the proposal is not in keeping with the property and the surrounding residential area.
- Objection to the appearance of the front elevation.
- The roof form should be returned to its original appearance before unauthorised additions were made.
- There is a vast area of paving at the property that was put in place recently. Given the issues we have with flooding in the locality does this accord with council policy?

OFFICER RESPONSE:

The existing elevations show the existing appearance of the building as required. The Council is fully aware of the appearance of the building prior to the dormer being added and has plans from previous applications showing this.

Matters relating to the impact of the proposal upon the character and appearance of the surrounding area and upon the amenities of neighbouring residents will be discussed within the main body of this report.

The paved area to the front of the property is not the subject of this planning application. It should be noted that householder Permitted Development Rights allow for the hard surfacing of areas to the front of a dwelling subject to porous materials being used or surface water being directed onto a porous or permeable surface. The applicant has agreed to submit an application for a certificate of lawfulness to confirm that the driveway complies with the requirements of the General Permitted Development Order.

One letter of support received:-

- In principal, we have no objections. We welcome the removal of the window on the "side existing south" as shown in the existing plans.

ICKENHAM RESIDENTS ASSOCIATION: No response received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

NPPF National Planning Policy Framework

NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

Impact on street scene:

The proposal would not result in any increase in the footprint of the existing dwelling. However, the extension of the existing roof ridge line to either side, resulting in its width increasing from approximately 1.8 metres to 8.6 metres. The overall form of the roof will also be altered with the existing hipped slopes to the sides being substituted for a half-hipped design. As a result, the bulk of the roof will be increased and this will be visually apparent within the street scene.

However, the ridge height of the roof will remain the same and the half-hipped elevation walls are flanked either side by single-storey elements with stepped down roofing. It is therefore considered that the proposal would not result in the site appearing cramped.

Furthermore, Thornhill Road is bordered by dwellings that demonstrate a great variety in appearance, many with roof lines of similar, or greater width, and similar or greater height given the profusion of two-storey dwellings. Of particular note is No. 66 Thornhill Road, which is a chalet style property of similar scale, which includes dormer windows within the front slope which were recently approved under 13018/APP/2016/2756.

Para. 7.11 of the Residential Extensions SPD states that conversion of a sloped hip-end roof into a flat gable-end roof to the side of a house will normally be refused permission as it would unbalance the overall appearance of the house. However, the proposal involves the conversion of both ends of the roof and, as such, it is not considered that concerns relating to unbalancing are valid in this instance. The front dormer will continue to sit centrally within the front roof slope and the roof ridge line will be extended an equal distance to either side of the original ridge line.

It is therefore considered that the extension of the roof line would not result in the dwelling appearing incongruous, awkward or unsympathetic within the street scene and that, as such, the proposed development is in accordance with the Residential Extensions SPD, Local Plan Policies BE 13 and BE 19 and London Plan Policies 7.4 and 7.6.

It is noted that the appeal Inspector raised an objection to the scale of the rear dormer only in dismissing the appeal and not to the principle of extending the roof ridge line.

Impact upon existing building:

The proposal involves reducing the size of the dormer in all dimensions:-

The bottom of the dormer, which is currently raised approximately 0.4 metres above eaves height, will be raised further to approximately 0.6 metres above eaves height.

The flat roof of the dormer, which is currently approximately 0.25 metres below ridge height will be lowered so that there is an increased step down of approximately 0.6 metres from roof ridge height.

The width of the dormer will be reduced from 6.25 metres (as built) to 5.65 metres.

None of these reductions were applied to the dormer within the previously refused application. By widening the main roof of the dwelling, the sides of the dormer will no longer be visible within the street scene and, by reducing its dimensions, it will now sit more comfortably within the roof slope and not appear overwhelming towards the form of the roof or appear overly dominant on the building or within the street scene.

The rear dormer is centrally located within the roof slope and complies with recommended set-ins of a minimum of 0.3 metres below ridge level, 0.5 metres above eaves height and 1 metre from each side of the roof as set out in paras. 7.7 and 7.8 of the Residential Extensions SPD. It is therefore considered that the proposal would appear secondary to the size of the roof space in which it is set, in accordance with the standards set out in para. 7.5 of the Residential Extensions SPD. The reduced dimensions of the dormer will soften its visual impact within the street scene and its improved relationship towards the roof slope will ensure that it also appears more visually sympathetic. It is therefore considered that the remodelled dormer would be in compliance with Local Plan Policies BE 13 and BE 19 in regards to street scene impact. It would also satisfy relevant policies relating to its impact upon the overall appearance of the building, these being the standards

set out in the Residential Extensions SPD, Local Plan Policy BE 15 and London Plan Policy 7.6.

It is therefore considered that the proposed scheme has addressed the reasons for refusal for the previous application that were upheld by the Planning Inspectorate.

AMENITY IMPACT:

It is noted that the Planning Inspector did not consider that the previously proposed development would lead to any unacceptable loss in residential amenities.

Potential overbearing impact:

The proposed extensions will not increase the height of the dwelling or enlarge its footprint although the height of the main side elevation walls will be raised. These elevation walls will be stepped in from the side boundaries of the site by well over 1.5 metres and, as such, the proposal accords with para. 5.1 of the Residential Extensions SPD which requires a minimum 1.5 metre set back of two-storey elevation walls from side boundaries when there are also single-storey side extensions present, as is the case with the site. It is noted that the adjacent property to the north, No. 11 Thornhill Road, is a bungalow which has a low profile due to the use of a shallow pitch to the roof. However, given the step in from the side boundaries, and the fact that the overall height of the building will not be increased, it is not considered that the extended dwelling would appear overbearing towards this property or any of the other adjacent dwellings.

The proposal therefore complies with Local Plan Policies BE 21 and BE 22 and London Plan Policy 7.6.

Potential overshadowing impact:

For similar reasons, the extended building will not bring about undue additional levels of overshadowing. The nearest fenestrations to the extended building are ground floor level windows on the southern side elevation of 11 Thornhill Road. This building is stepped further back from the road and, as such, the increased height elevation walls will not be directly alongside these windows. Of these windows, two serve a cloakroom and bathroom respectively whilst the central window serves a kitchen. It is not considered that the kitchen window will suffer a demonstrable increase in overshadowing than that already produced by the boundary fencing and the existing roof line of the dwelling. Other adjacent dwellings are a sufficient distance from the extensions to not be adversely impacted upon by way of overshadowing.

The proposal therefore complies with Local Plan Policy BE 20 in terms of impact upon neighbouring residents.

Potential overlooking impact:

The dormer extension incorporates windows that face towards the rear of the site, in the direction of No. 24 Stedman Close. The rear site boundary is approximately 26 metres distance from the dormer windows and this degree of separation is sufficient to prevent any intrusive levels of overlooking. Views towards properties on Bellamy Close which border the southern (side) boundary will be at an oblique angle in regard to the closest properties and, in any case, no windows serving habitable rooms will be within 21 metres

of either of the dormer bedroom windows based on a 45 metres splay taken either side of the centre point of those windows. Views may be possible towards the bathroom window at 11 Thornhill Road to the north, which is less than 21 metres from the dormer bedroom window. However, as this is not a window serving a habitable room it is not considered that these views would be invasive. The dormer windows thereby meet the requirements of para. 5.14 of the Residential Layouts SPD which recommends a minimum distance of 21 metres is maintained between windows of habitable rooms within a 45° field of vision taken either side of the centre point of the relevant windows.

Proposed roof lights within the front roof slope will look out towards the street and are angled upwards, with their primary purpose being to allow sunlight into the rooms in the roof. It is therefore considered that they will not result in any harmful levels of overlooking.

A planning condition prohibiting the formation of any additional windows or openings within the side elevation walls and roof slopes of the extended dwelling will be attached to any given approval in order to safeguard the privacy of the occupants of adjacent properties to the sides.

It is therefore considered that the proposal satisfies Local Plan Policy BE 24.

Amenities of future occupants:

The bedroom and bathroom within the rear dormer are adequately served by rear facing, unobstructed windows whilst the bedroom towards the front of the dwelling is served by the front facing dormer window and additional roof light. It is therefore considered that all habitable rooms will benefit from adequate natural light permeation. The proposal therefore accords with Local Plan Policy BE 20 in terms of impact upon future occupants.

The proposed extensions will not enlarge the footprint of the dwelling and a large amount of outdoor amenity space in excess of the 100 m² required by para. 6.18 of the Residential Layouts SPD will be retained. The proposal therefore complies with Local Plan Policy BE 23 and London Plan Policy 7.6.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number D4 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 on the northern and southern (side) elevations of the dwelling.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design

- 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.

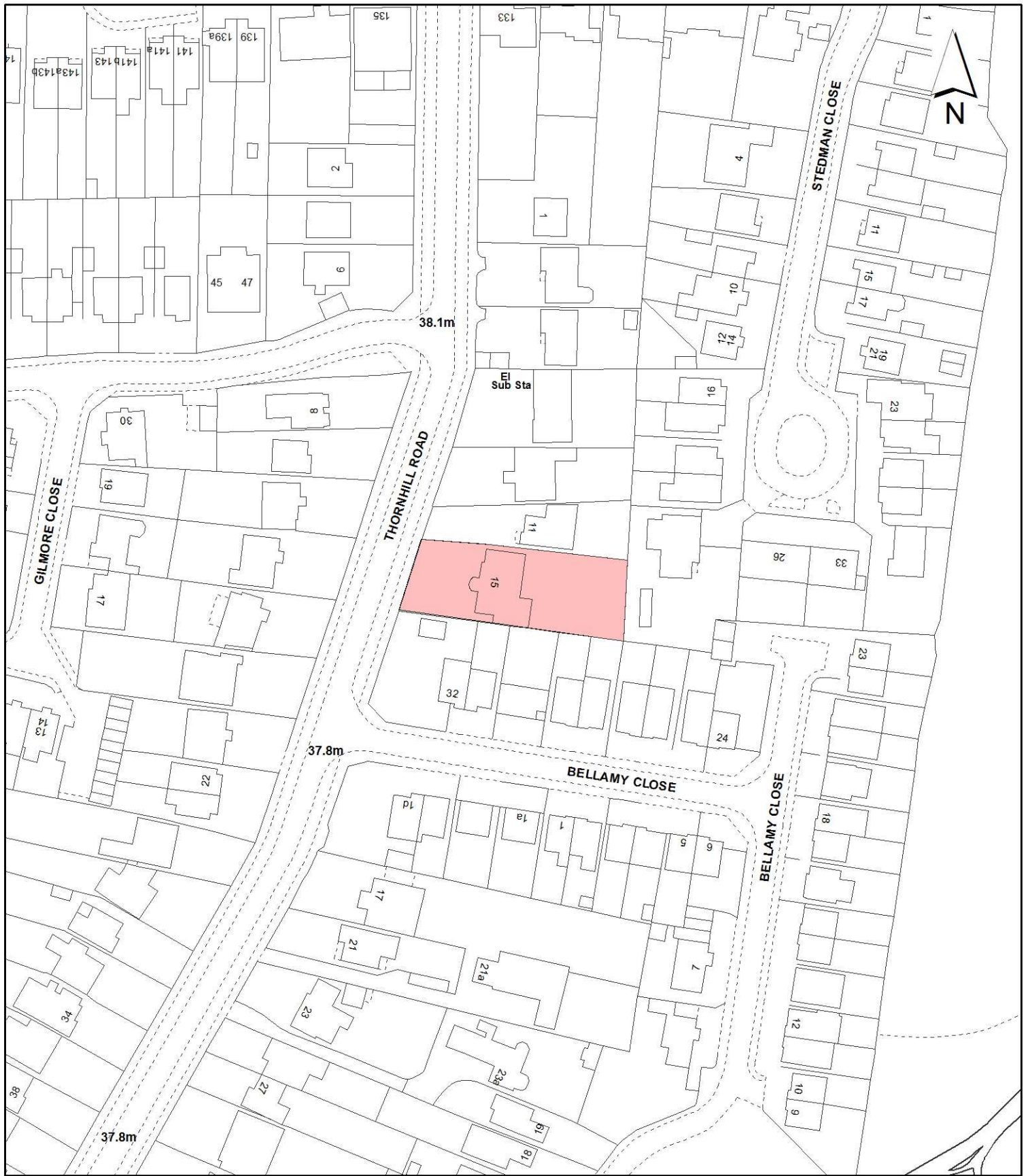
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

15 Thornhill Road

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

Planning Application Ref:
31885/APP/2017/681

Scale:
1:1,250

Planning Committee:
North Page 84

Date:
April 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	68 NORWICH ROAD NORTHWOOD		
Development:	Part retention of single-storey side extension and replacement of pitched roof over the rear and retained side extension with a flat roof.		
LBH Ref Nos:	12054/APP/2016/4496		
Drawing Nos:	Existing and Proposed Plans and Elevations - 161103-01-P1 Site Plan - NGL121894		
Date Plans Received:	15/12/2016	Date(s) of Amendment(s):	26/04/2017
Date Application Valid:	23/02/2017		15/12/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site is a corner plot at the junction of Norwich and Rochester Roads, two mainly suburban residential streets. The predominant forms of dwellings on both streets are semi-detached two-storey buildings occupying fairly uniform sized plots with relatively small gaps between buildings. Any alterations and additions to the sides of these buildings are mainly at single-storey level and, as such, the overall symmetry of the buildings, as constructed, has been largely preserved.

The site itself is occupied by a semi-detached two-storey dwelling with painted rendered walls and a tiled, gabled roof. There is a flat roof bay window projecting to the front. The extension that is the subject of this application was originally constructed without the benefit of Planning Approval. The part of the original extension flanking the side wall of the dwelling has subsequently been removed and what remains is an addition to the side of an older single-storey rear extension. A pitched roof has been erected over both extensions. The external walls of the extension are finished in painted render, matching the external finish of the main dwelling.

The plot slopes gently upwards from the front to the rear.

1.2 Proposed Scheme

The proposed works have already been carried out in terms of the removal of the part of the extension flanking the side elevation of the original dwelling. The planning application seeks to regularise the remaining part of the unlawfully constructed side extension. The depth of the structure matches that of the adjoining rear extension and, as such, the rear elevation is flush with that of the previously built rear extension.

The pitched roof over the remnant of the side extension as well as the previously built single-storey rear extension will be removed and the extensions will revert to a flat roof form. The resultant height of the extension will be approximately 3.05 metres as measured from its front, with the rear elevation being approximately 2.95 metres above ground level due to the sloping nature of the site.

1.3 Relevant Planning History

12054/APP/2015/603 68 Norwich Road Northwood

Single storey side/rear extension

Decision Date: 16-04-2015 Refused **Appeal:**26-AUG-15 Dismissed

Comment on Planning History

A previous application for retrospective approval of the extension, as originally built flanking the entire side wall of the original dwelling, was refused due to it having a negative visual impact within the street scene and also failing to compliment the architectural composition of the original dwelling. The decision was upheld by the Planning Inspectorate following an appeal.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Letters notifying of the proposed development and inviting comments were sent to the occupants of the three properties adjoining the site.

One letter of objection was received in response. This related to the site being poorly maintained and the burning of waste on site. The concerns raised have been referred to Environmental Health Officers and are not material considerations with regards to the determination of this application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

The proposed developments seeks to address the reasons for refusal, and subsequent dismissal on appeal, of the previous application.

The dwelling occupies a prominent plot that is on the corner between Norwich Road and Rochester Road, both of which are residential streets. The prominence of the site is further enhanced due to its sloping nature resulting in it being raised above the street level of Norwich Road. The side extension is now set well back to the rear of the main dwelling and this has significantly reduced its visual impact within Norwich Road. The replacement of the current pitched roof with a flat roof will further reduce visual impact due to the lower profile that the structure will have as a result.

Although the extension projects further towards the road than the return building line maintained by dwellings lining Rochester Road, it is not considered that this is unacceptable as the original building already projected beyond this building line as does the original building occupying the opposite corner plot, No. 70 Norwich Road.

Whilst the side elevation of the extension does reach up to the site boundary, this is only the case for the rearmost part of the extension. Owing to the tapering nature of the site boundary, the front wall of the retained part of the extension is stepped in from the side boundary and therefore does not result in the site appearing cramped and therefore maintains the open character and appearance of the junction. Whilst the extension does reach to the side boundary towards the rear, it does not run along a significant length of the boundary and, with the remodelled roof, will not project far above the height of the existing fence. It will therefore not appear as an imposing or incongruous feature within the Rochester Road street scene. For approximately half of the length of the flank wall is within 0.25 metres of the site boundary, in conflict with para. 4.4 of the Residential Extensions SPD. However, the SPD clarifies that the imposition of the 0.25 metre set in standard responds to concerns that guttering will overhang neighbouring properties. As this is now proposed as a flat roof extension without guttering this is not considered to be a relevant consideration.

It is therefore considered that the proposed modifications to the extension comply with Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies 7.4 and 7.6.

The extension, as originally built, overwhelmed the original dwelling as, in combination with the attached rear extension, it wrapped around the entire side and rear elevations of it, increasing the overall footprint by approximately 52 m², effectively doubling the footprint of the original dwelling. Furthermore, the pitched roof was poorly integrated with the main dwelling as the roof pitch was shallow and did not reflect the steeper pitch of the roof over the main dwelling and the ridge line reached up to the sill height of first floor windows of the dwelling, creating a somewhat oppressive appearance. By reducing the footprint of the extension, it will maintain a visually subservient relationship towards the original dwelling, which will reassert itself as the dominant feature on site. The modest scale of the extension will also mean that, despite projecting to the side, it will not compromise the

general symmetry of the dwelling and the adjoining property or lead to an unbalanced appearance. The simplified roofing arrangement will mean that the roof line will no longer compromise other architectural features of the building, particularly the first floor fenestration. The flat roof design of the extension will be continued over the existing rear extension ensuring both additions appear visually assimilated and do not give rise to a cluttered appearance within the site.

It is therefore considered that the proposed modifications to the extension will result in a structure that is sympathetic towards the form, bulk, mass and architectural qualities of the original dwelling, in accordance with Local Plan Policy BE 15 and London Plan Policy 7.6 and the Residential Extensions SPD.

RESIDENTIAL AMENITY:

The modified extension is considered to be of modest height and its only flank elevation wall is positioned alongside the street boundary rather than any adjacent residential property. The extension projects the same distance towards the rear of the site as the adjoining rear extension which, in turn, is of similar depth to a single-storey rear extension at the adjoining property, No. 66 Norwich Road. It is therefore considered that the proposed extension would not appear overbearing towards neighbouring properties nor would it cause undue levels of overshadowing.

It is therefore considered that the proposed extension satisfies Policies BE 20, BE 21 and BE 24 of the Local Plan.

The extension does not occupy a large proportion of the overall site and adequate amenity space is retained to serve a dwelling of this size, in accordance with the standards set out in the para. 3.13 of the HDAS: Residential Extensions SPD. The site would therefore continue to offer effective, accessible and usable private amenity space that would ensure occupants enjoy sufficient quality of life in compliance with Policy BE 23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

CONCLUSION:

The modifications made to the extension have greatly reduced its visual impact within the street scene and improved its relationship towards the original dwelling. It is therefore considered the the revised scheme has addressed all objections raised against the previously refused application.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

The modifications to the existing extension including the replacement of the pitched roof with a flat roof 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 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:-

Existing and Proposed Plans and Elevations - 161103-01-P1
Site Plan - NGL121894

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 BE 13, BE 15, BE 19, BE 20, BE 21 and BE 24 (November 2012) and the London Plan (2016) Policies 7.4 and 7.6.

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)

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

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

- 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: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

68 Norwich Road

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

Planning Application Ref:
12054/APP/2016/4496

Scale:
1:1,250

Planning Committee:
North Page 93

Date:
April 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 514 & 514A VICTORIA ROAD RUISLIP

Development: Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations.

LBH Ref Nos: 72489/APP/2017/43

Drawing Nos: PA-08 Rev A
PA-05 B
PA-09 Rev A
PA-10 Rev A
PA-11 Rev A
PA-13
PA-12
PA-06
PA-01
PA-03
Opening Times
PA-04
Travel Plan
Design & Access Statement
PA-02 A
PA-07 A

Date Plans Received: 04/01/2017 **Date(s) of Amendment(s):** 04/01/2017
Date Application Valid: 16/01/2017 16/01/2017
28/04/2017

1. SUMMARY

The application seeks planning permission for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate children between the ages of 3 months and 5 years.

Whilst Council policy would usually seek to retain an A1 use in this retail location, the proposed development would provide a Childcare Facility which is deemed a valuable community asset for residents in the surrounding area. The site achieves an acceptable level of off-street parking provision and is suitably located given the strong public transport links, the location of the site within a designated Local Centre and the benefit of the use to the wider community.

Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

PA-01

PA-02 Rev A

PA-03

PA-04

PA-05 Rev A

PA-06

PA-07 Rev A

PA-08 Rev A

PA-09 Rev A

PA-10 Rev A

PA-11 Rev A

PA-12

PA-13; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement Rev C

Travel Plan

Nursery Collection and Drop off Timetable

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

REASON

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

4 COM21 Sound insulation /mitigation

No development shall take place until a scheme for the control of noise transmission to the adjoining premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

5 RES17 Sound Insulation

No development shall take place until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority.

All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

6 COM27 Traffic Arrangements

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference PA-13 Rev A have been laid in hardstanding to a standard considered acceptable by the Council's highways officer and marked out.

Thereafter, 3 parking spaces shall be marked as visitor spaces and shall be used by visitors to the site only and not staff members. All the spaces shall be kept clear of obstructions and used for the sole purpose of parking motor vehicles for as long as the use hereby approved remains in operation.

REASON

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

7 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

8 NONSC Non Standard Condition

The premises shall not be used outside the hours of 0630 hrs and 2030 hrs on Mondays to Fridays, 0800 hrs to 1700 hrs on Saturdays and at no time at all on Sundays or Bank Holidays.

REASON

To safeguard the amenity of the adjoining neighbours from unacceptable noise disturbance in the early hours of the morning in accordance with Policies OE1 and OE5 of the Hillingdon Local Plan (November 2012).

9 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0800 hrs and 1900 hrs, Monday to Friday, 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

REASON

To safeguard the amenity of the adjoining neighbours from unacceptable noise disturbance in the early hours of the morning in accordance with Policies OE1 & OE5 of the Hillingdon Local Plan (November 2012).

10 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R12	Use of premises to provide child care facilities

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.12	(2016) Improving opportunities for all
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.2	(2016) An inclusive environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a ground floor double retail unit within the shopping parade. The building is three storeys in height with residential uses on the upper floors. The property has a gross internal floor area of 236 square metres and was formerly occupied by 'Gerards Motors' for the sale of motor parts. The application includes supporting evidence which states that the unit has been unoccupied for 18 months. The surrounding area is characterised by residential and small commercial businesses.

There is a wide footway to the front of the property, together with a service/access road to the rear and private access road to the side. The site is located on Victoria Road, a classified highway, and directly adjacent to the site there are parking restrictions that prevent parking during the daytime.

The site is situated within the Core Area of South Ruislip Local Centre and within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. The proposal is for an expansion of the existing Ruislip Stars Nurseries at 524-526 Victoria Road and would be run under the same management and ownership. Ruislip Stars Nurseries have been trading for nearly two years and state within the application details that they are currently oversubscribed and have a waiting list for new users.

It is proposed that the Nursery will accommodate children between the ages of 3 months and 5 years, who will attend either morning, afternoon or full daily sessions. Opening hours would be from 6.30am to 8.30pm Monday to Friday and Saturdays from 8.00am - 5.00pm.

The internal layout would comprise three linked nursery areas with associated office, kitchen, WCs and staff room. A bin storage area and parking space is also proposed within the rear yard. On the opposite side of the rear access road 4 further parking spaces are also proposed. The front and side elevation will remain as existing bar the inclusion of obscure glass to maintain privacy and protection of the children using the nursery. The existing signage will be amended to the new proposed use and occupier. A shutter is proposed within the previously open rear elevation.

The applicant has stated that 20 members of staff would be employed, 12 of which would be employed full time and 8 would be employed on a part-time basis.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history for the application site, however the nearby site 524-526 Victoria Road was granted planning consent for 'Change of use from retail (Use Class A1) to childcare provision (Use Class D1) involving alterations to rear elevation' under application reference 36666/APP/2013/3149.

4. Planning Policies and Standards

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan 2016
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R12	Use of premises to provide child care facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.12	(2016) Improving opportunities for all
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.2	(2016) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent out to the adjacent properties and the South Ruislip Residents Association on the 18/01/17. No letters of objection have been received.

One letter of support for the application has been provided by a local Cllr which raises the following points:

- Success of the current nursery
- Waiting list/much needed capacity for nursery places in South Ruislip
- Demand will increase as a result of new residential development on the Old Dairy Site close by

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

Sound insulation scheme The Environmental Protection Unit did not receive sound insulation scheme or an acoustic report in support of this application. This department would recommend that the proposed development satisfies requirements as set out in Building Bulletin 93: Acoustic Design of Schools - Performance Standard (BB93) which is intended for designers and building control bodies. It gives the performance targets for compliance with Requirement E4 of the Building Regulations on School Acoustics that: Each room or other space in a school building shall be

designed and constructed in such a way that it has the acoustic conditions and the insulation against disturbance by noise appropriate to its intended use. All school buildings are subject to detailed design checks and on-site inspections by building control bodies. BB93 - Sets requirements on how to meet the acoustic requirement of the School Premises Regulations and the Independent School Standards that: The acoustic conditions and sound insulation of each room or other space must be suitable, having regard to the nature of the activities which normally take place therein.

Condition:

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet design criteria for use of external areas, in schools, in order to prevent noise from children's play areas affecting residents and businesses nearby. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road, rail and air traffic, and other external noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

ACCESS OFFICER

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: acceptable

HIGHWAYS OFFICER (Summary of comments)

An application has been received for the conversion of the premises at nos.514 & 541A Victoria Street, Ruislip from Use Class A1 (shops) to D1 (nursery).

Victoria Road, in the vicinity of the site, is a dual carriageway road classified as a secondary distributor road, with a speed limit of 30mph. Local frontages are predominantly residential, although the application site is part of a short shop parade. Parking is restricted by single and double yellow lines. Pay & Display bays are located a short distance from the site, with restrictions 9am - 5pm Mon to Fri. A private road runs along the northern and western site boundaries, providing private parking spaces for local businesses; however, the parking spaces are not allocated and the road appears to be heavily used for parking.

The private road running along the northern boundary will provide access to the Arla development being constructed to the west of the application site. This is likely to result in intensification along this road after occupation of new site. The site is on the boundary between areas with PTAL 2 (poor) and 3 (moderate). Local bus services can be accessed along Victoria Road, while South Ruislip station (London Underground / Chiltern Railways) is located approximately 300m south west of the site. It is considered that public transport accessibility is acceptable for the proposed use.

Planning History

The applicant submitted an application for the same change of use with respect to the nearby

premises at nos. 524 - 526b Victoria Street (ref. no. 36666/APP/2013/3149). The application was approved and the nursery is currently operational. In that occasion, the following concerns were raised with respect to the highway impacts of the proposals:

- Parking provision might not adequately serve the development, with a risk of overspill / indiscriminate parking along Victoria road and subsequent impact on road safety and free flow of traffic;
- Drop off to the rear raised concerns as the highway was not maintained and illuminated; low level lightning was recommended for the rear drop off area;
- Staggered operation times were suggested in order to manage drop off;
- No drop off to be allowed to the front of the premises.

Comments

The initial proposals do not state clearly how many members of staff and how many pupils are expected to use the premises. Section 3.10 of the Design and Access Statements suggests that approximately 20 full time and part time roles would be created, while the submitted travel plan indicates that 35 - 45 pupils are expected to attend the nursery.

The proposed block plan is shown on drawing no. PA-11. The following provisions are included in the proposals:

- Main pedestrian access would be from Victoria Road;
- A secondary access would be provided at the rear of the property, served by a drop off area;
- The section of carriageway immediately opposite the rear entrance would be marked as "No Parking", and the entrance itself protected by 2 bollards;
- 2 marked parking spaces would be provided at the rear, one for staff use and the other for visitors and designed to be used by blue badge holders;
- The Nursery would adopt a staggered schedule for the start and end times of different options offered to customers, in order to spread the number of arrivals and departures over longer period of time. A similar schedule has been adopted at the nearby nursery in 524 - 526b Victoria Street. The submitted document includes the predicted number of arrivals and departures. These figures are based on data collected at the nearby nursery;
- A travel plan has also been submitted and aims to reduce the number of parents using private vehicles to drop off. Pick up their children to 10% of the total customers. Parents requesting the use of a private car would be give a specific time when pick up and drop off their children and requested to adhere strictly to the schedule. There is also a commitment to offer a shuttle bus service to nearby public car parks, should there be a sufficient number of customers requesting the service.
- The applicant has submitted a schedule of departures and arrivals but it is not clear how this schedule has been derived and how the number of arrivals and departures were calculated.

With reference to the proposals outlined above, the concerns in terms of highway impacts are broadly similar to those put forward for the previous application, as discussed below.

The proposed change of use would effectively double the size of the existing nursery at 524 - 526 Victoria Road. In that occasion, 5 parking spaces have been provided; in addition, the pick up / drop off area is adjacent to an empty space that provides sufficient manoeuvrability for vehicles to execute a U-turn and exit the premises in forward gear.

Case Officer's comments:

The Highways Engineers comments were passed on the applicant who has responded by providing plans showing the provision of 5no. parking spaces and the additional supporting details requested.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in Local Centres the Local Planning Authority will only grant planning permission

to change the use from Class A1 shops outside the core areas. Core areas contain the minimum number of shops and range of shops to enable Local Core Areas to function, providing for the needs of people who do not live close to a Town Centre; reducing the need to travel for goods and services. The site is located within the Core Area of South Ruislip Local Centre therefore ordinarily a change of use from A1 would be not be permitted. However, given that the site has been vacant for approximately 18 months, the nature of the proposed use, and the supporting marketing information from local estate agents it is considered that a departure from the Policy S9 would be appropriate to bring the long term vacant unit back into use.

Policy S6 seeks to safeguard the amenities of shopping areas and permission will only be granted for a change of use of Class A1 Shops on the basis that the proposed development would not be detrimental to visual amenity; shop frontage design; compatibility and road safety. There are no external alterations proposed to the frontage as part of this application, and therefore the proposal would not affect the visual amenity or the shop front.

Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), relates to the provision of childcare uses. The Council will permit such uses on the basis that there is no loss of residential units; it would not be prejudicial to highway safety and traffic; parking is in accordance with the Council's standards; and the noise and general activity would not detract from the amenity of nearby residential properties. The proposed development would not result in the loss of residential accommodation and it is considered that the parking and highway issues can be resolved to an acceptable standard through the imposition of conditions.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 resist any development which would fail to harmonise with the existing streetscene or complement or improve the character of the area.

It is considered that the minor alterations to the rear of the site would not significantly harm the visual amenities of the streetscene. Furthermore, the redevelopment of the rear would provide an opportunity for enhancement which would benefit the rear of the site. Therefore, the proposal is satisfactory in this respect.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that would become detrimental to the amenity of the adjoining occupiers or surrounding area would not be approved. Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

The application site relates to the ground floor units within the site, with a number of residential units on the upper floors of the building. The Council's Environmental Protection Unit have reviewed the scheme and consider that the development would not lead to significant noise disturbance to the upper floor residential units and raised no objection to the change of use. However, it is recommended that a condition is attached to any planning approval to ensure that any noise pollution from the proposed development does not have a detrimental impact on neighbouring occupiers.

The change of use from A1 (Retail) to D1 (Non-residential Institution) is considered not to result in any unacceptable noise and disturbance over the current situation and therefore subject to conditions is considered to comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Engineer has reviewed the submitted details and initially raised concerns regarding the level of parking proposed (various other issues were also raised based on comparison with other nursery premises already operating in the parade). These comments were passed to the applicant who has responded by meeting the Highway Engineer's minimum requirements in terms of off street parking (5 no. spaces) and providing additional supporting information on opening times and vehicle tracking. It is noted that the site is located within a designated local centre and is within 200m walk of the underground/ rail station and bus stops, meaning that public transport options are readily available at the site.

The Council have previously refused applications for the provision of childcare facilities in residential locations due to traffic generation issues related to the development in a residential setting, which often have less parking than the proposed scheme and poor public transport links. Childcare Facilities play an important role in residents lives and the social benefit of this is required to be considered in the determination of a planning application, alongside the environmental and economic benefits as outlined in the NPPF.

It is acknowledged that the parking provision at the site is limited, however, the siting of the proposed childcare facility in a designated local centre with strong public transport links is considered to outweigh any concern in this regard. It is also a relevant material planning consideration that the existing nursery premises is oversubscribed and a large housing development (over 100 units) is under construction very nearby.

Therefore the social benefits of the provision of a childcare facility is considered to outweigh any concerns regarding possible under provision of parking at the site and the increased traffic generation at peak hours. The proposed development is therefore considered to comply with Policies AM2, AM7 & AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

It is considered that the existing rear yard at present would not be a suitable location for a nursery play area, however the imposition of conditions relating to security and lighting, would ensure that a suitable environment is achieved and basic landscaping plans have been provided to show how this would be achieved.

7.12 Disabled access

The Council's Access Officer has reviewed the proposals and raised no objection to the proposed change of use of the premises. Therefore, the development is considered to be

in compliance with Policy 7.2 of the London Plan (2016).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The details of this information will be secured by condition and the collection arrangement would be similar to the existing unit.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has raised no objection to the proposed use of the site, in terms of noise disturbance to the residential units above or air quality issues. Subject to conditions the proposed development is therefore deemed acceptable.

7.19 Comments on Public Consultations

No further comments in relation to public consultations.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The application seeks planning permission for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate children between the ages of 3 months and 5 years.

Whilst Council policy would usually seek to retain an A1 use in this retail location, the proposed development would provide a Childcare Facility which is deemed a valuable community asset for residents in the surrounding area. The site achieves an acceptable level of off-street parking provision and is suitably located given the strong public transport links, the location of the site within a designated Local Centre and the benefit of the use to the wider community.

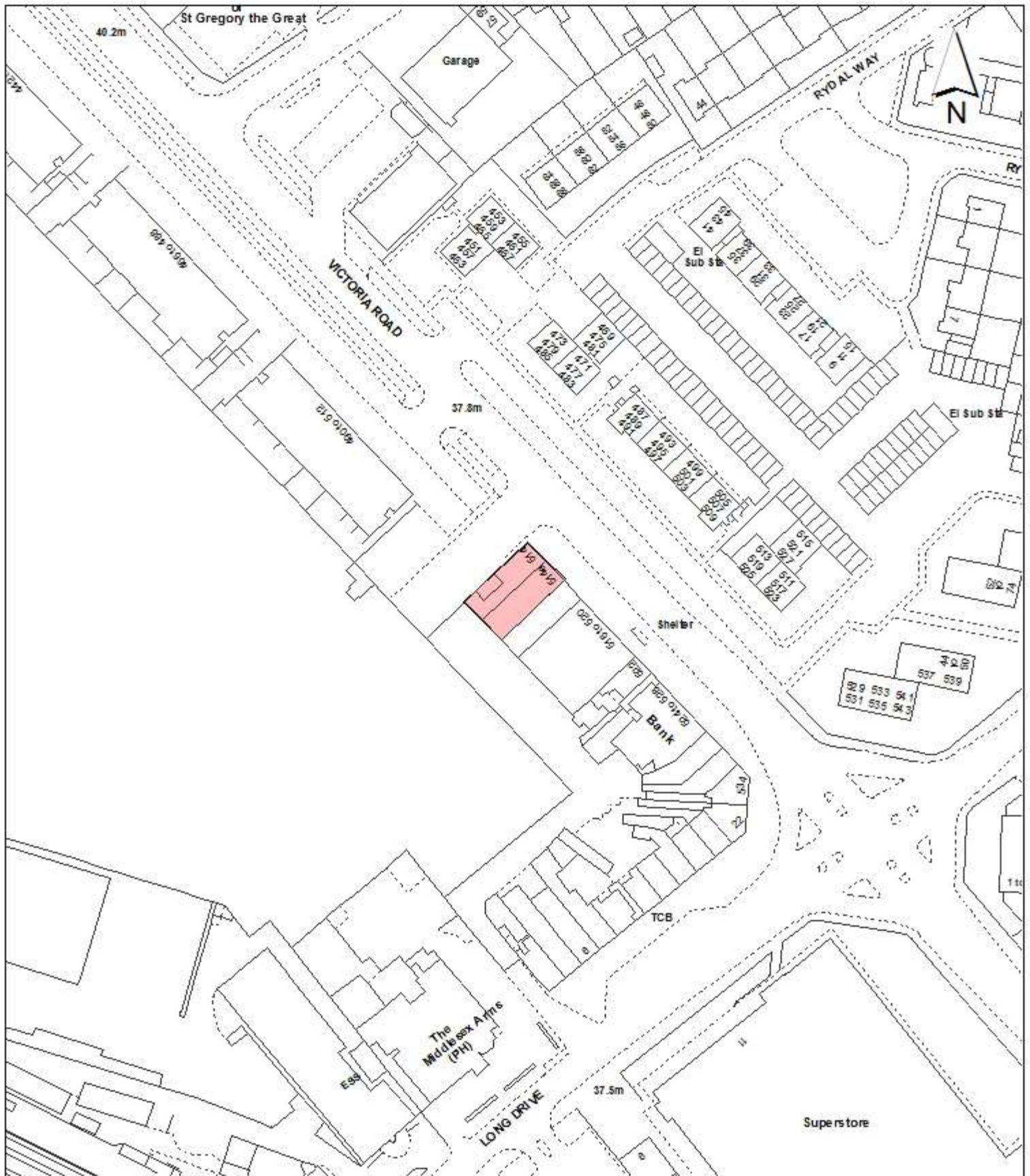
Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan 2016
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**514 & 514A
Victoria Road**

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

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

Planning Application Ref:

72489/APP/2017/43

Scale:

1:1,250

Planning Committee:

North Page 109

Date:

May 2017



HILLINGDON
LONDON

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Plans for North Applications Planning Committee

Wednesday 10th May
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 111

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 68 KNOLL CRESCENT KNOLL CRESCENT
NORTHWOOD

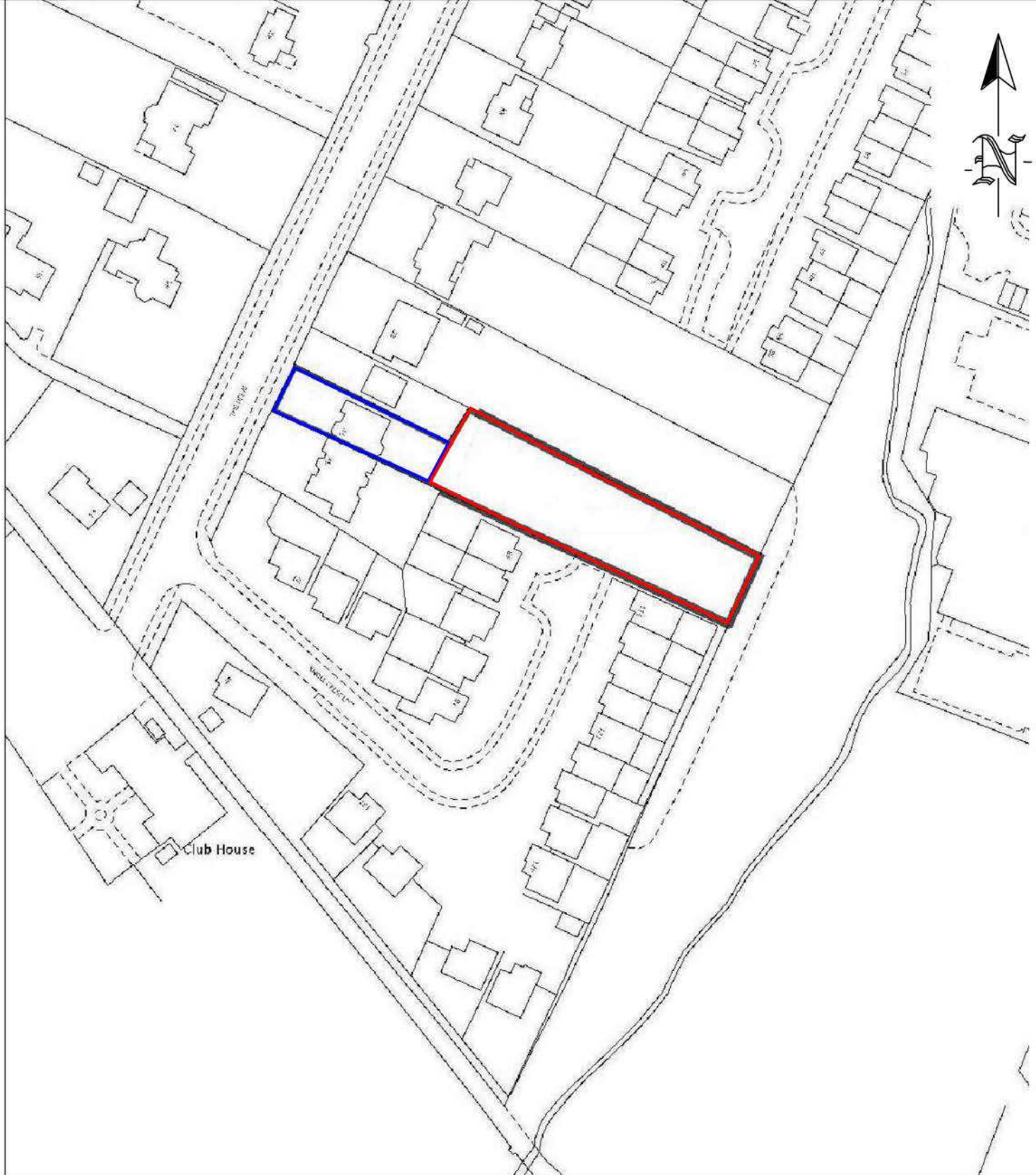
Development: 2 x 3-bed, one and a half storey, semi-detached dwelling houses with
associated parking and amenity space, involving demolition of existing
outbuilding.

LBH Ref Nos: 70975/APP/2017/586

Date Plans Received: 20/02/2017

Date(s) of Amendment(s): 20/02/2017

Date Application Valid: 21/02/2017



LOCATION PLAN

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



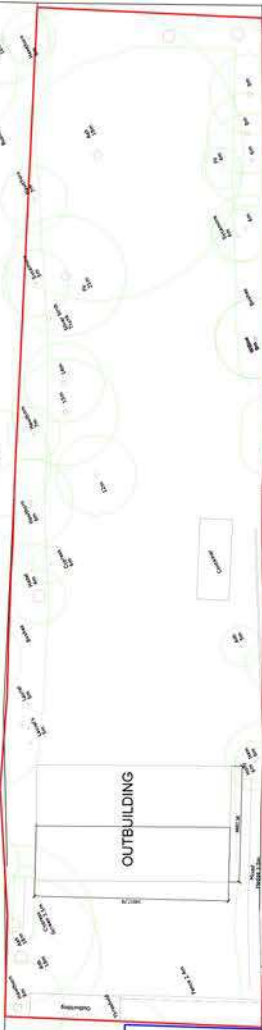
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 17/3088/00
Scale 1250@A4
Date 21/02/17
Drawn by D. Suarez



KNOLL CRESCENT

KNOLL CRESCENT



OUTBUILDING

68 Knoll Close

43 THE DRIVE

THE DRIVE

EXISTING SITE PLAN

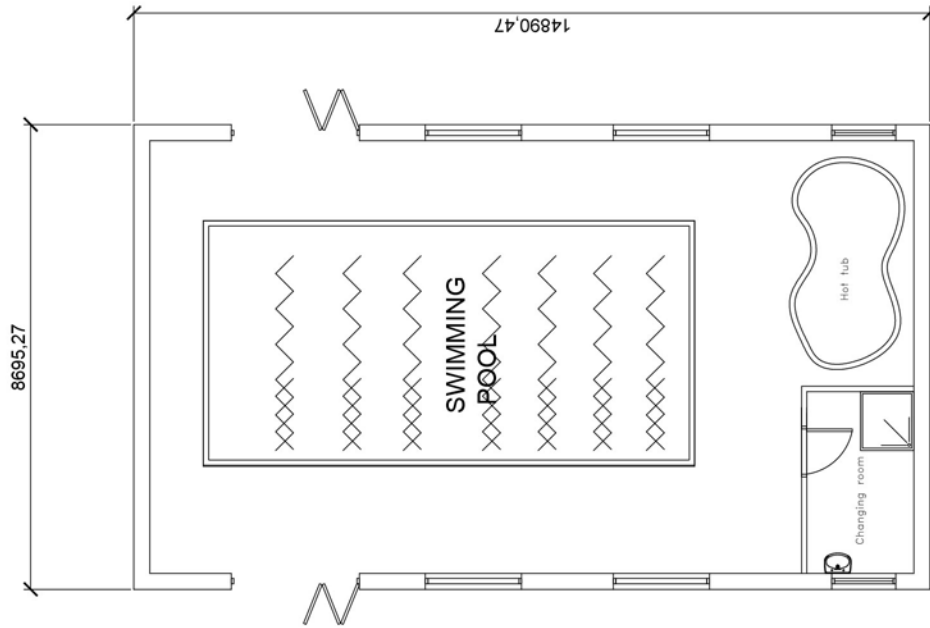
REVISION
Drg. No. 17/3088/01
Scale 1:200 @ A1
16/02/17
D. Suarez

THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants



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LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



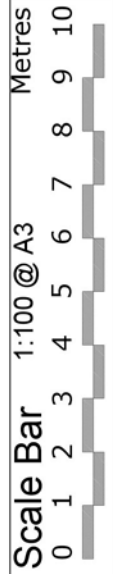
GROUND FLOOR PLAN



ROOF PLAN

EXISTING PLANS

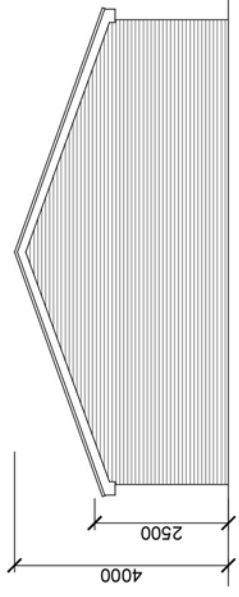
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NORTHWOOD



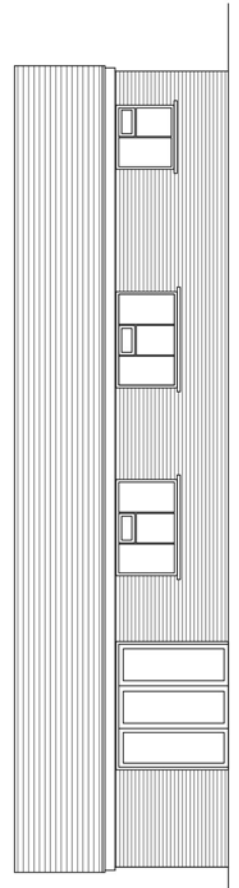
 THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

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 Drg. No. 17/3088/02
 Scale 1:100@A3
 Date 16/02/17
 Drawn by AK

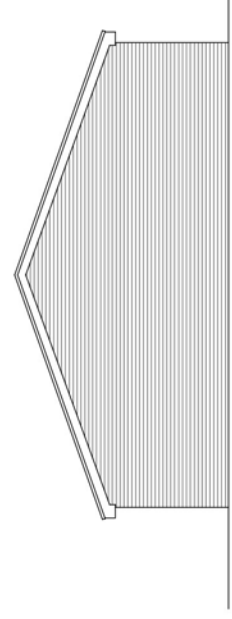




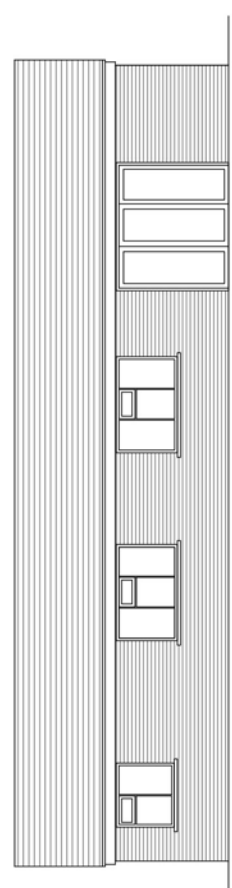
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

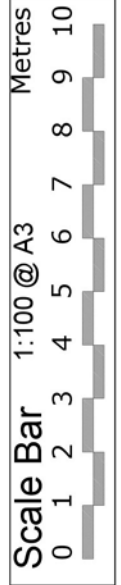


NORTH EAST ELEVATION



SOUTH EAST ELEVATION

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



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

EXISTING ELEVATIONS

REVISION	Drg. No. 17/3088/03
	Scale 1:100@A3
	Date 16/02/17
	Drawn by AK



AMENDMENTS	
A	Crossover dimensions
B	Landscaping layout



KNOLL CRESCENT

KNOLL CRESCENT

113 Knoll Crescent

68 Knoll Crescent

THE DRIVE

PROPOSED SITE PLAN

REVISION
B
 Drg. No. 17/3088/04
 Scale 1:200 @ A1
 Date 16/02/17
 D. Suarez

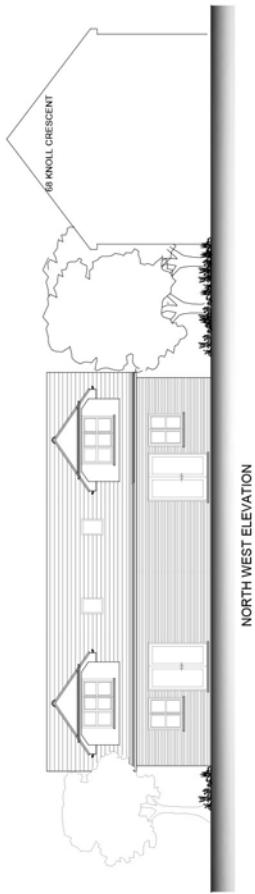
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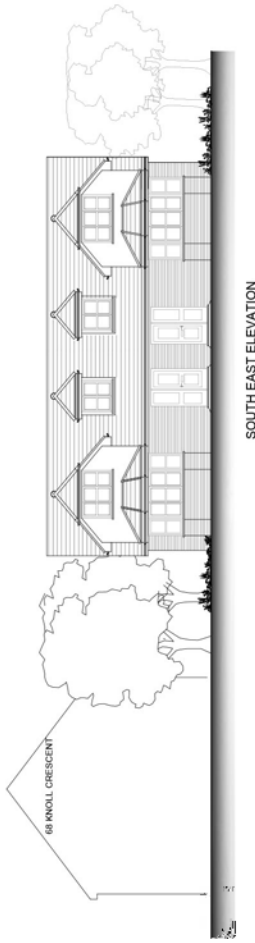
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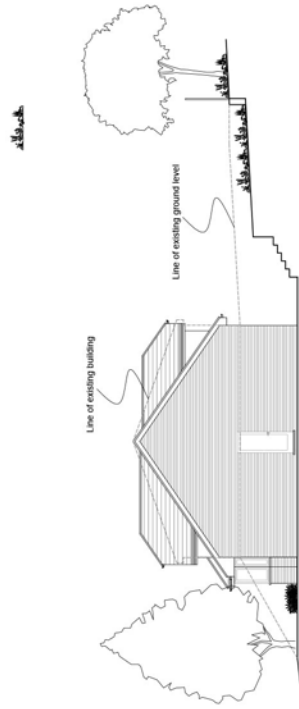
**LAND ADJACENT 68 KNOLL CRESCENT,
 NORTHWOOD**



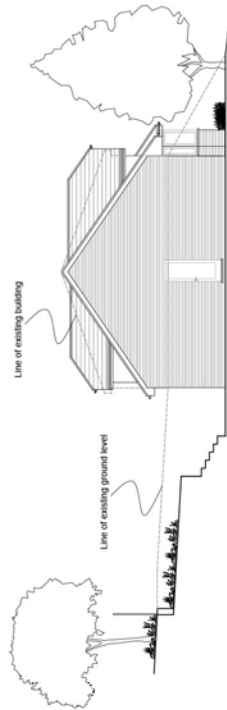
NORTH WEST ELEVATION



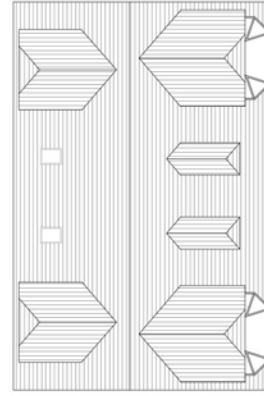
SOUTH EAST ELEVATION



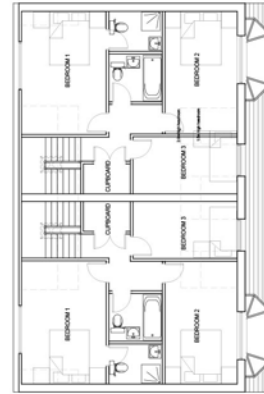
NORTH EAST ELEVATION



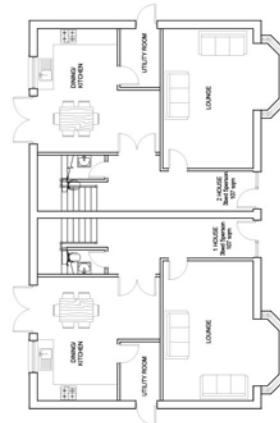
SOUTH WEST ELEVATION



ROOF PLAN

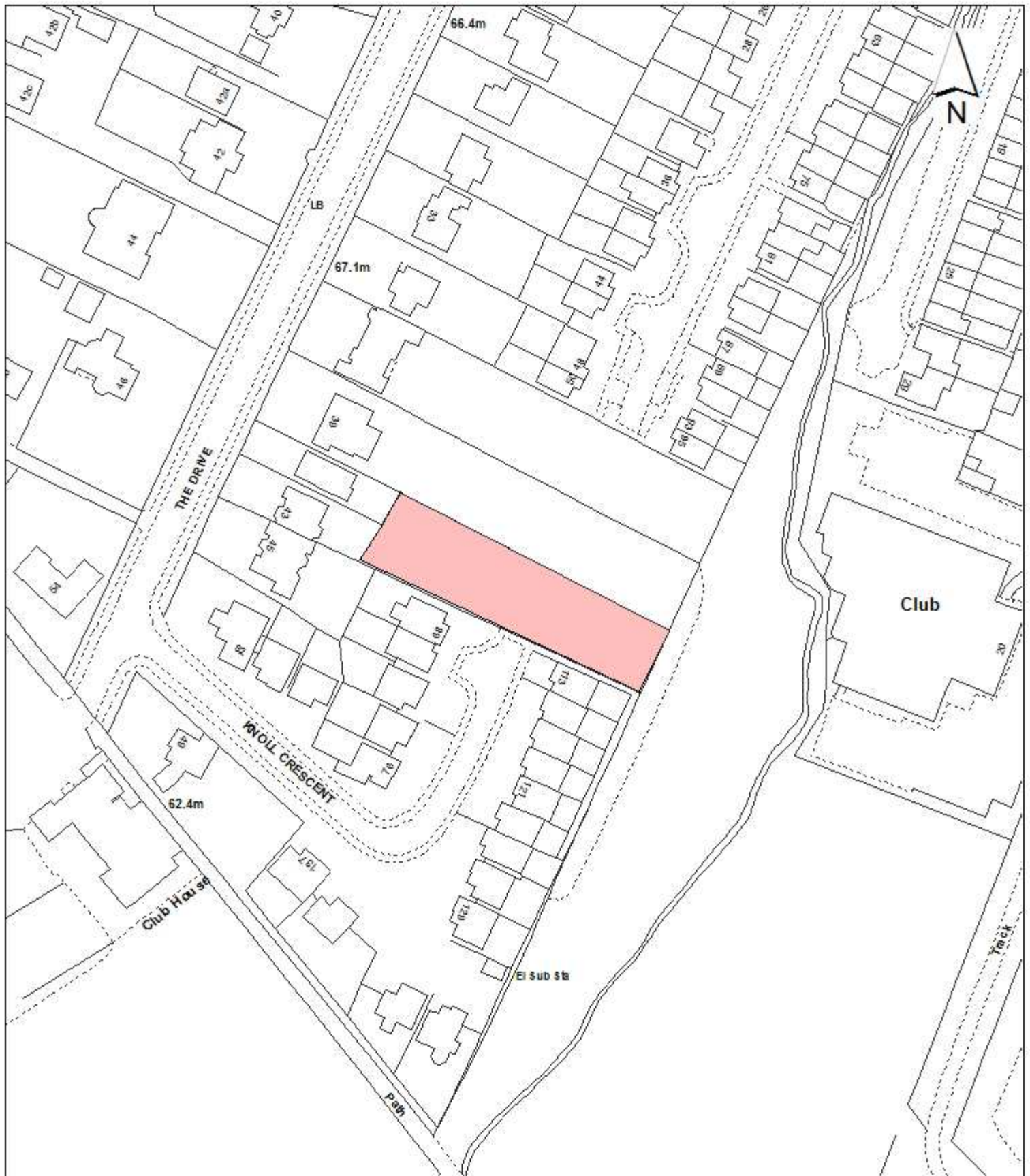


FIRST FLOOR PLAN



GROUND FLOOR PLAN





Notes:

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Site Address:

**Land Adjacent to
68 Knoll Crescent**

Planning Application Ref:

70975/APP/2017/586

Planning Committee:

North Page 120

Scale:

1:1,250

Date:

May 2017

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 98 EXMOUTH ROAD RUISLIP
Development: Conservatory to rear. (Part Retrospective)
LBH Ref Nos: 16772/APP/2017/69

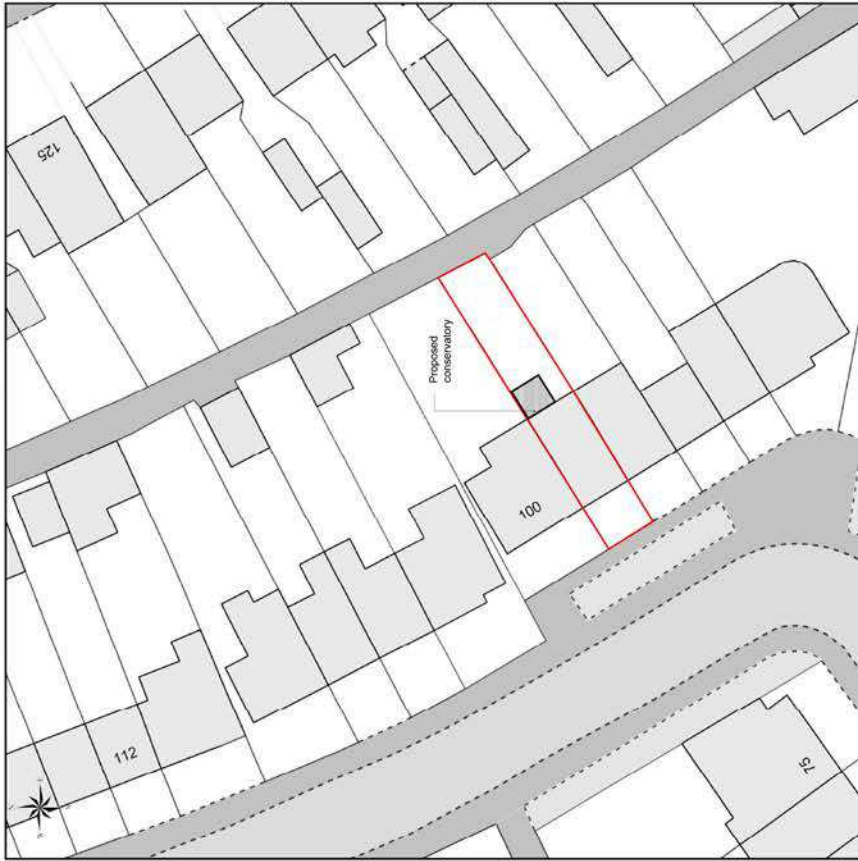
Date Plans Received:	06/01/2017	Date(s) of Amendment(s):	06/01/2017
Date Application Valid:	30/01/2017		13/04/2017



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1 LOCATION PLAN
Scale 1:1250

Scale: 1:1250, paper size: A4



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2 BLOCK PLAN
Scale 1:500

Scale: 1:500, paper size: A4

001

98 Exmouth Road

SITE LOCATION AND
BLOCK PLAN
SCALE AS DRAWINGS @ A3

Revision:

Date: 08/26/16

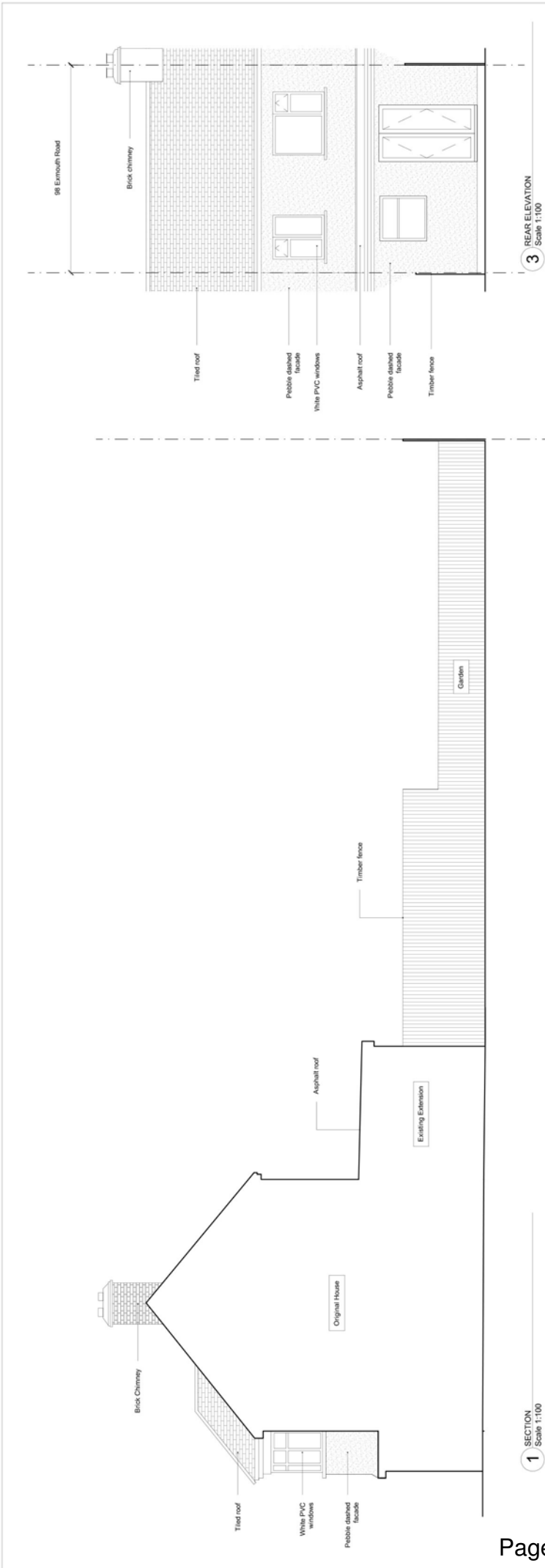
Comments:

REVISION NOTES
Any changes to the plan should be made in accordance with the planning application.

PLANNING

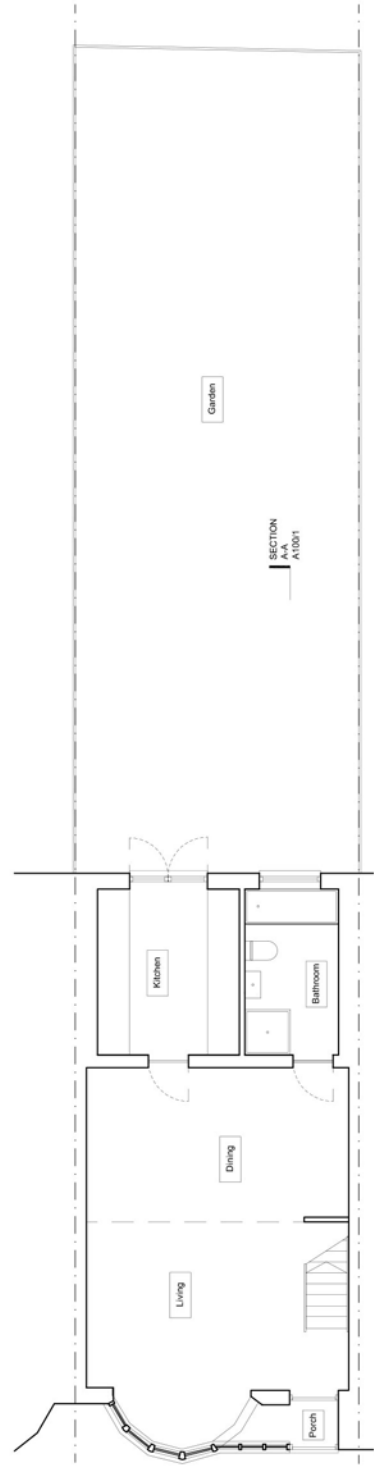
APPLICANT: IRIDANIEL BLAZER

Drawings to be scaled. All dimensions to be taken from the drawings. Any discrepancies between the drawings and the site should be reported to the planning officer. The drawings are for information only and do not constitute a contract. The drawings are the property of the applicant and shall remain the property of the applicant.



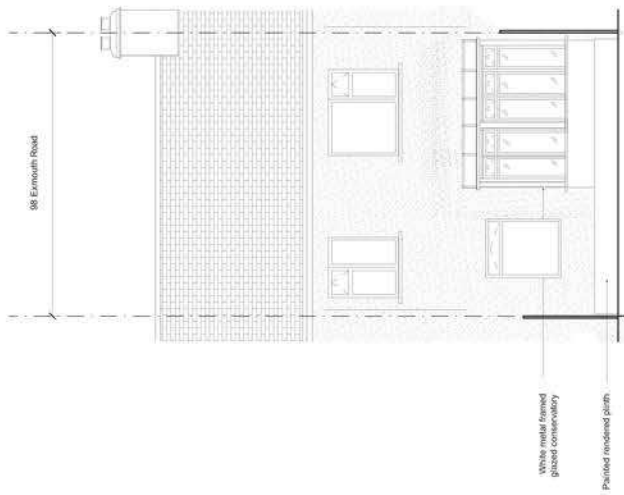
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Scale 1:100

3 REAR ELEVATION
Scale 1:100



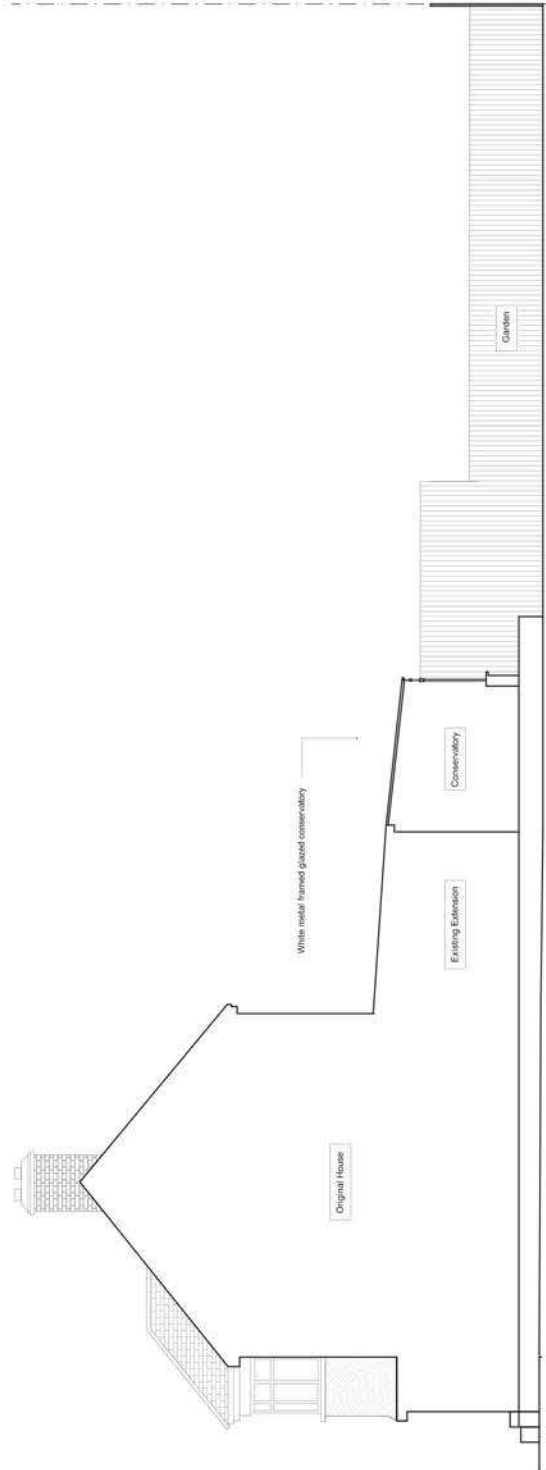
2 PLAN
Scale 1:100

010 98 Exmouth Road	SCALE 1:100 0.0 0.5 1 2.5	EXISTING DRAWINGS SCALE AS DRAWINGS @ A3	Revision Date 04/11/15 Comments	Revision notes	PLANNING	APPLICANT: MR DANIEL BUTLER Drawing not to be scaled. All dimensions to be taken from the drawing. Any discrepancies to be reported to the architect. The architect is not responsible for any errors or omissions in the drawing. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and to ensure that the drawing is used in accordance with the relevant regulations.
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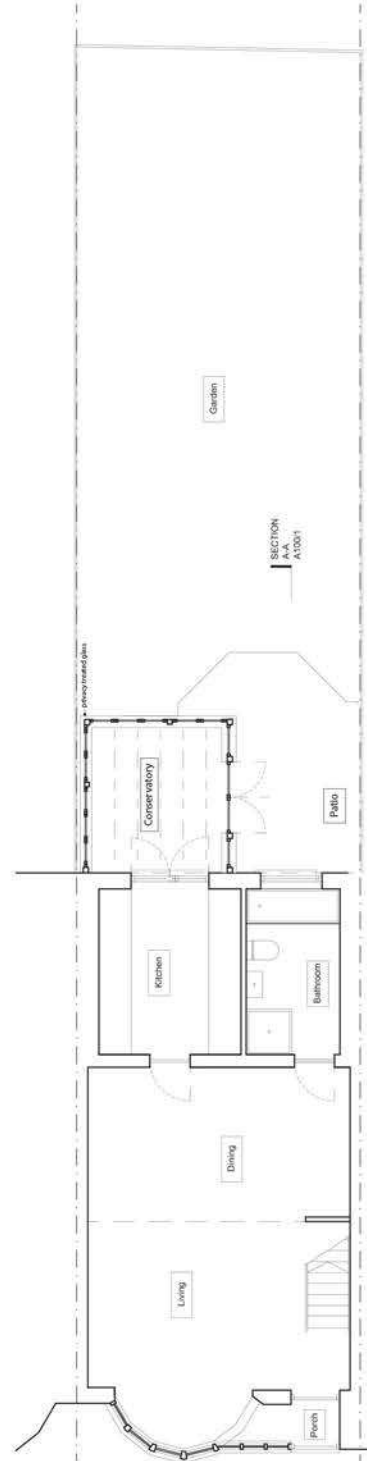


3 Rear Elevation
Scale 1:100

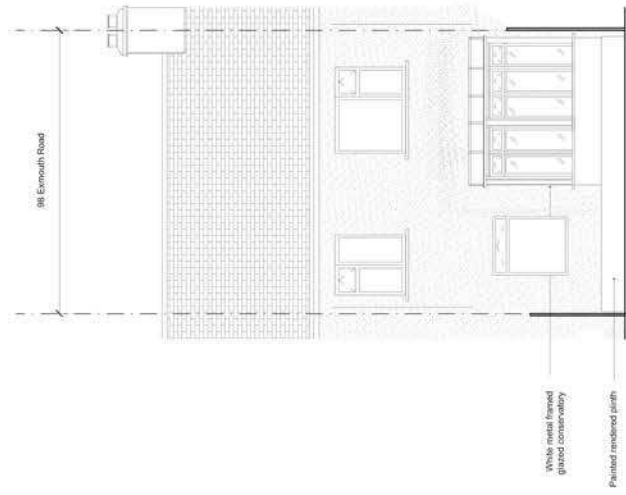
White metal framed glazed conservatory
Painted rendered porch



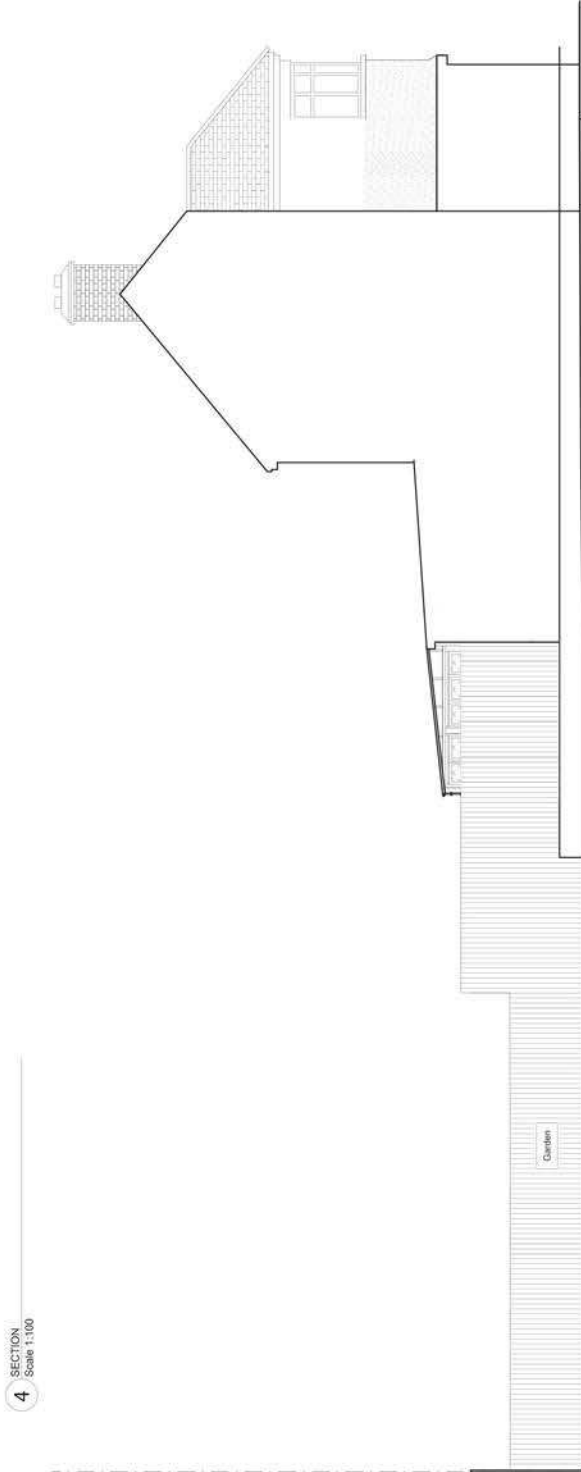
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Scale 1:100



2 PLAN
Scale 1:100



3 Rear Elevation
Scale 1:100



4 SECTION
Scale 1:100



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Site Address:

98 Exmouth Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
16772/APP/2017/69

Scale:
1:1,250

Planning Committee:
North Page 126

Date:
April 2017



Report of the Head of Planning, Sport and Green Spaces

Address 66 THE DRIVE ICKENHAM

Development: Erection of two storey detached building with habitable roof space for use as 4 flats: 4 x 2 bed and 1 x 3 bed flats with associated amenity space and parking involving demolition of existing building (Outline Planning Application with All Matters Reserved).

LBH Ref Nos: 4011/APP/2017/203

Date Plans Received: 19/01/2017

Date(s) of Amendment(s): 19/01/2017

Date Application Valid: 19/01/2017



LOCATION PLAN



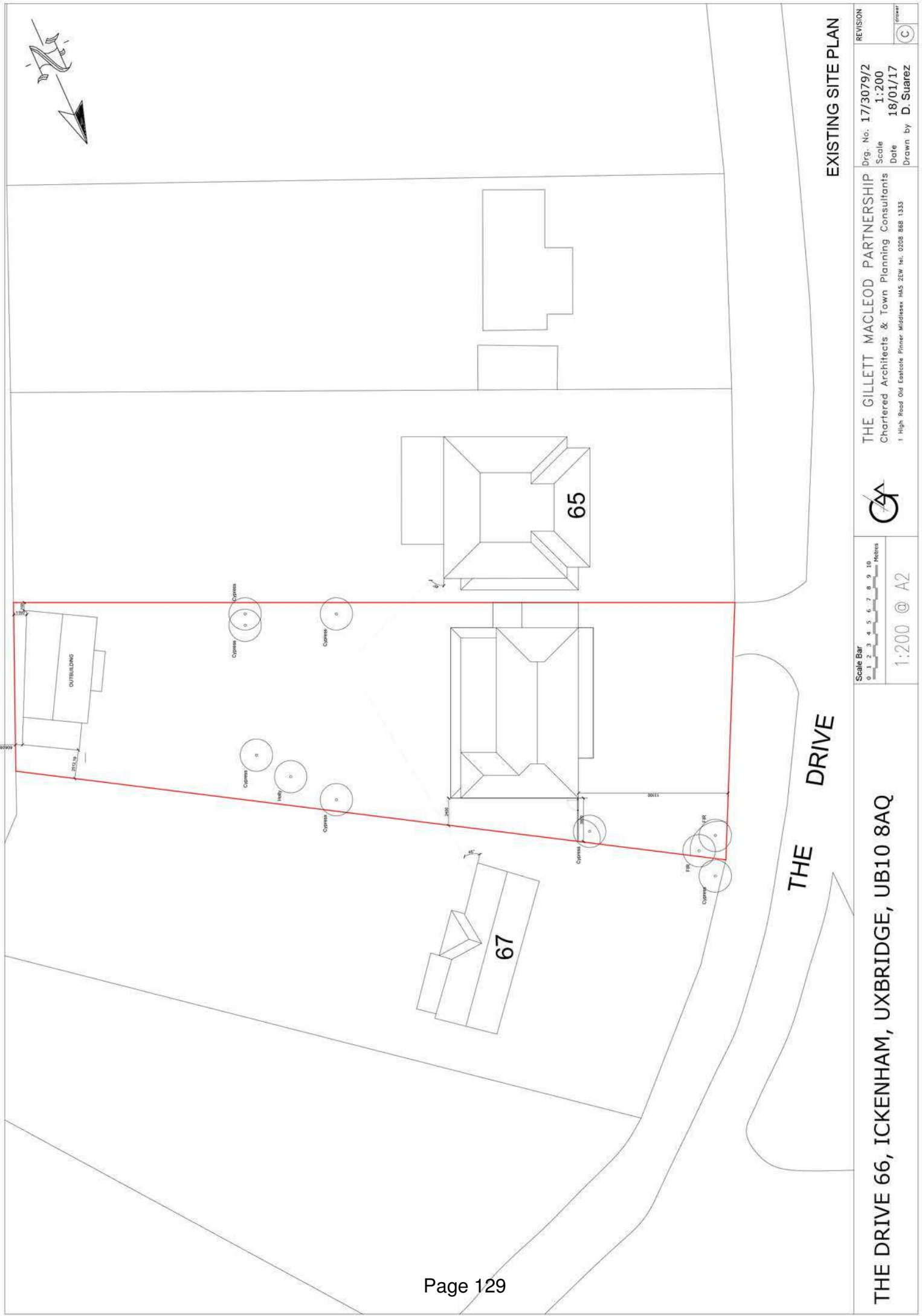
THE DRIVE 66, ICKENHAM, UXBRIDGE, UB10 8AQ



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 16/3079/1
Scale 1250@A4
Date 18/01/17
Drawn by D. Suarez



EXISTING SITE PLAN

REVISION
 Drg. No. 17/3079/2
 Scale 1:200
 Date 18/01/17
 Drawn by D. Suarez

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

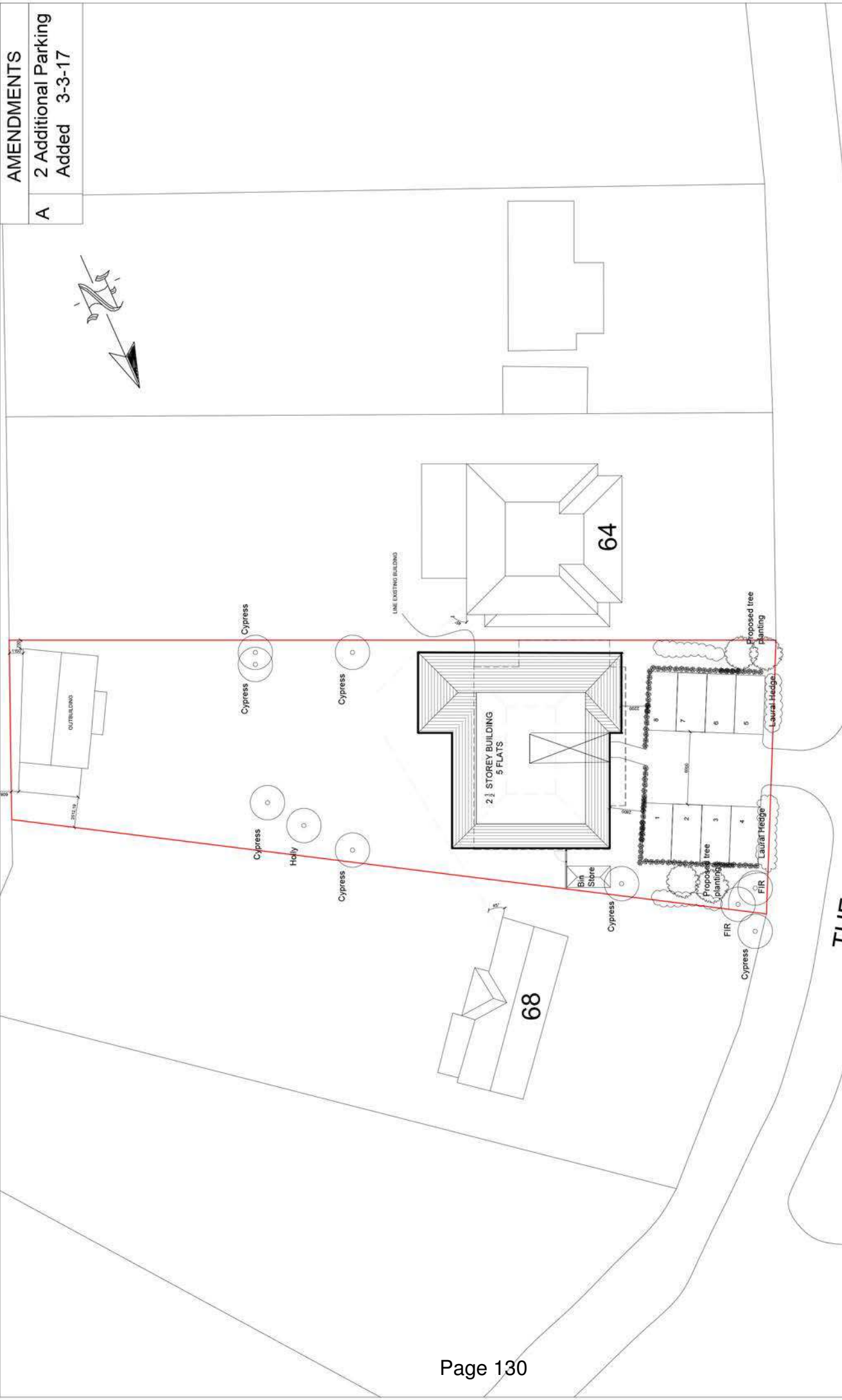


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THE DRIVE 66, ICKENHAM, UXBRIDGE, UB10 8AQ

THE DRIVE

AMENDMENTS	
A	2 Additional Parking Added 3-3-17

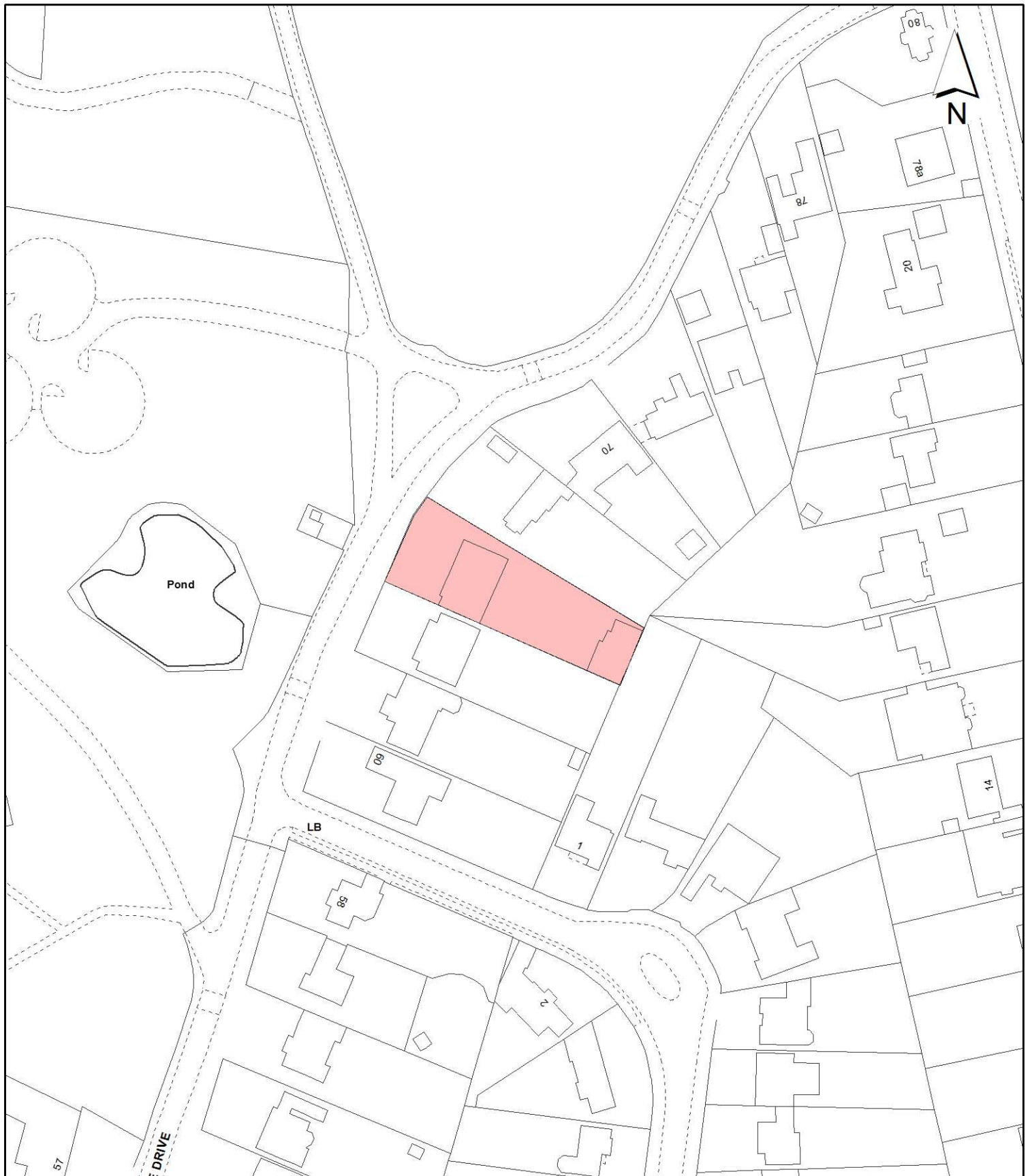


PROPOSED SITE PLAN
FOR ILLUSTRATIVE PURPOSES ONLY

THE GILLET MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Eastons Pinner Middlesex HA5 2EW tel. 0208 868 1333	Drwg. No. 17/3079/2 Scale 1:200 Date 18/01/17 Drawn by D. Suarez	REVISION A C
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1:200 @ A2

THE DRIVE 66, ICKENHAM, UXBRIDGE, UB10 8AQ



Notes:

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Site Address:

66 The Drive

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
4011/APP/2017/203

Scale:
1:1,250

Planning Committee:
North Page 131

Date:
April 2017



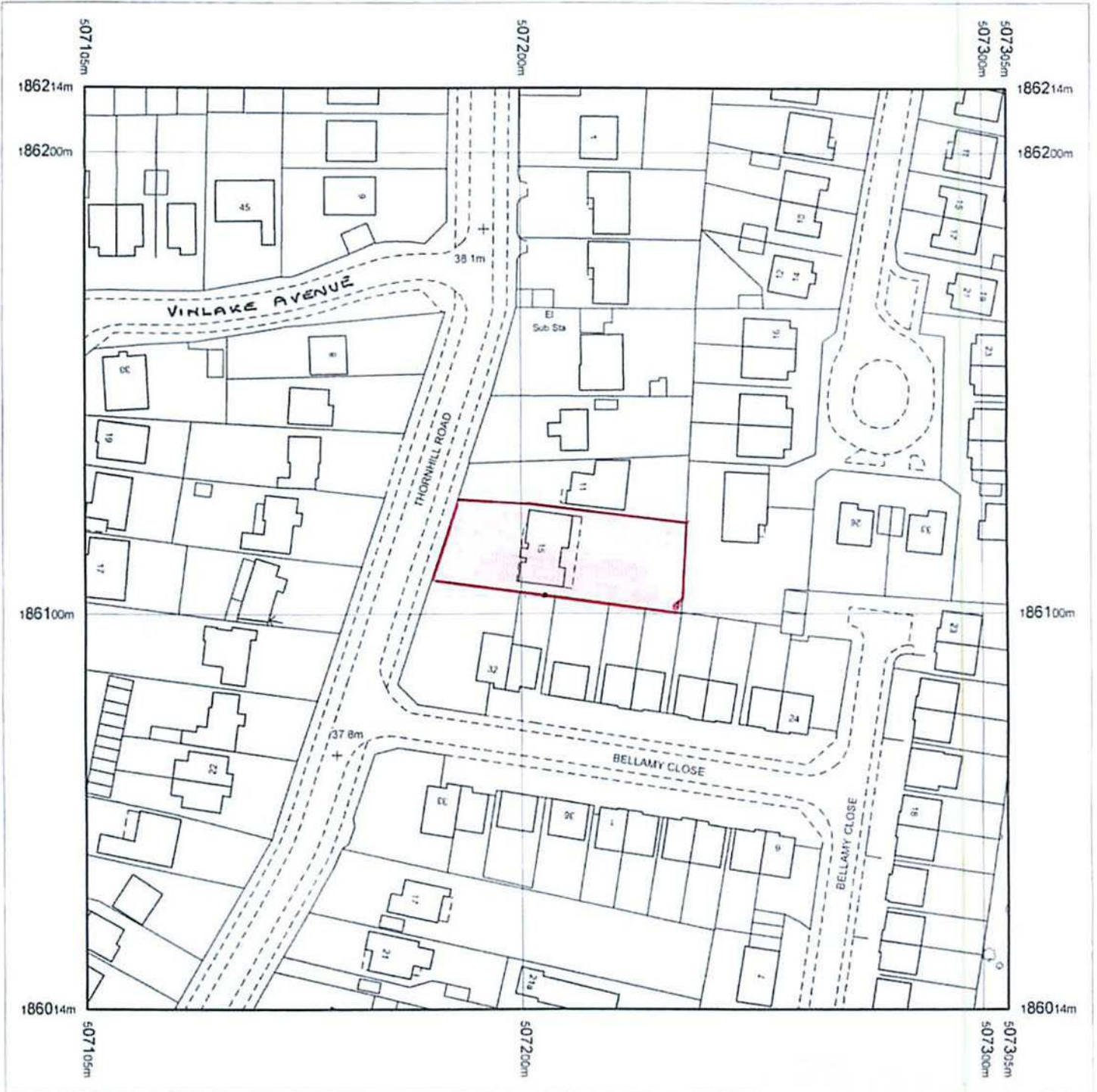
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 15 THORNHILL ROAD ICKENHAM
Development: Roof alterations/extensions including rear dormer window (resubmission following 31885/APP/2016/2461).
LBH Ref Nos: 31885/APP/2017/681

Date Plans Received: 23/02/2017
Date Application Valid: 20/03/2017

Date(s) of Amendment(s):



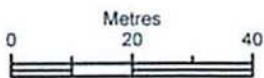
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The representation of features as lines is no evidence of a property boundary.



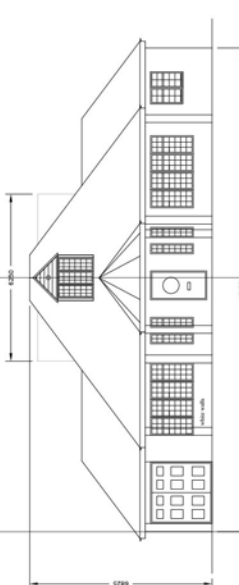
Scale 1:1250

Supplied by: **Blackwell M and D C**
 Serial number: 00880200
 Centre coordinates: 507205.38 186114

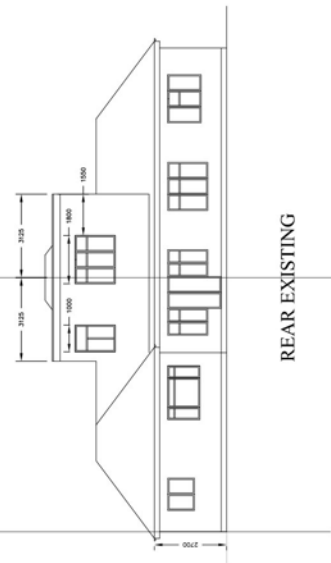
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk



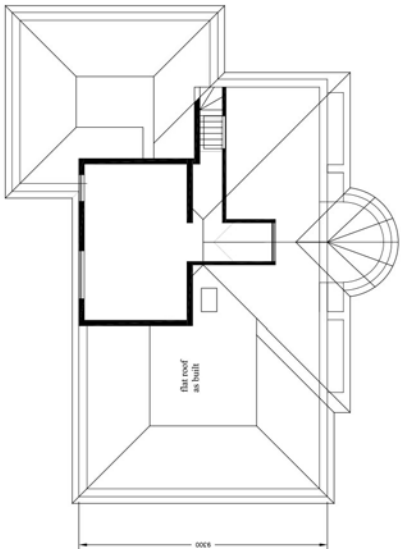
GROUND FLOOR EXISTING no change



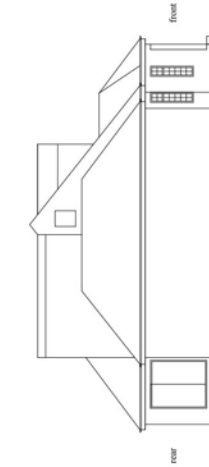
FRONT EXISTING



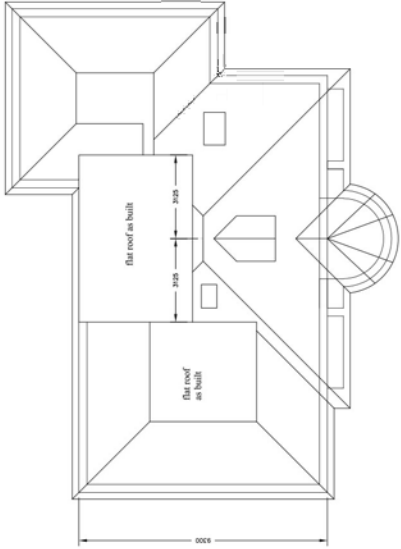
REAR EXISTING



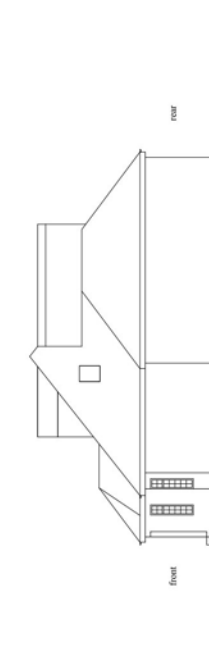
FIRST FLOOR EXISTING



SIDE EXISTING NORTH



ROOF PLAN EXISTING



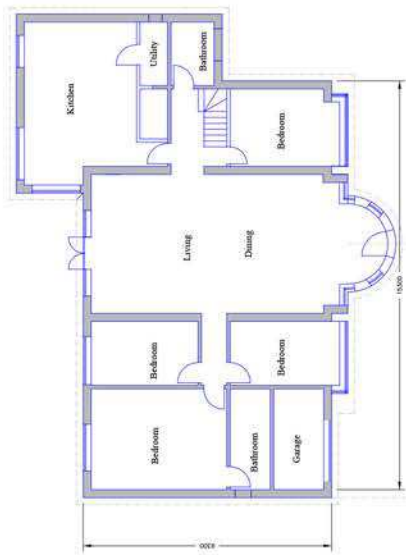
SIDE EXISTING SOUTH

EXISTING 16 JUNE 2016



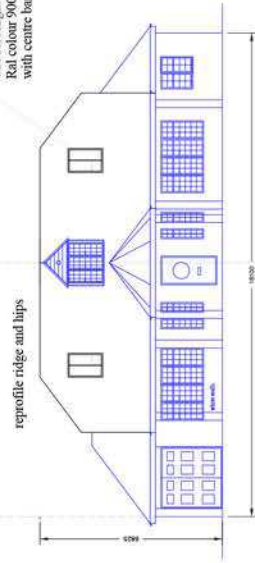
Patrick Hughes Architect RIBA
pathughes007@gmail.com 07957 430 251

REV	DATE
00B	15 Thornhill rd
SCALE	1:100 @ A1
DWG NO.	D1
PLANS	
REV	

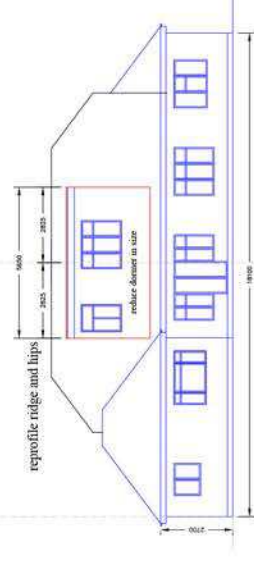


GROUND FLOOR EXISTING no change

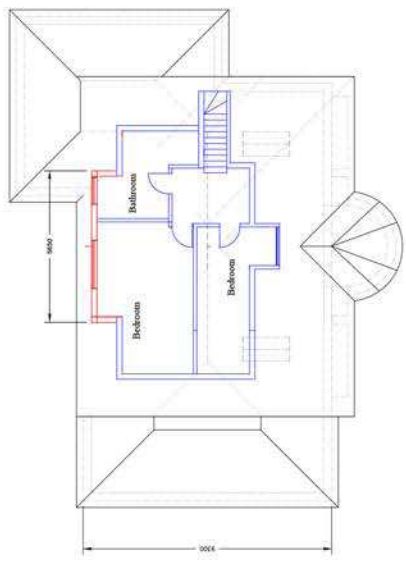
Conservation rooflights to left space
The Rooflight Company size 2.1x 0.9
Ral colour 9005 black fully recessed
with centre bar.



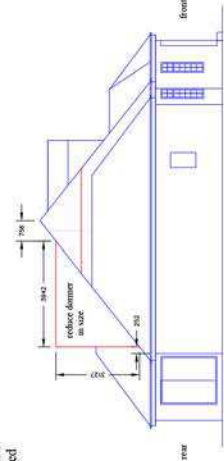
FRONT proposed.



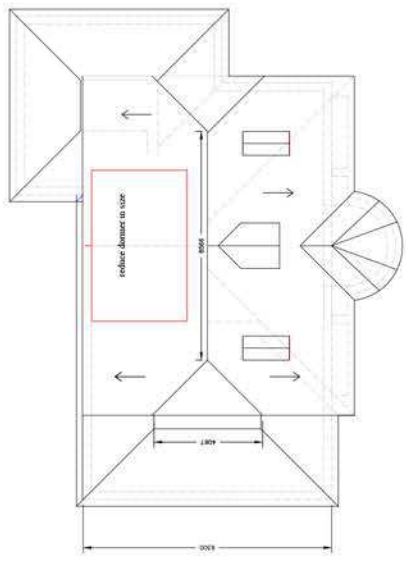
REAR PROPOSED



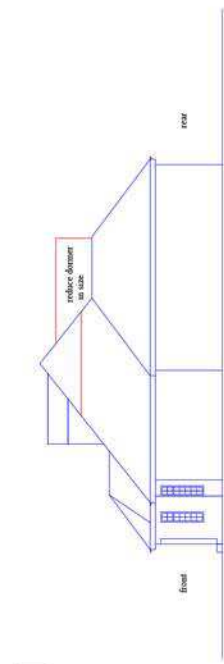
FIRST FLOOR PROPOSED



SIDE PROPOSED NORTH



ROOF PLAN PROPOSED



SIDE PROPOSED SOUTH

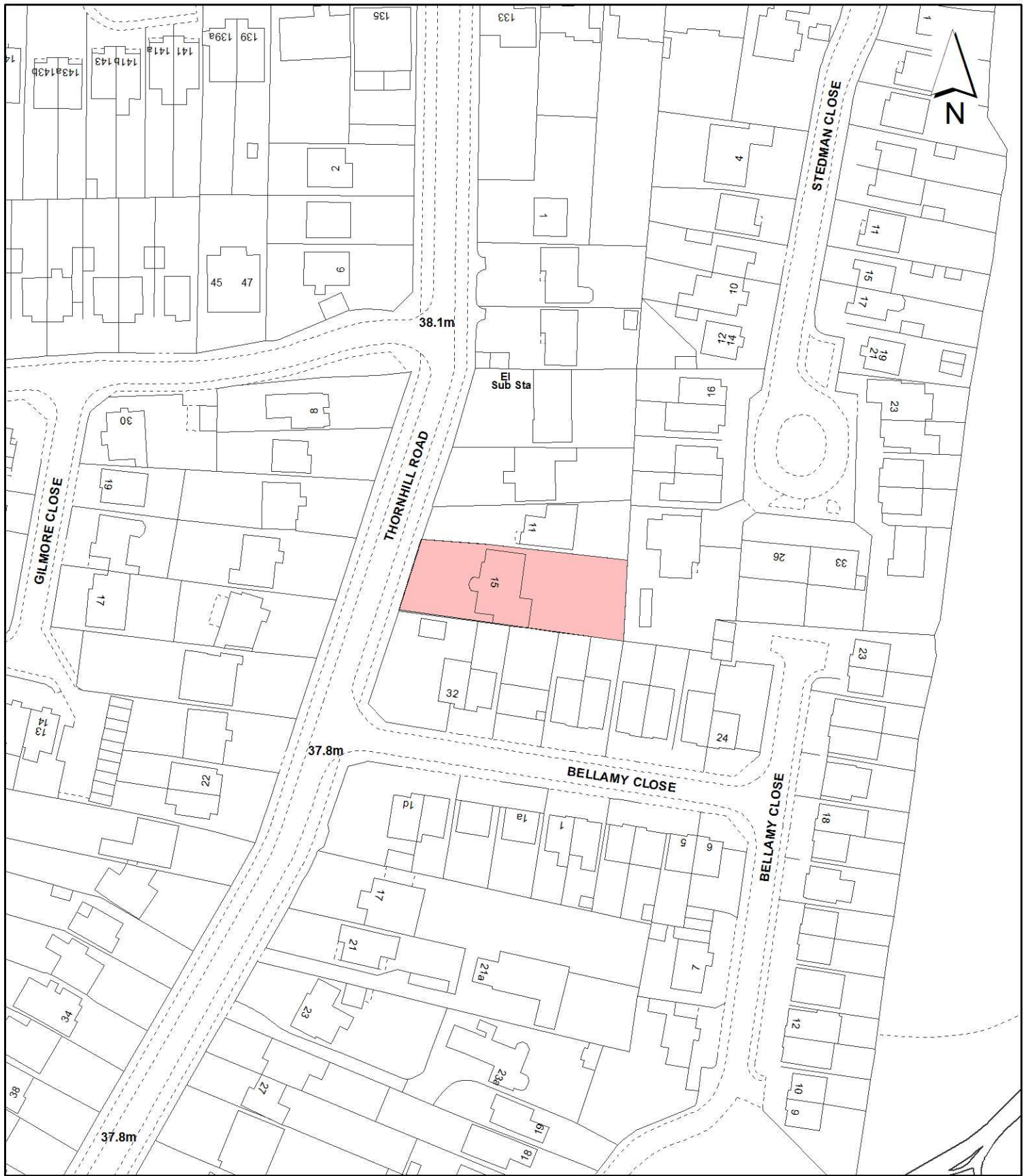
OPTION 3 PROPOSED 14 FEB 2017



Patrick Hughes Architect RIBA
pathughes007@gmail.com 07957 430 251

REF	DATE
JOB 15 Thornhill rd	14 FEB 2017
SCALE 1:100 @ A1	REV
DWG NO D4	REV
PLANS	-





Notes:

 Site boundary

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Site Address:

15 Thornhill Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
31885/APP/2017/681

Scale:
1:1,250

Planning Committee:
North Page 136

Date:
April 2017



HILLINGDON
 LONDON

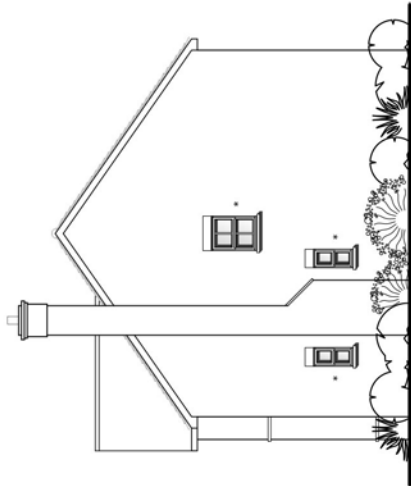
Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 33 CHESTER ROAD NORTHWOOD
Development: Two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover
LBH Ref Nos: 70636/APP/2017/645

Date Plans Received: 22/02/2017 **Date(s) of Amendment(s):**
Date Application Valid: 27/02/2017



North East

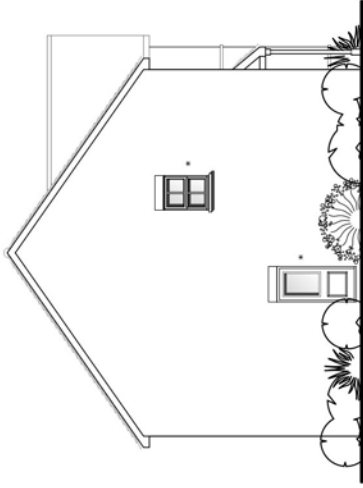


North West

* Obscured glazing.

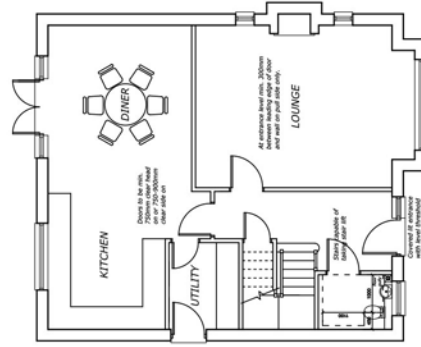


South West

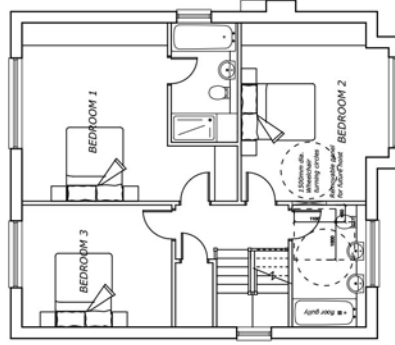


South East

* Obscured glazing.



GROUND



FIRST

FLOOR PLANS & ELEVATIONS



Project No	177/3441/2
Date	2/12/17
Scale	1:100@A2

W J Macleod
 ARCHITECT
 75b High Street, Northwood, Middlesex HA8 9LQ
 phone: 01883 544000

LAND r/o 33 CHESTER ROAD, NORTHWOOD.



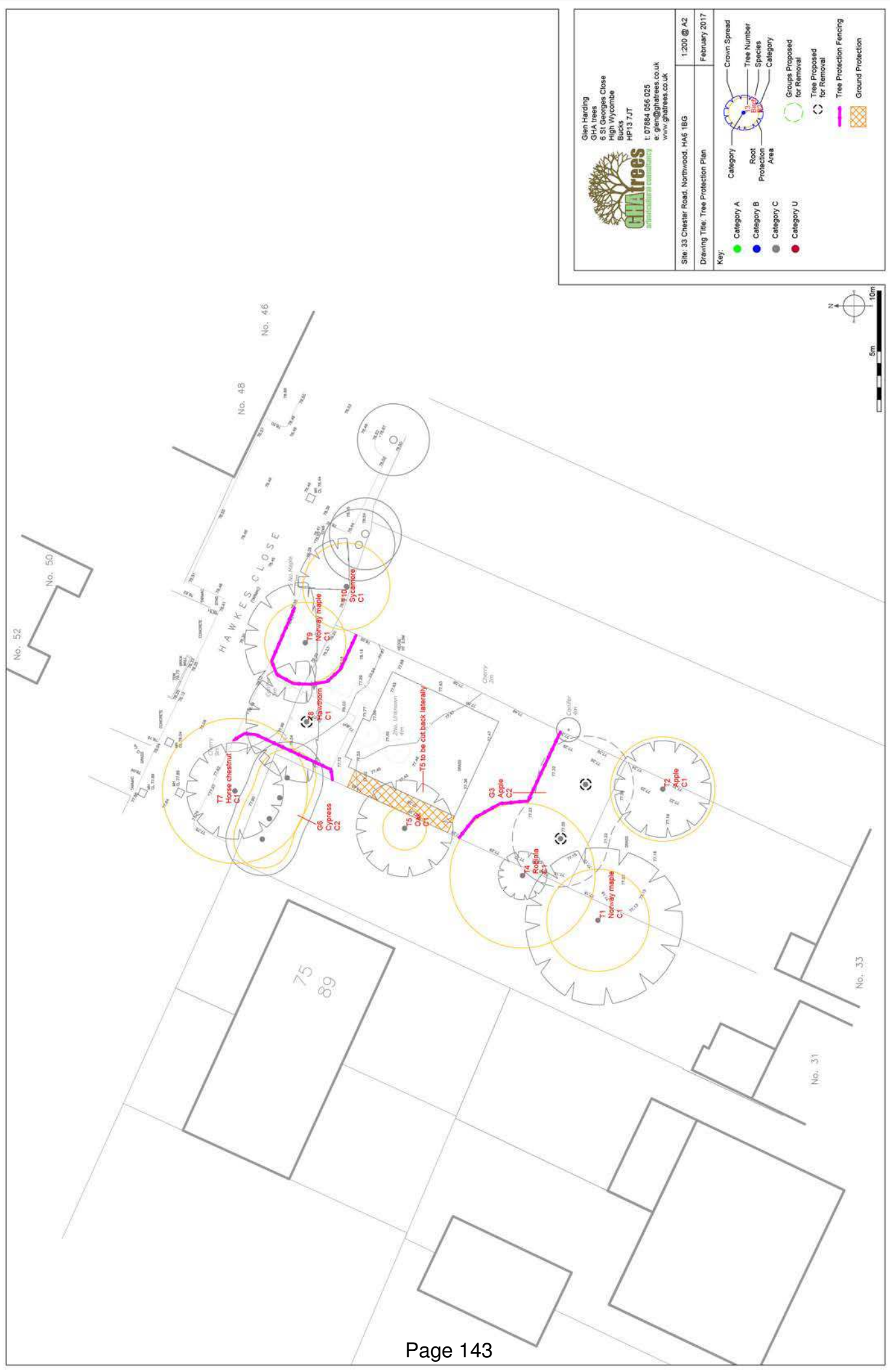
STREET SCENE / SITE SECTION

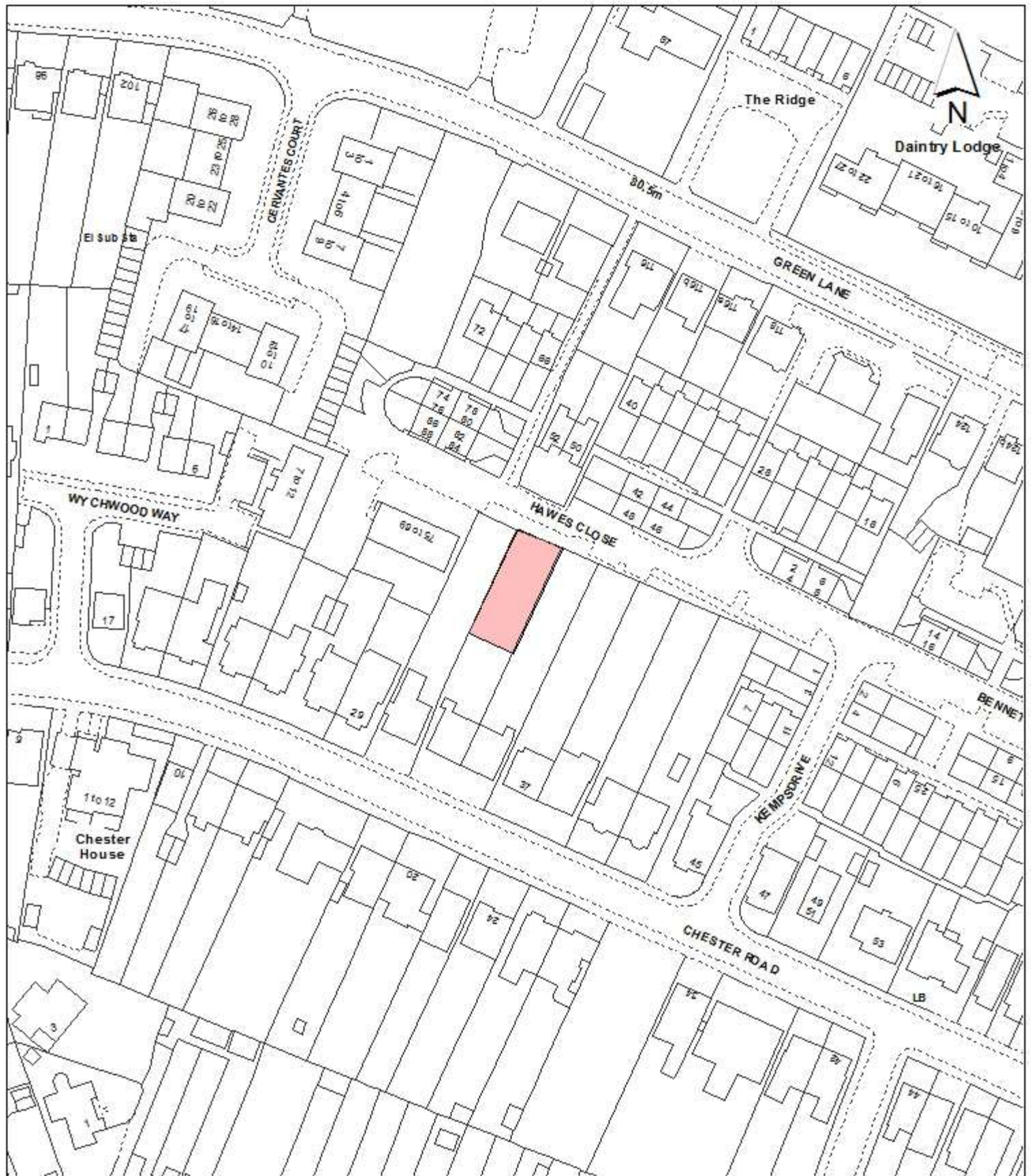


Project No.	17 / 3441 / 3
Date	3 / 2 / 17
Scale	1:200 @ A3

W J Macleod
ARCHITECT
75 High Street, Northwood Middlesex HA6 1EL.
Phone: 0181 840020

LAND r/o 33 CHESTER ROAD, NORTHWOOD.





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Site Address:

Rear of Chester Road

Planning Application Ref:

70636/APP/2017/645

Planning Committee:

North Page 144

Scale:

1:1,250

Date:

May 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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

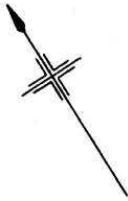


HILLINGDON
LONDON

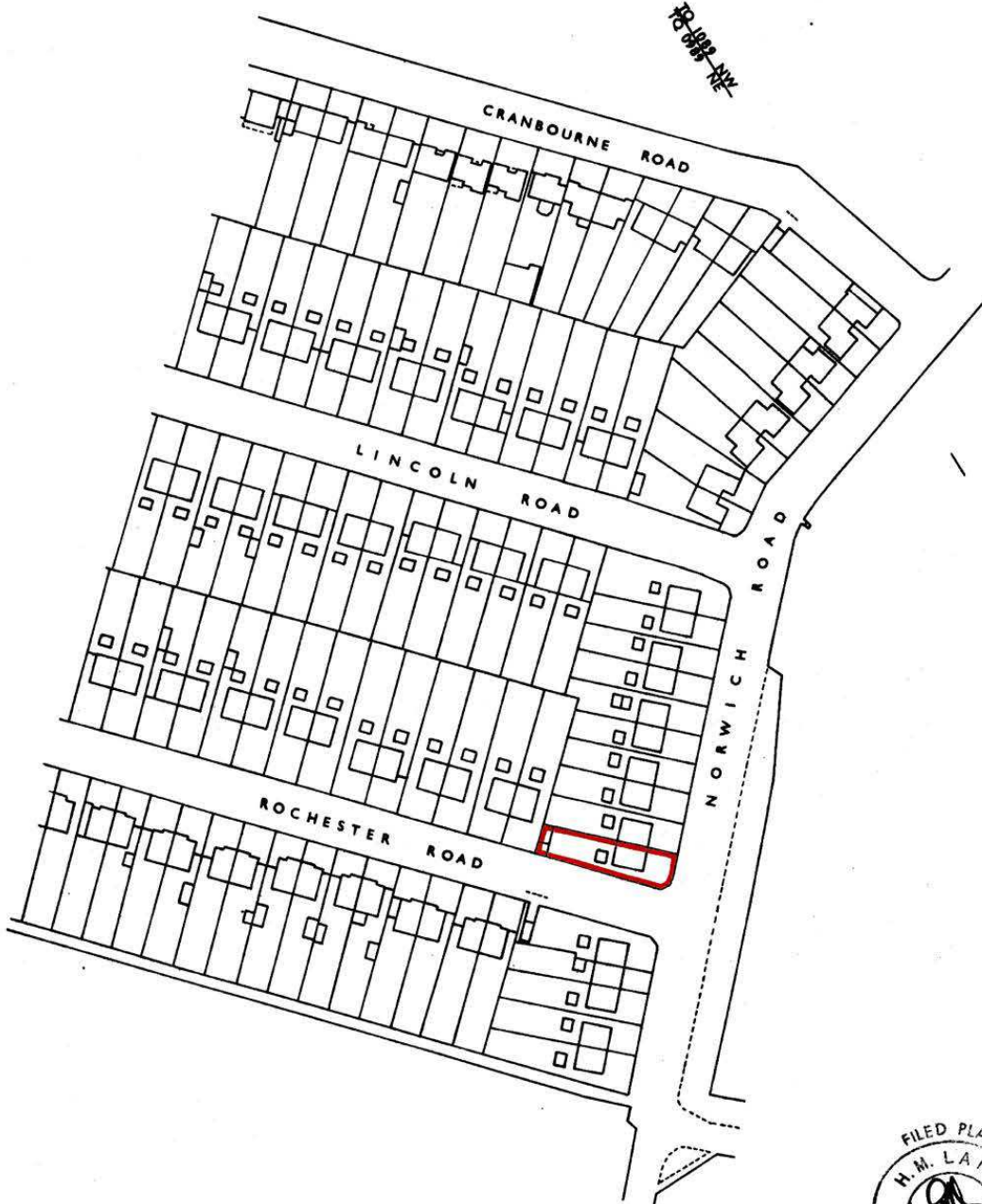
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 0989 SECTION D
GREATER LONDON

Scale 1/1250



BOROUGH OF HILLINGDON



Old Reference MIDDLESEX X 1 AH

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When this drawing is used for the works, contractor should request the architect's approval for any changes to the drawings or specifications of work. The architect shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.

Contributor to ensure and satisfy himself that necessary planning and building regulations are observed before building or construction of work.

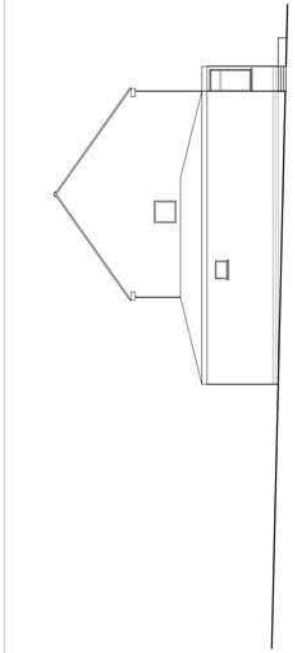
The City and other institutions will be carried out by a suitable person in accordance with the regulations for the use of the building and shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.

The contractor is to seek to the local authority on the site of the work and shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.

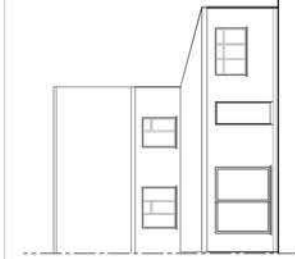
Contractor to ensure and satisfy himself that necessary planning and building regulations are observed before building or construction of work.

Contributor to ensure and satisfy himself that necessary planning and building regulations are observed before building or construction of work.

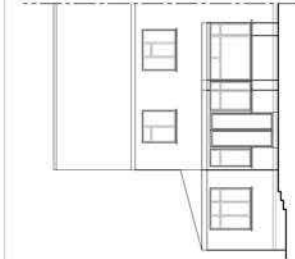
DATE: 23.11.2016
 SCALE: 1:50, 1:100, @ A1
 CHECKED BY: LV
 DRAWING NO: 161103-01-P1



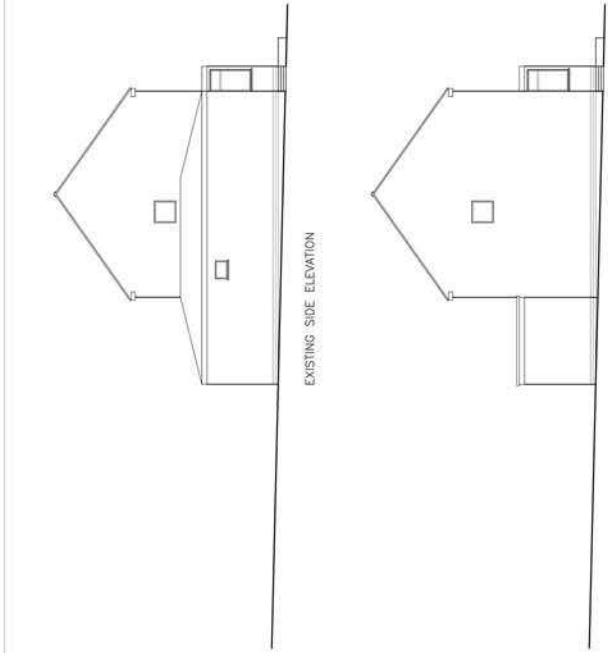
EXISTING SIDE ELEVATION



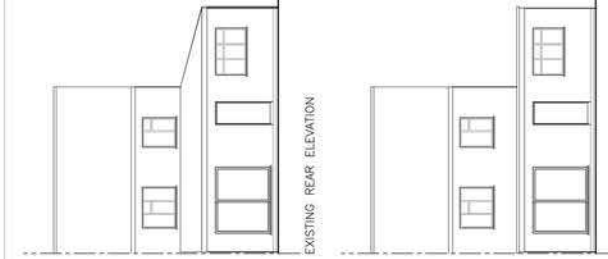
EXISTING REAR ELEVATION



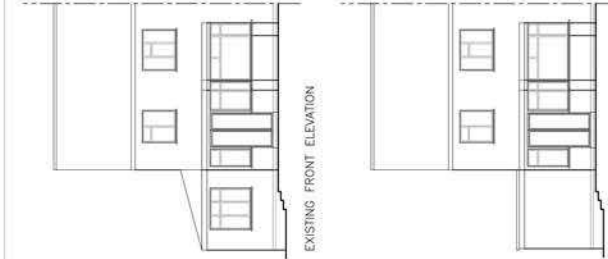
EXISTING FRONT ELEVATION



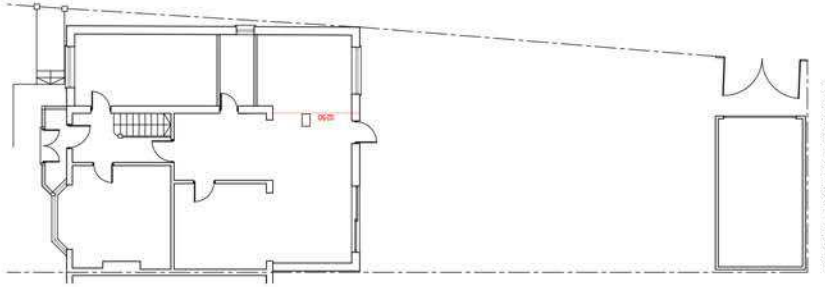
PROPOSED SIDE ELEVATION



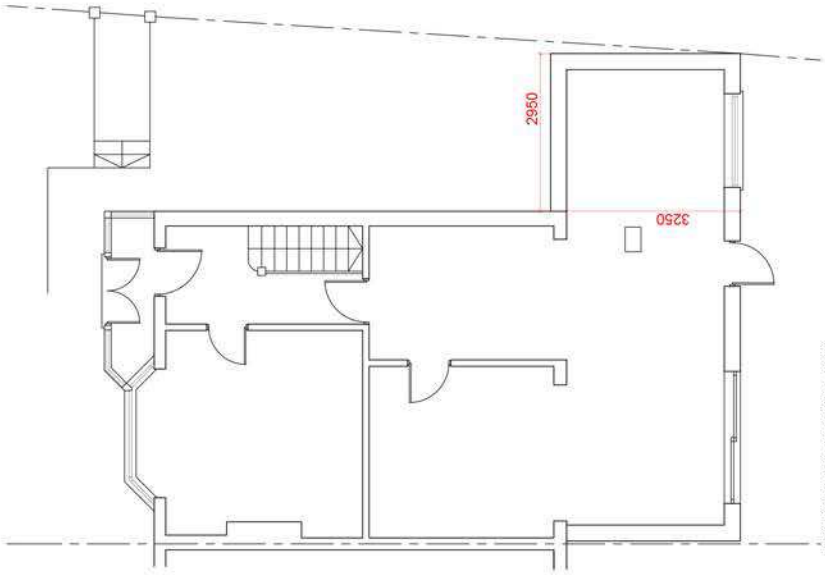
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



NO.	AMENDMENTS TO DRAWINGS	COMMENTS	DATE

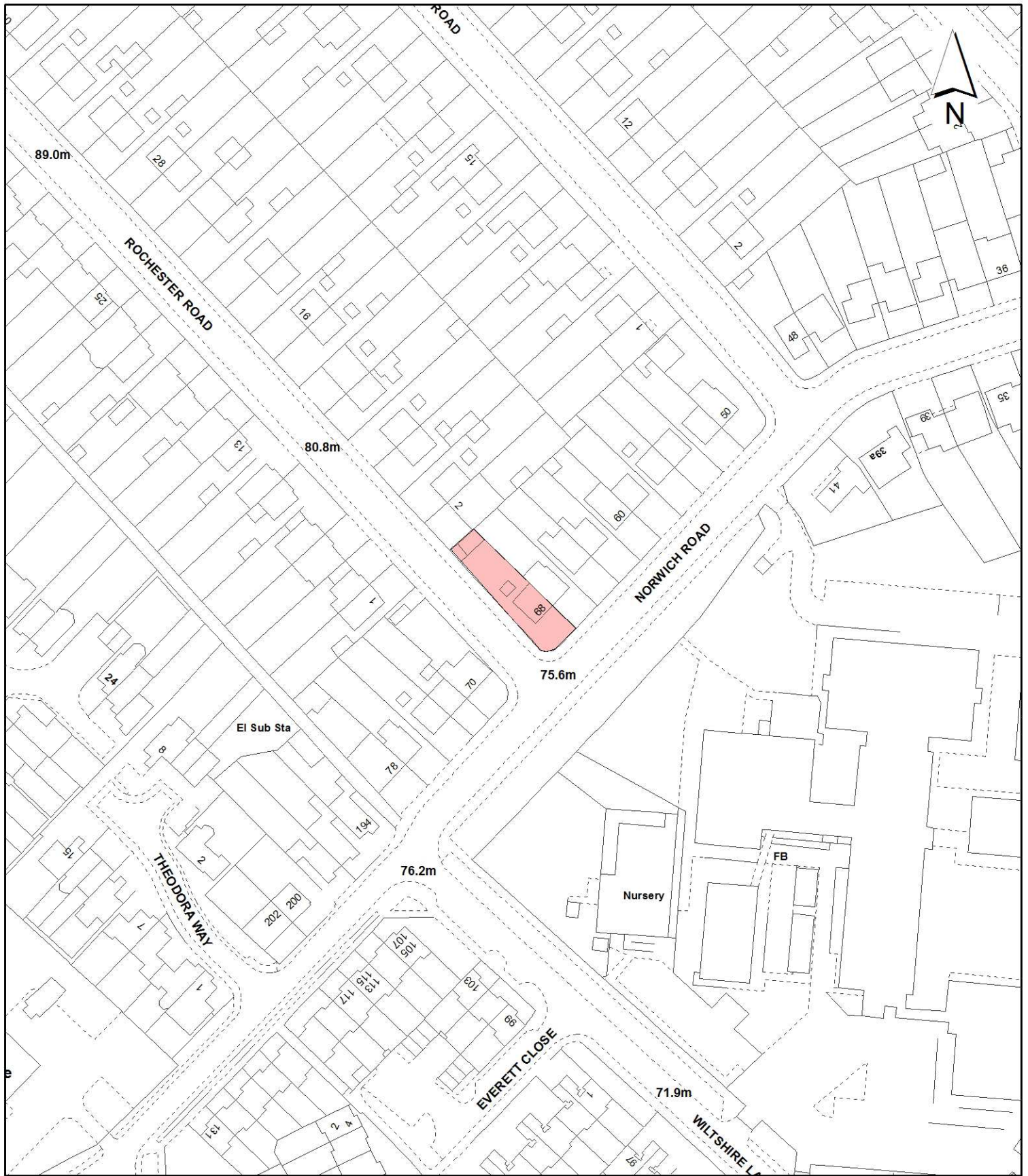
Saloria
 QUANTIFIED ARCHITECTS

Unit 26, Copple Business Centre, Delnalyne Road, NH10 2PA
 Tel: +44 (0)20 8451 7833 Fax: +44 (0)20 8458 8500
 Email: info@saloria.co.uk Website: www.saloria.co.uk

PROJECT
 68 NORWICH RD, NORTHWOOD
 HAB 1NF

DRAWING TITLE
**EXISTING AND PROPOSED PLANS
 AND ELEVATIONS**

DATE: 23.11.2016
 SCALE: 1:50, 1:100, @ A1
 CHECKED BY: LV
 DRAWING NO: 161103-01-P1



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Site Address:

68 Norwich Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

12054/APP/2016/4496

Scale:

1:1,250

Planning Committee:

North Page 148

Date:

April 2017

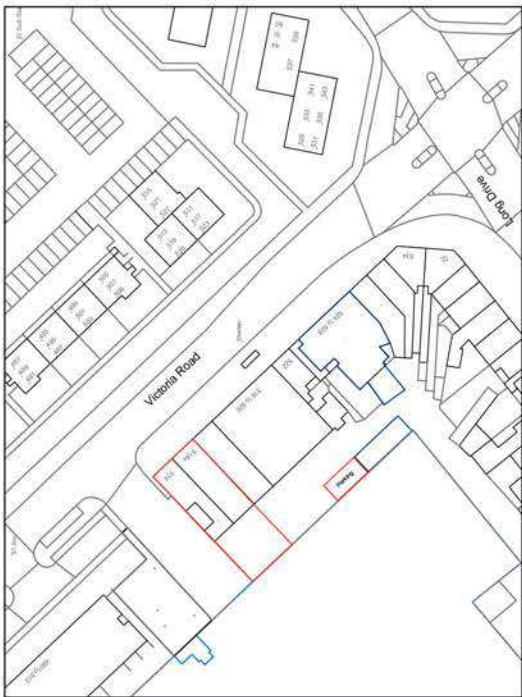


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 514 & 514A VICTORIA ROAD RUISLIP
Development: Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations.
LBH Ref Nos: 72489/APP/2017/43

Date Plans Received:	04/01/2017	Date(s) of Amendment(s):	04/01/2017
Date Application Valid:	16/01/2017		16/01/2017
			28/04/2017



LOCATION PLAN
Scale 1:1250



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

ISSUED FOR PLANNING PURPOSES ONLY.

LONGLEY ARCHITECTURE LTD
 CHARTERED ARCHITECT
 SUITE 144, PEGAXIS HOUSE
 61 VICTORIA ROAD, SURBITON
 SURREY KT6 4JX
 TEL: 020 7183 9439
 EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK
 WEB: WWW.LONGLEYARCHITECTURE.CO.UK

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Notes:
 1. This drawing is to be read in conjunction with all drawings and information.

Rev:
 A
Revision Description:
 Red line amended to include new parking

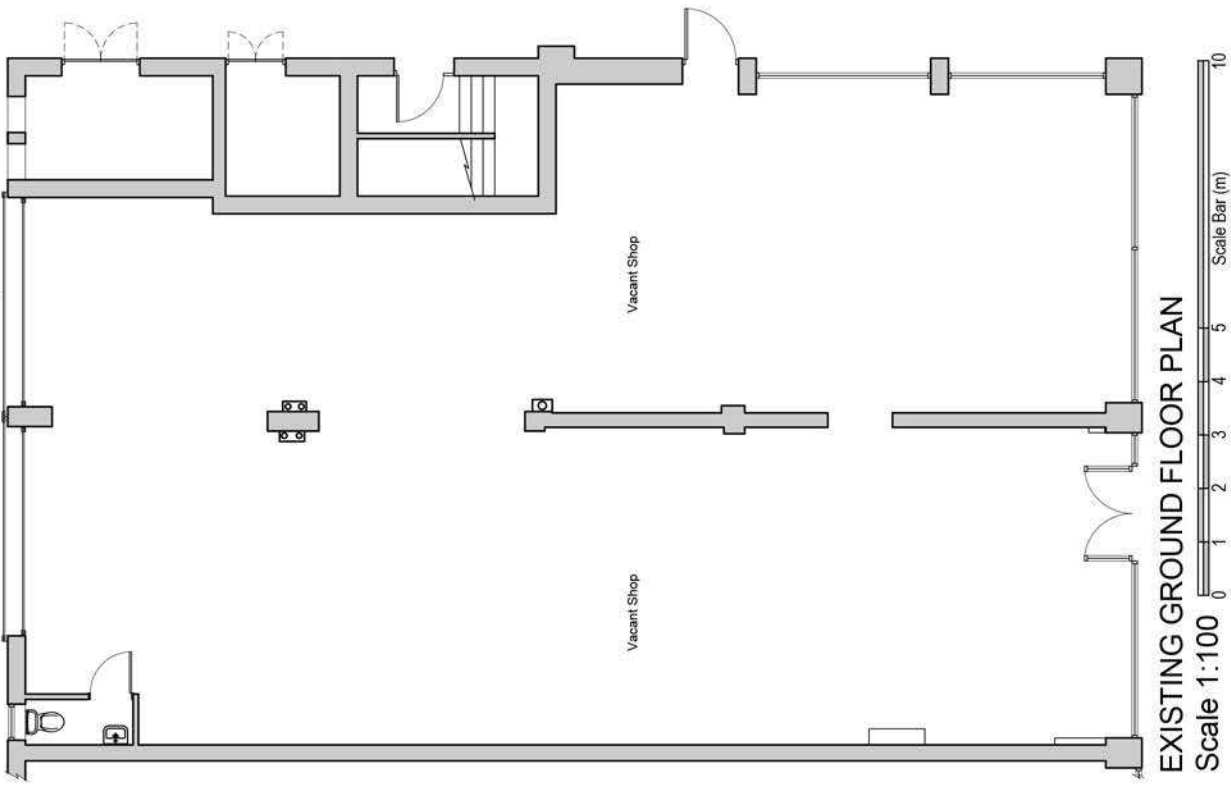
Date:
 10/04/17

Project: Change of use and alteration to create day nursery (D1)
Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD
Client: Ruislip Star Nurseries
Email:
Tel:
Web:

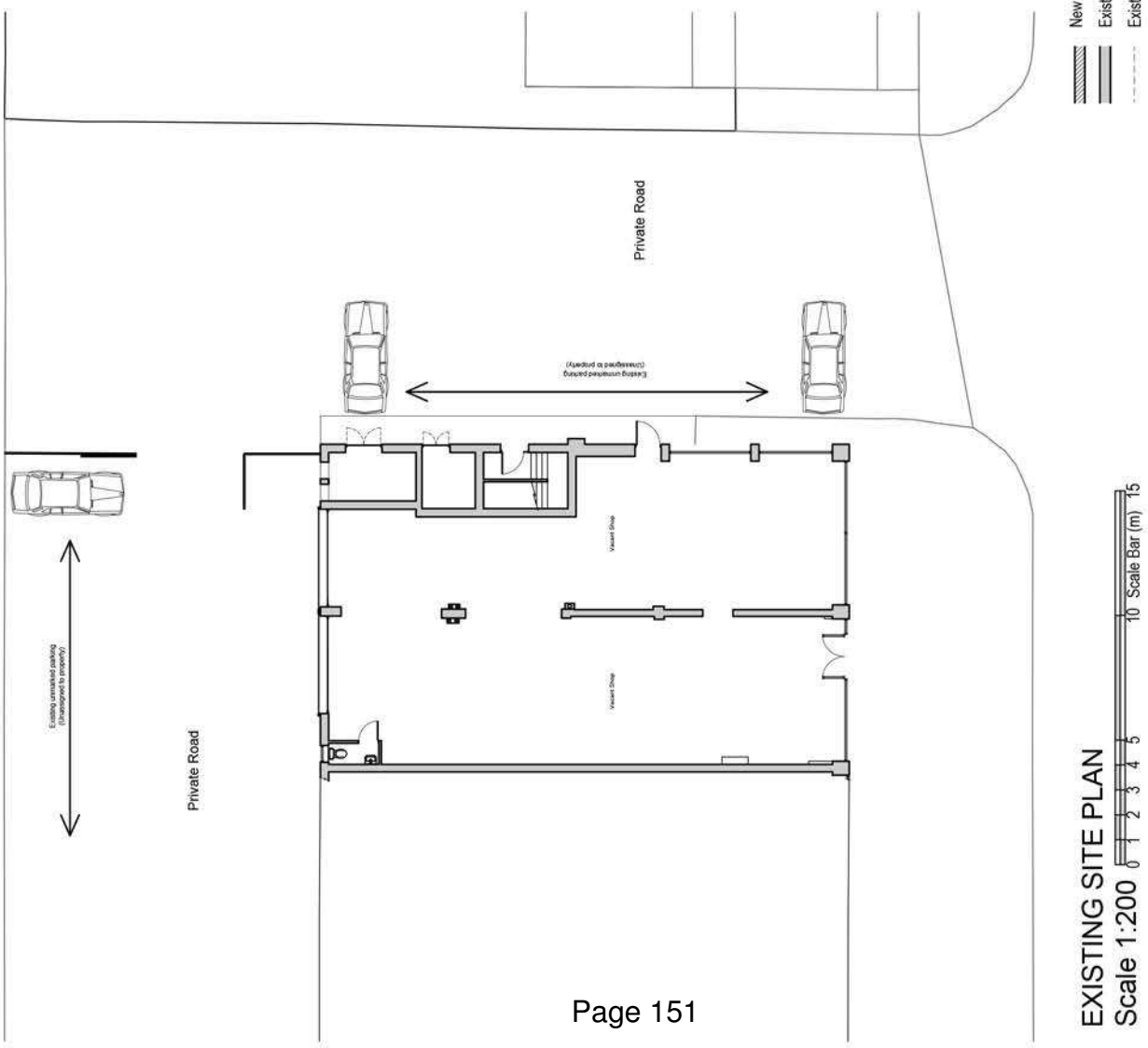
Title: LOCATION PLAN

Drawn: PA-01	Check: A3	Date: 20/10/2016	Rev: A
Scale: 1:100	Page: A3	Date: 20/10/2016	Status: PA
Job No: 43-ZK-16	Date: 20/10/2016	Drawn: TL	Check: -

NOT APPROVED FOR CONSTRUCTION.



EXISTING GROUND FLOOR PLAN
Scale 1:100



EXISTING SITE PLAN
Scale 1:200

- New walls
- Existing walls
- Existing removed

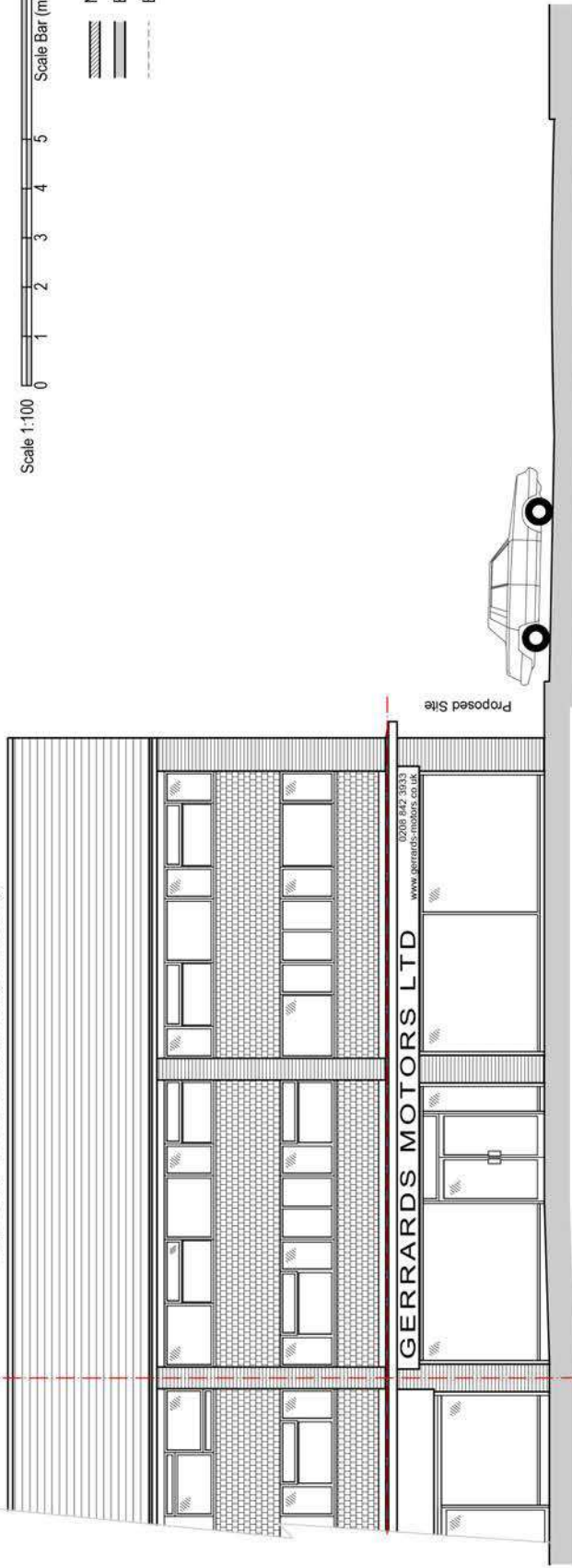
NOT APPROVED FOR CONSTRUCTION.

	Rev. A	EXISTING SITE & GROUND FLOOR PLANS	Rev. A
		Task EXISTING SITE & GROUND FLOOR PLANS	Status PA
		Drawg No PA-02	Check -
		Scale 1:100 & 1:200	Page size A3
		Job No 43-ZK-16	Date 20/10/2016
		Job No 43-ZK-16	Drawn TL
Project Change of use and alteration to create day nursery (D1)			
Address 514 & 514a Victoria Road, Ruislip, HA4 0HD			
Client Ruislip Star Nurseries			
Architect LONGLEY ARCHITECTURE LTD			
Address SUITE 144, PEGAXIS HOUSE 61 VICTORIA ROAD, SURBITON SURREY KT6 4JX			
TEL: 020 7183 9439			
EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK			
WEB: WWW.LONGLEYARCHITECTURE.CO.UK			
Notes: 1. This drawing is to be read in conjunction with all drawings and information.			
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Revision Description: Labels added			
Date: 16/01/17			

Proposed Site - 514 & 514a Victoria Road (ground floor only)

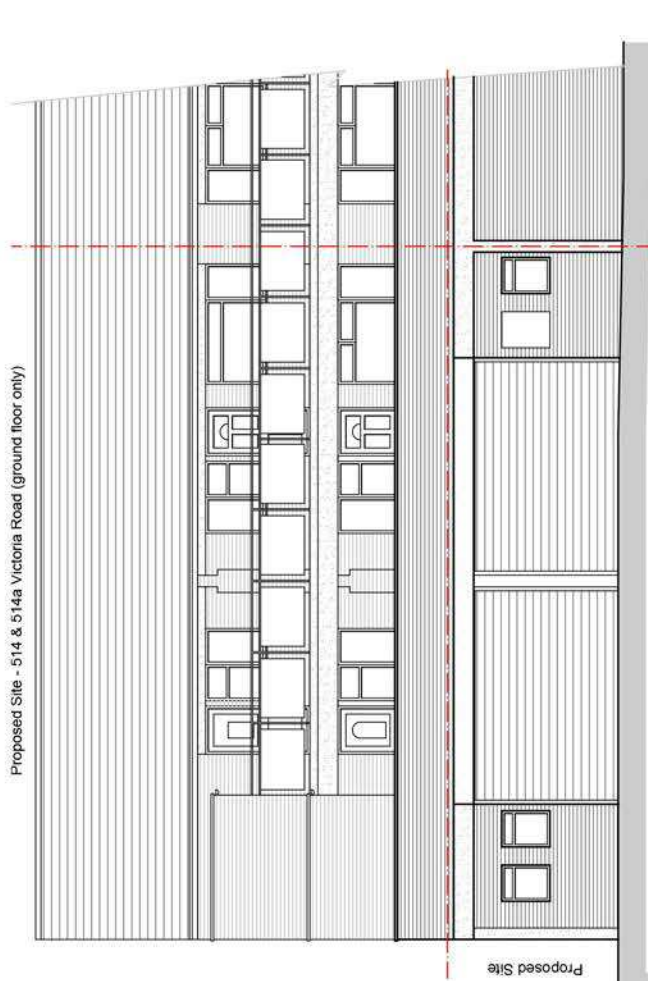


- New walls
- Existing walls
- Existing removed



**EXISTING FRONT
ELEVATION
Scale 1:100**

Proposed Site - 514 & 514a Victoria Road (ground floor only)



**EXISTING REAR
ELEVATION
Scale 1:100**

ISSUED FOR PLANNING PURPOSES ONLY.

LONGLEY ARCHITECTURE LTD
CHARTERED ARCHITECT
 SUITE 144, PEGAXIS HOUSE
 61 VICTORIA ROAD, SURBITON
 SURREY KT6 4JX
 TEL: 020 7183 9439
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Notes:
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Rev. Revision Description. Date

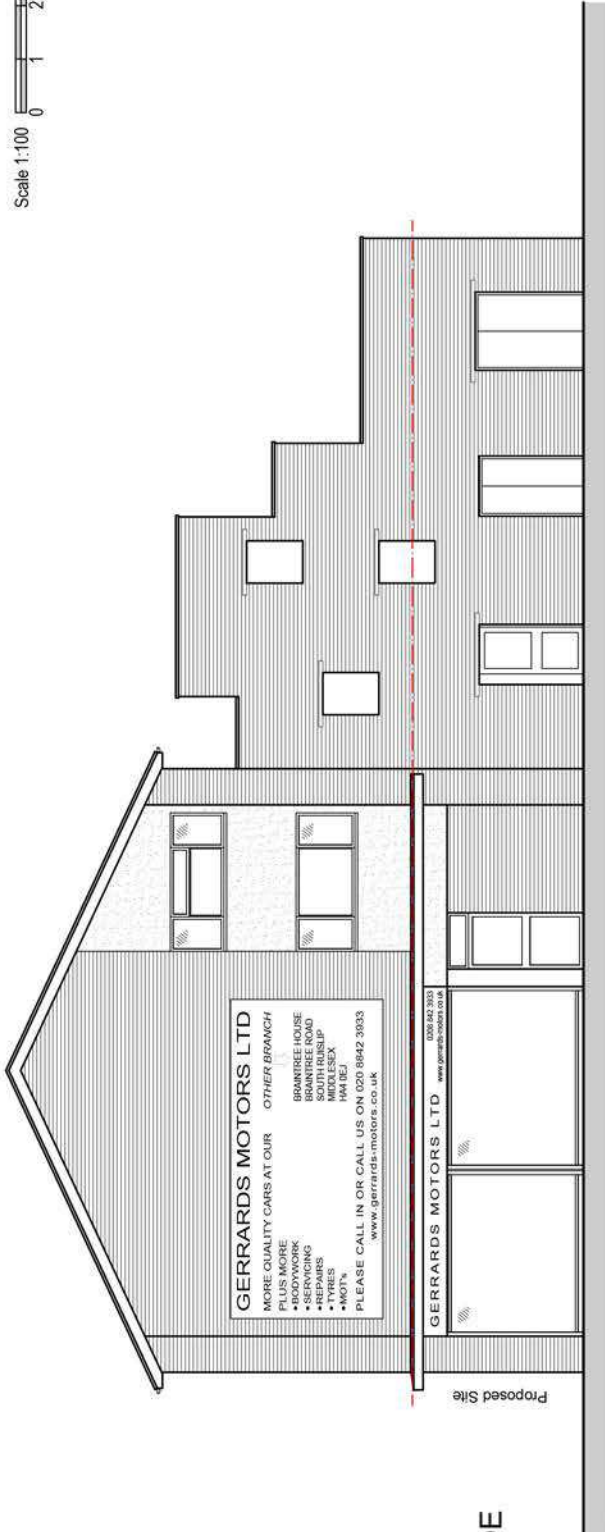
Project: Change of use and alteration to create day nursery (D1)
Address: 514 & 514a Victoria Road, Ruislip. HA4 0HD
Cheek: Ruislip Star Nurseries
Email:
Tel:
Web:

Title: EXISTING FRONT & REAR ELEVATIONS		Rev:
Draw No: PA-03	Status: PA	
Scale: 1:100	Check: A3	
Job No: 43-ZK-16	Date: 20/10/2016	Drawn: TL

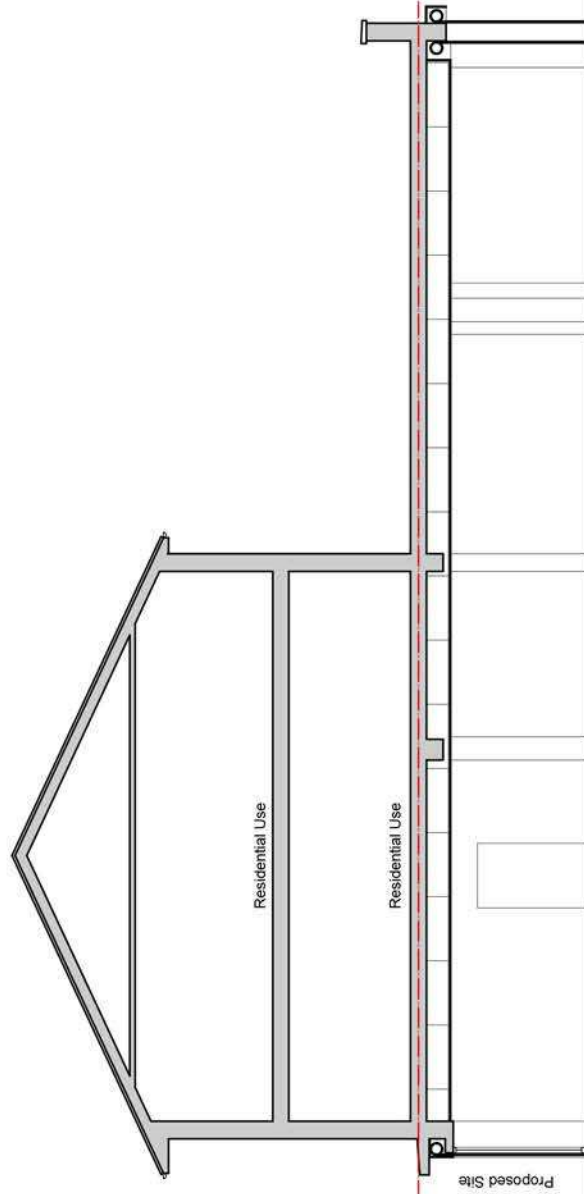
NOT APPROVED FOR CONSTRUCTION.

Scale 1:100
 0 1 2 3 4 5 10
 Scale Bar (m)

-  New walls
-  Existing walls
-  Existing removed




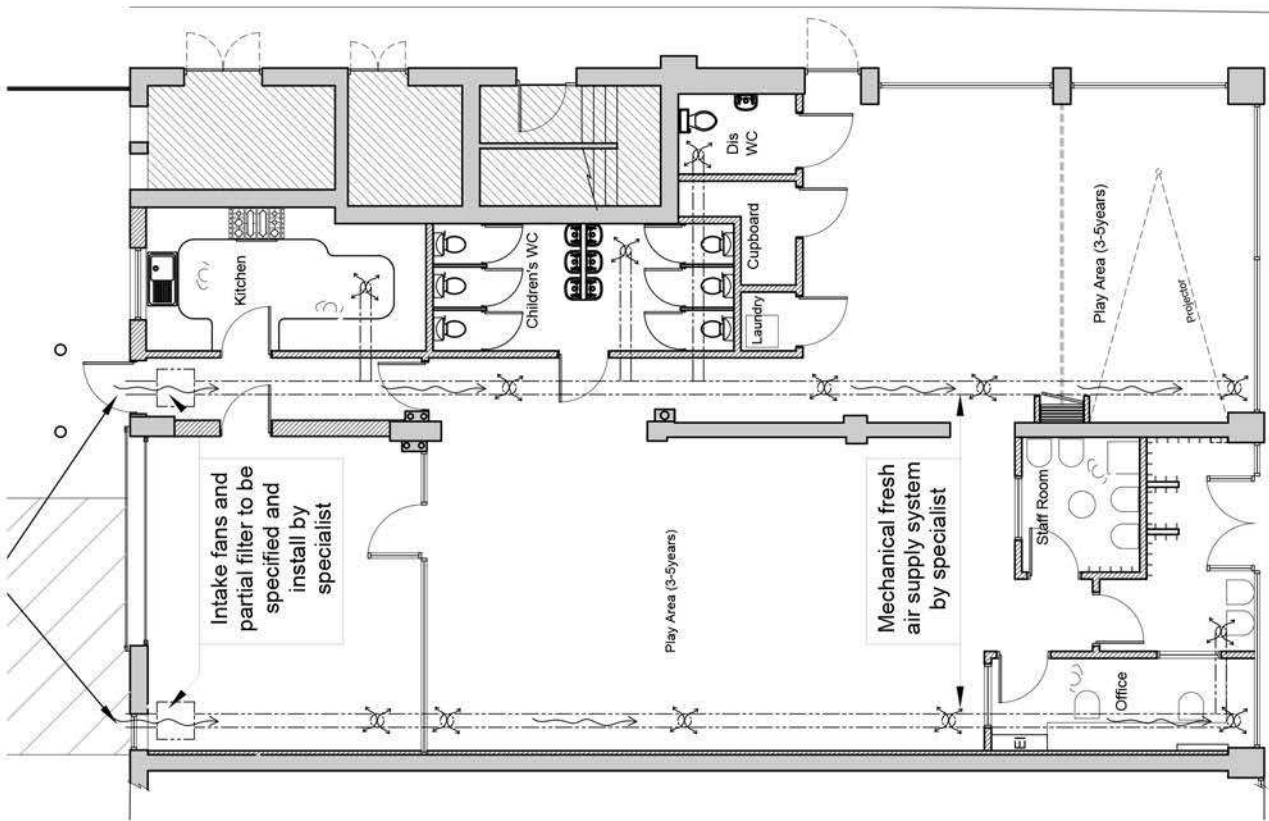
EXISTING SIDE ELEVATION
 Scale 1:100



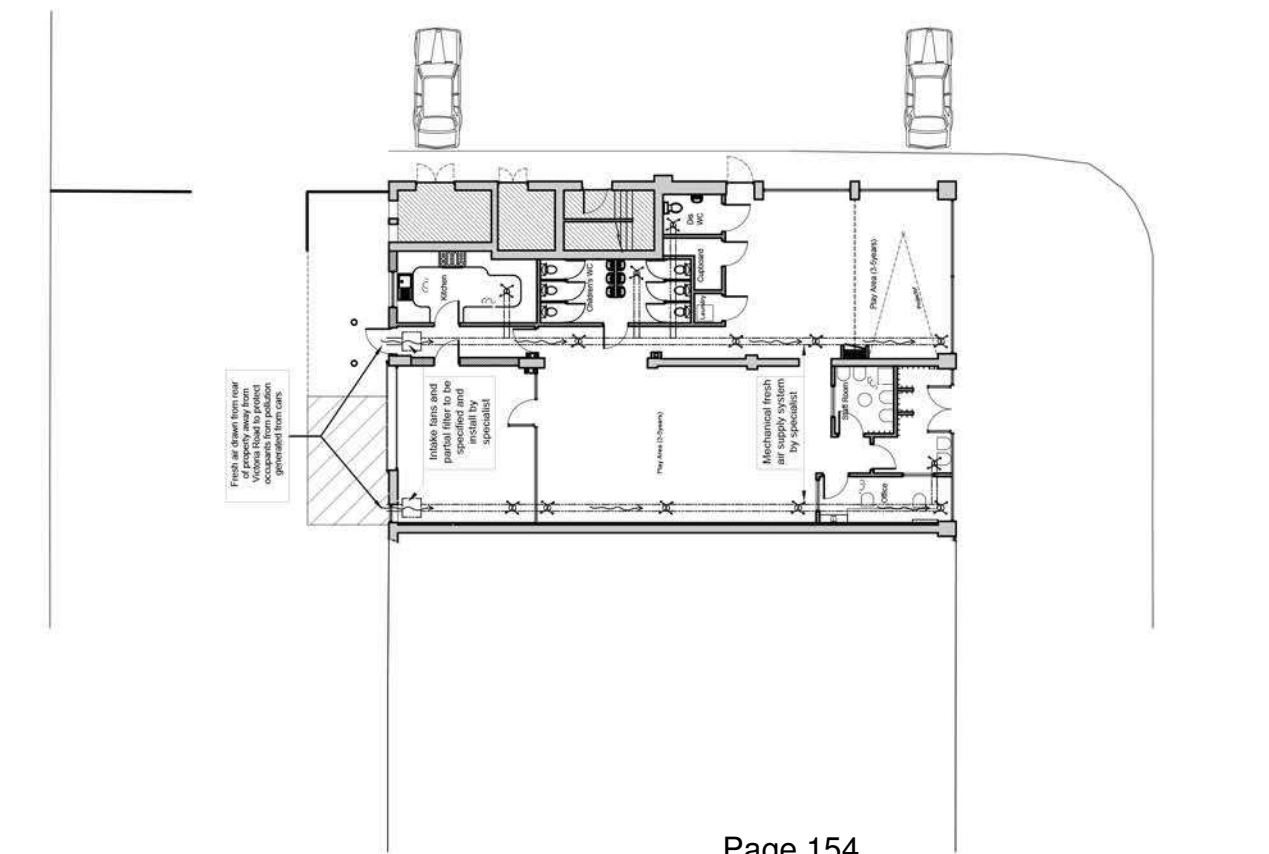
EXISTING SECTION
 Scale 1:100



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 LONGLEY ARCHITECTURE LTD CHARTERED ARCHITECT SUITE 144, PEGAXIS HOUSE 61 VICTORIA ROAD, SURBITON SURREY KT6 4JX TEL: 020 7183 9439 EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK WEB: WWW.LONGLEYARCHITECTURE.CO.UK	Notes: 1. This drawing is to be read in conjunction with all drawings and information.		Project: Change of use and alteration to create day nursery (D1) Ruislip Star Nurseries Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD Client: Ruislip Star Nurseries Email: [blank] Tel: [blank] Mob: [blank]
	Copyright notice This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd		Revision Description: [blank]
LONGLEY ARCHITECTURE LTD CHARTERED ARCHITECT SUITE 144, PEGAXIS HOUSE 61 VICTORIA ROAD, SURBITON SURREY KT6 4JX TEL: 020 7183 9439 EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK WEB: WWW.LONGLEYARCHITECTURE.CO.UK		Project: Change of use and alteration to create day nursery (D1) Ruislip Star Nurseries Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD Client: Ruislip Star Nurseries Email: [blank] Tel: [blank] Mob: [blank]	File: EXISTING SIDE ELEVATION & SECTION Drawn: PA-04 Scale: 1:100 Job No: 43-ZK-16 Date: 20/10/2016 Drawn: TL Check: A3 Status: PA Rev: -



GROUND FLOOR PLAN - Fresh Air Supply System
 Scale 1:100



SITE PLAN - Fresh Air Supply System
 Scale 1:200

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LONGLEY ARCHITECTURE LTD. CHARTERED ARCHITECT SUITE 144, PEGAXIS HOUSE 61 VICTORIA ROAD, SURBITON SURREY KT6 4JX TEL: 020 7183 9439 EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK WEB: WWW.LONGLEYARCHITECTURE.CO.UK	Copyright notice This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd	Rev: A	Title: EXTERNAL AIR POLLUTION MITIGATION DETAILS
		Date: 05/04/17	Project: Change of use and alteration to create day nursery (D1) Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD Client: Ruislip Star Nurseries
Revision Description: Rear Parking Amended		Notes: 1. This drawing is to be read in conjunction with all drawings and information.	



Flood Light with PIR motion and daylight sensor



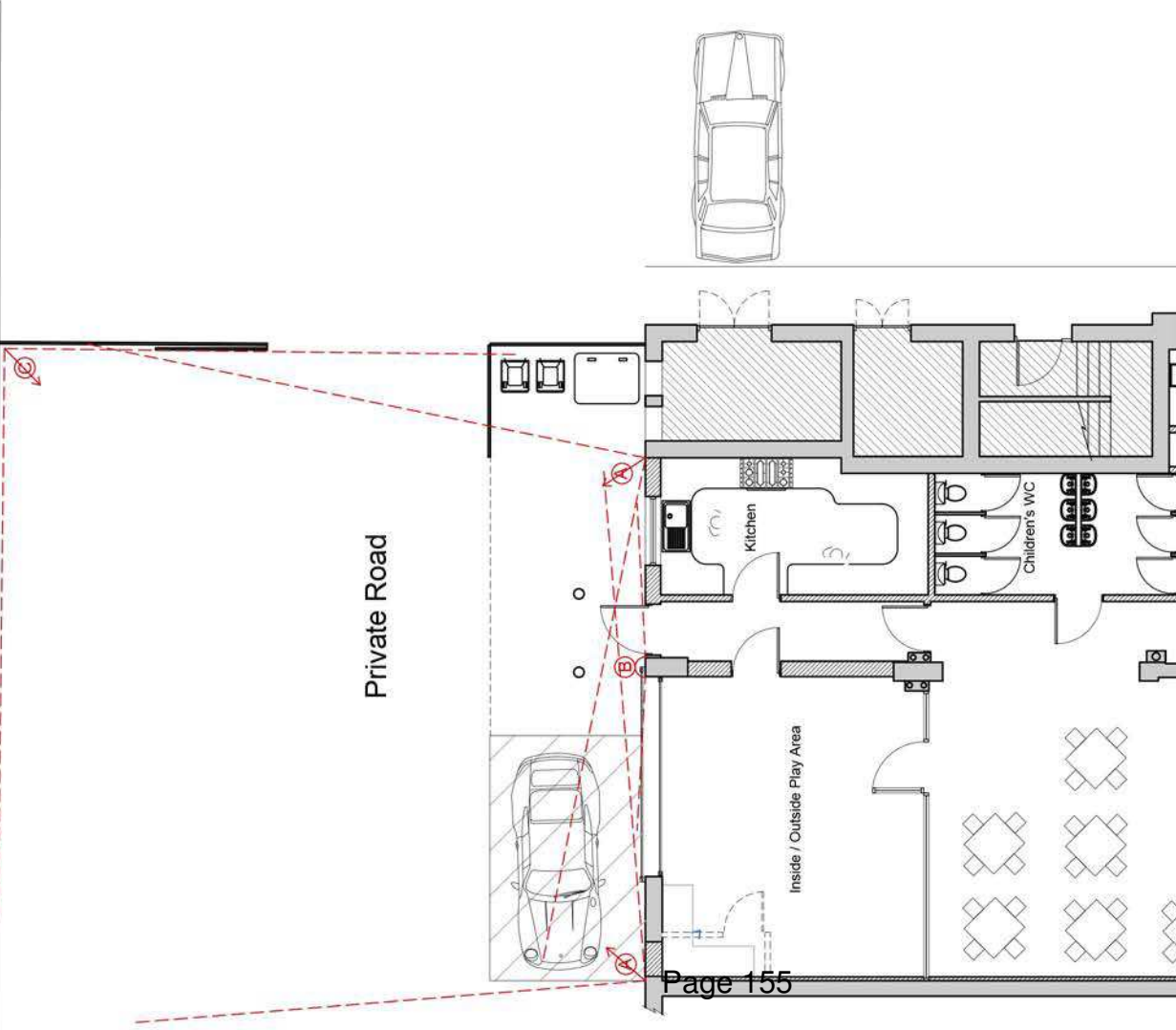
Outdoor security light with PIR motion and daylight sensor



Flood Light with PIR motion and daylight sensor on 3m pole. Waterproof outdoor flood light has a robust, aluminum alloy body in grey with toughened glass. It is an efficient lighting source with potential savings of up to 80% in running costs compared with similar products.



Cage for security light

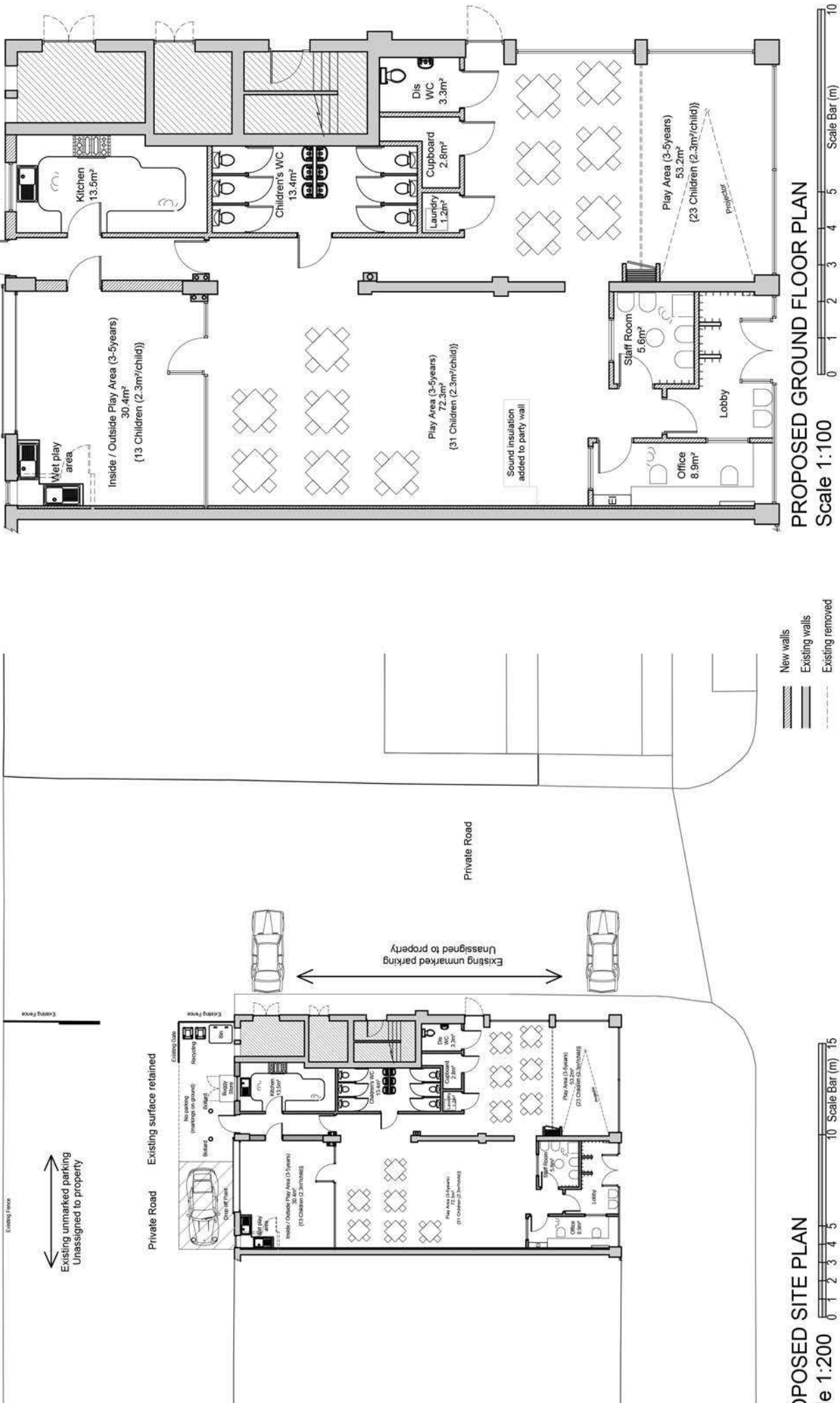


PART PLAN REAR GROUND FLOOR - External Lighting

Scale 1:100 0 1 2 3 4 5 10 Scale Bar (m)

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						<p>Draw No: PA-10</p>		<p>Scale: 1:100</p>		<p>Page No: A3</p>		<p>Status: PA</p>		<p>Rev: A</p>	
										<p>Date: 20/10/2016</p>		<p>Drawn: TL</p>		<p>Check: -</p>	

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PROPOSED GROUND FLOOR PLAN
Scale 1:100

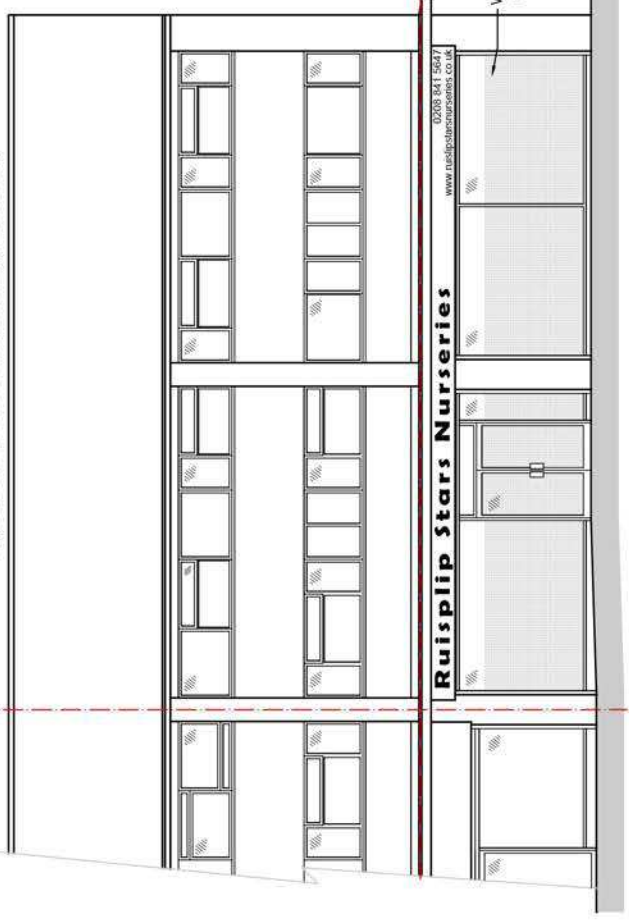
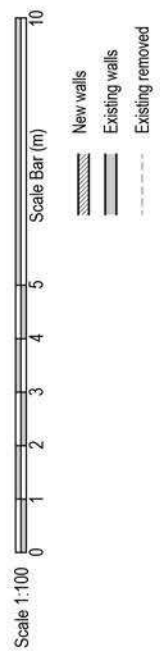


PROPOSED SITE PLAN
Scale 1:200

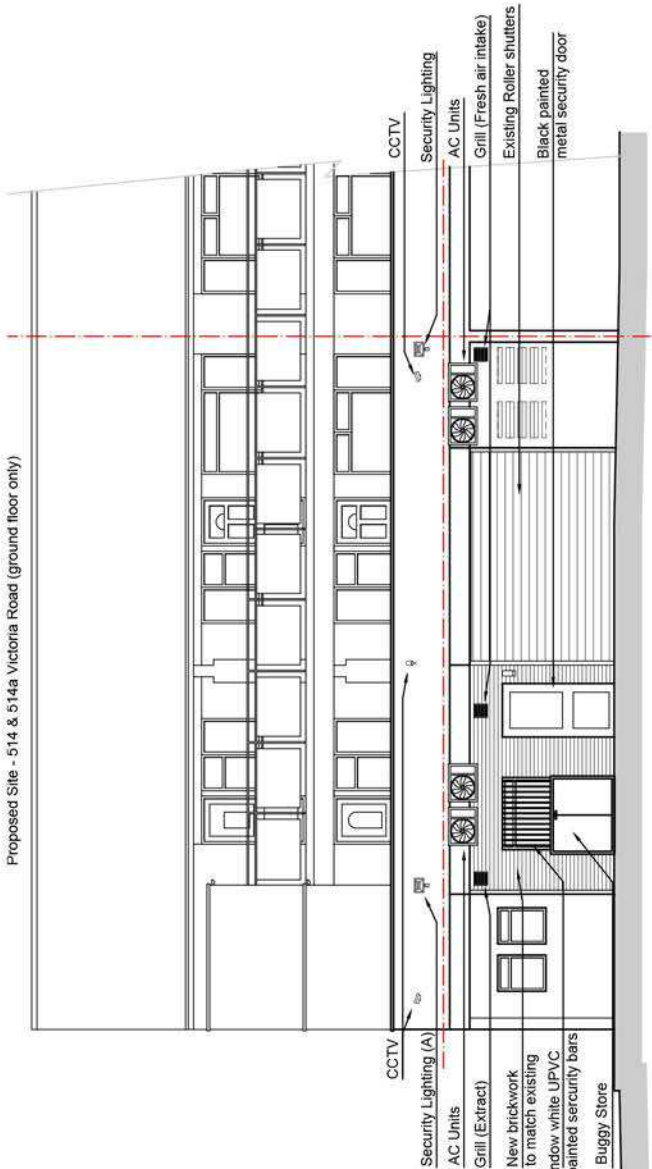


- New walls
- Existing walls
- Existing removed

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Rev:	Date:	Drawn No:	Scale:	Job No:	Proj size:	Check:	Status:	PA:	PA:	PA:	TL:
A	16/01/17	PA-05	1:100 & 1:200	43-ZK-16	A3	A3	Check	-	PA	PA	TL
B	05/04/17										



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

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PROPOSED FRONT & REAR FLOOR PLANS




Project: Change of use and alteration to create day nursery (D1)
Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD
Client: Ruislip Star Nurseries

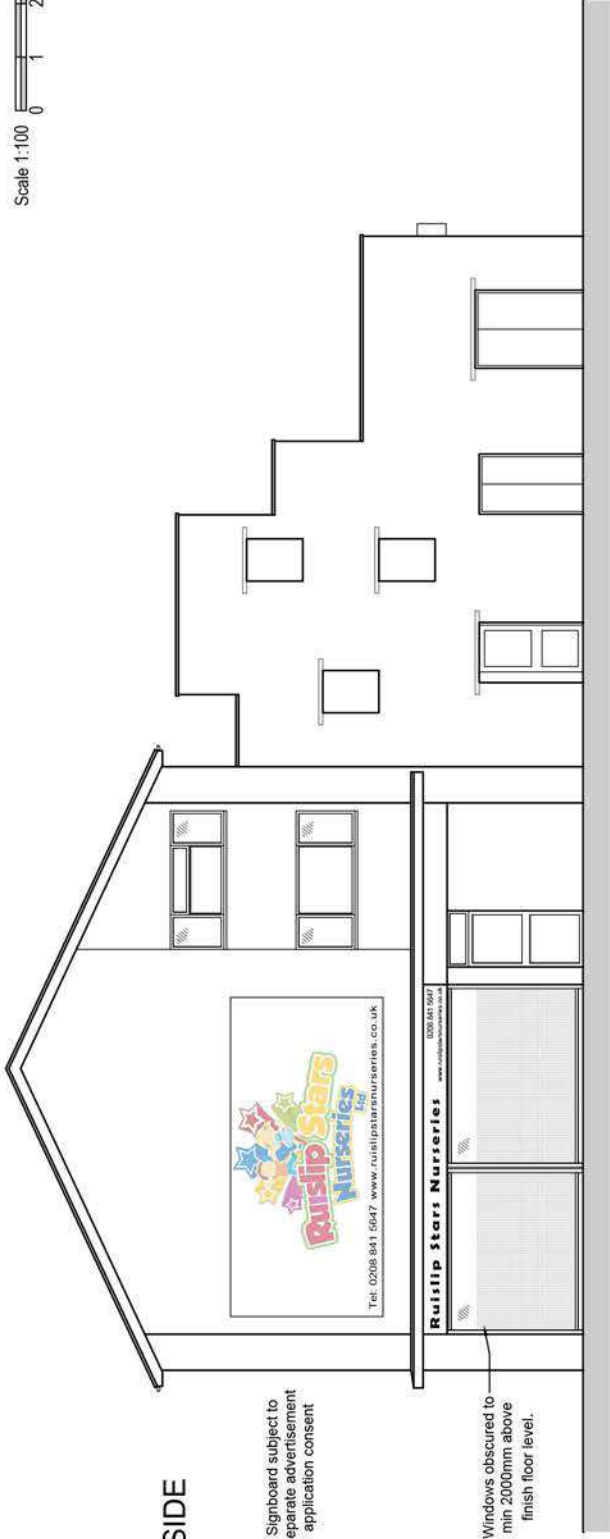
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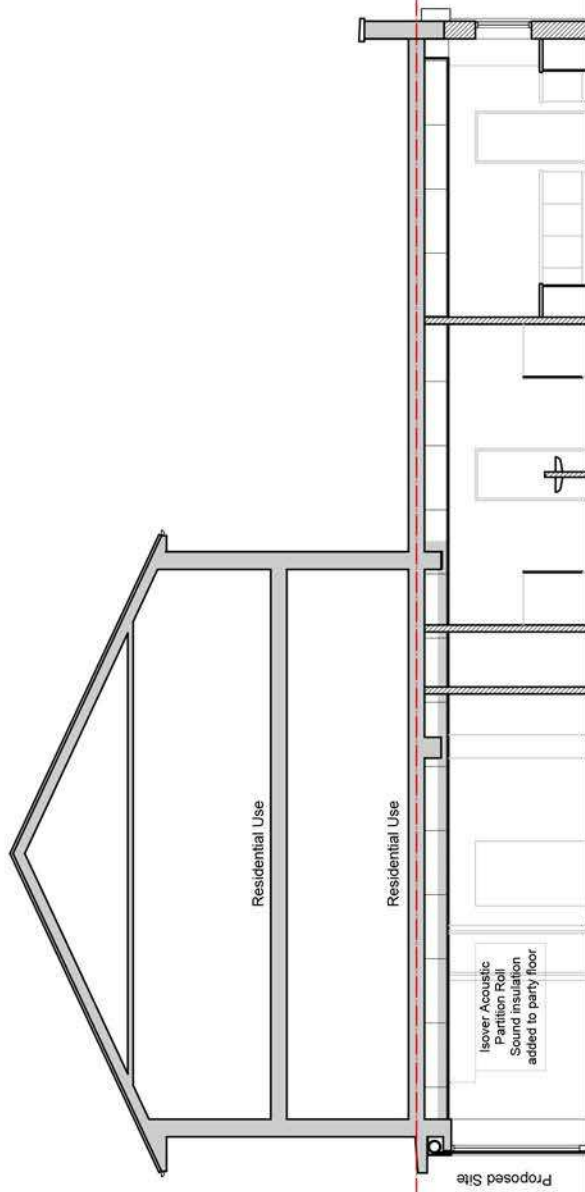
Drawn	PA-06	PA
Scale	1:100	Check
Job No	43-ZK-16	Date
Page	A3	20/10/2016
Drawn	TL	

Scale 1:100
 0 1 2 3 4 5 10
 Scale Bar (m)

 New walls
 Existing walls
 Existing removed




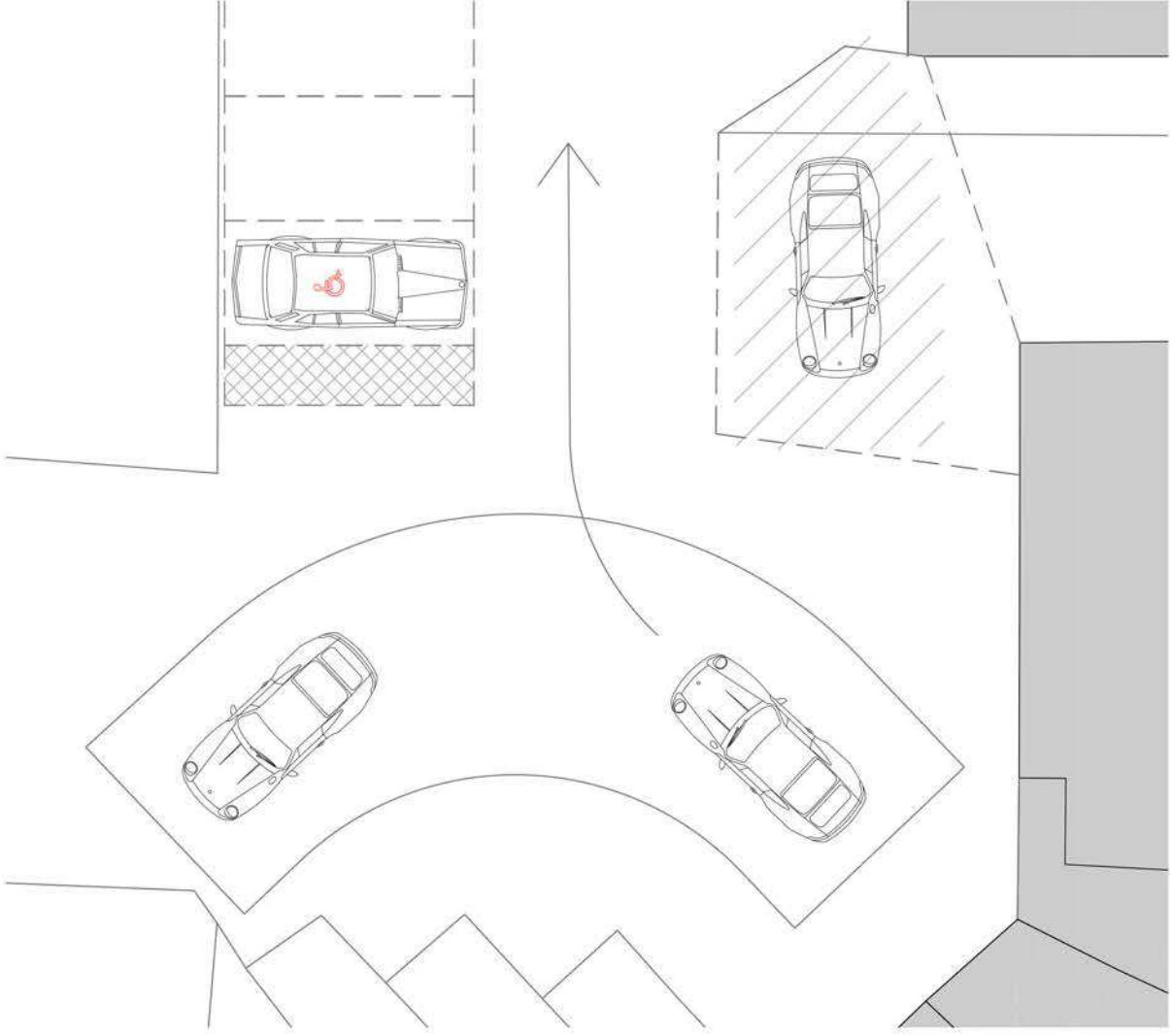
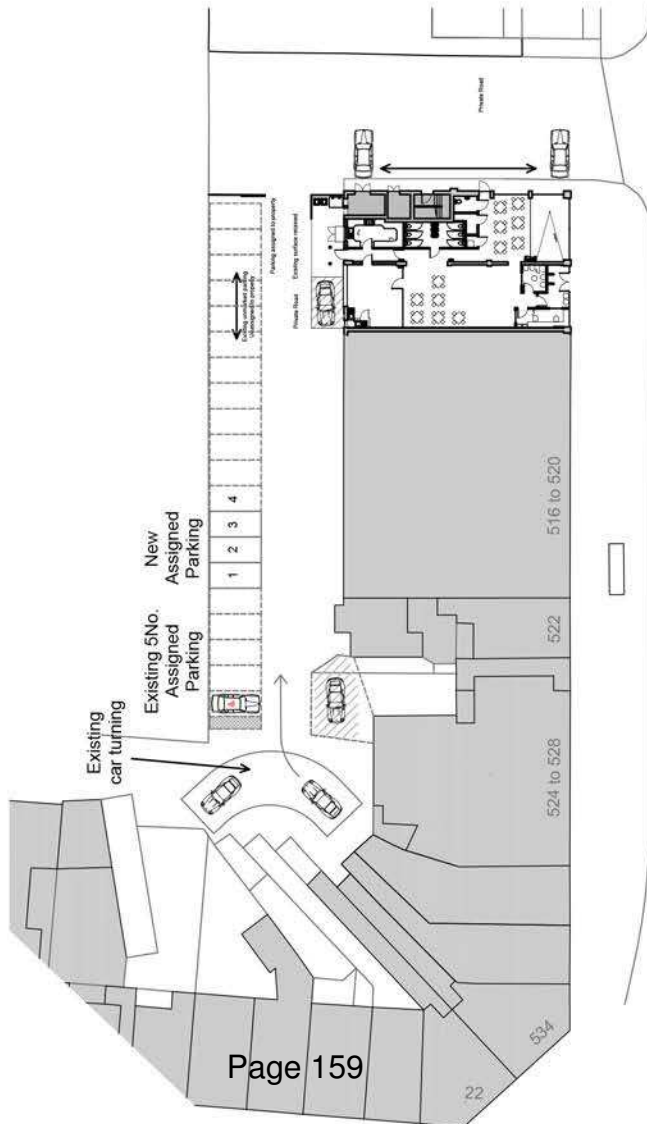
PROPOSED SIDE ELEVATION
 Scale 1:100



PROPOSED SECTION
 Scale 1:100



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	Revision Description: A Signboard note added	Date: 16/01/17	Drawg No: PA-07 Scale: 1:100 Job No: 43-ZK-16
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Car Turning Plan - Existing
Scale 1:100

Area Plan - Car Parking & Turning
Scale 1:500

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Rev	Rev	Draw No	Status	PA	Draw No	Status	Rev	Draw No	Status	PA	Draw No	Status	Rev	Draw No	Status
		PA-13	Check	-	PA-13	Check		PA-13	Check	-	PA-13	Check		PA-13	Check
		1:100	A3	-	1:100	A3		1:100	A3	-	1:100	A3		1:100	A3
		43-ZK-16	20/10/2016	TL	43-ZK-16	20/10/2016		43-ZK-16	20/10/2016	TL	43-ZK-16	20/10/2016		43-ZK-16	20/10/2016

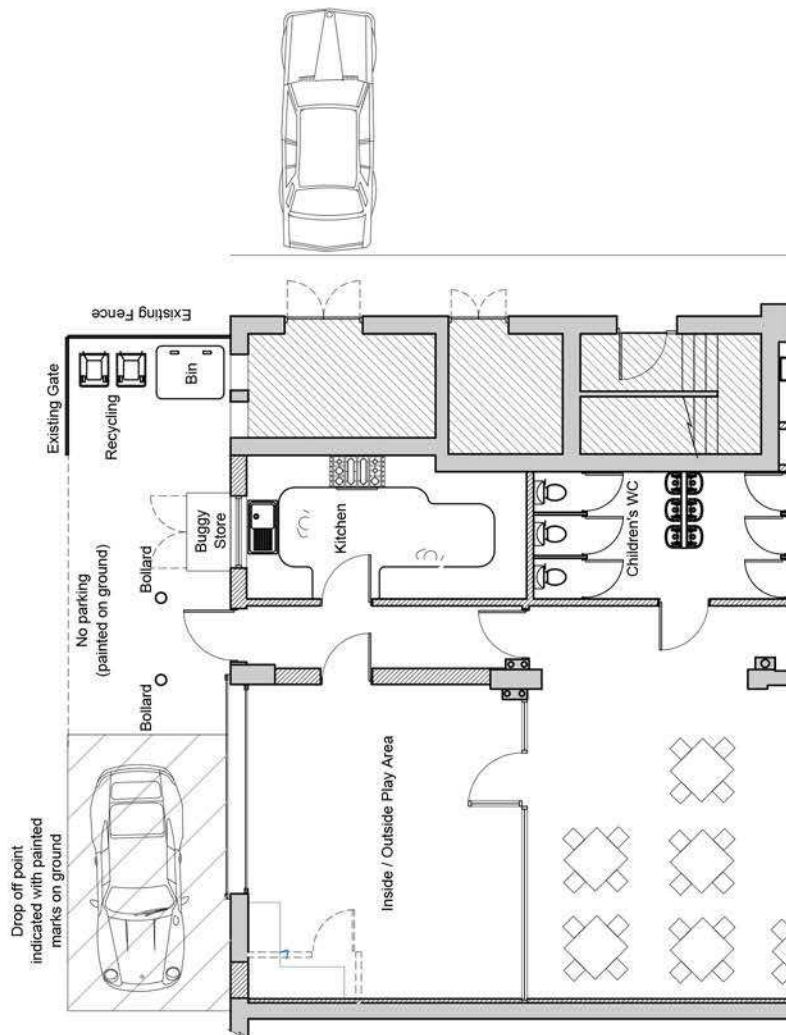
Existing Fence

Existing unmarked parking

Proposed Buggy Store



Private Road
Existing surface retained



Proposed Bollards



PART PLAN REAR GROUND FLOOR - Refuge & Bollards

Scale 1:100



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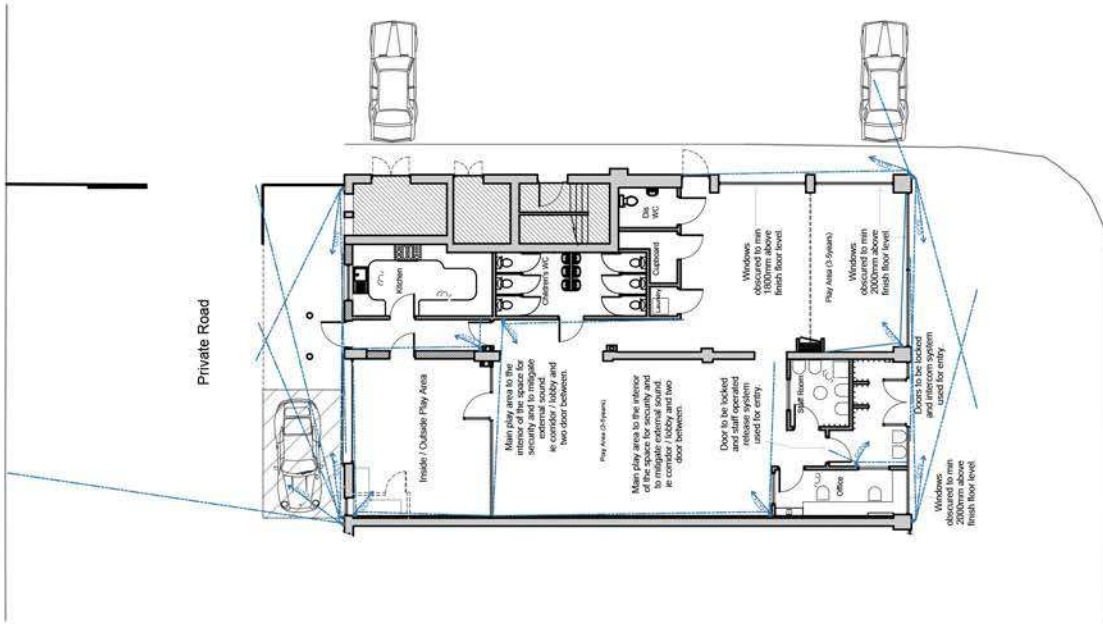
Rev: A
Revision Description:
Rear Parking Amended

Date:
05/04/17

Project:
Change of use and alteration to create day nursery (D1)
Address: 514 & 514a Victoria Road, Ruislip. HA4 0HD
Client: Ruislip Star Nurseries

Title: LANDSCAPING, REFUGE & BUGGY STORE DETAILS		Rev: A
Draw No: PA-11	Status: PA	Check: -
Scale: 1:100	Page No: A3	Date: 20/10/2016
Job No: 43-ZK-16	Drawn: TL	

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External
Day & night IR Camera
Specified and installed
by specialist



Internal
Day & night IR Camera
Specified and installed
by specialist



SITE PLAN - Security & CCTV Details

Scale 1:200 0 1 2 3 4 5 10 Scale Bar (m)

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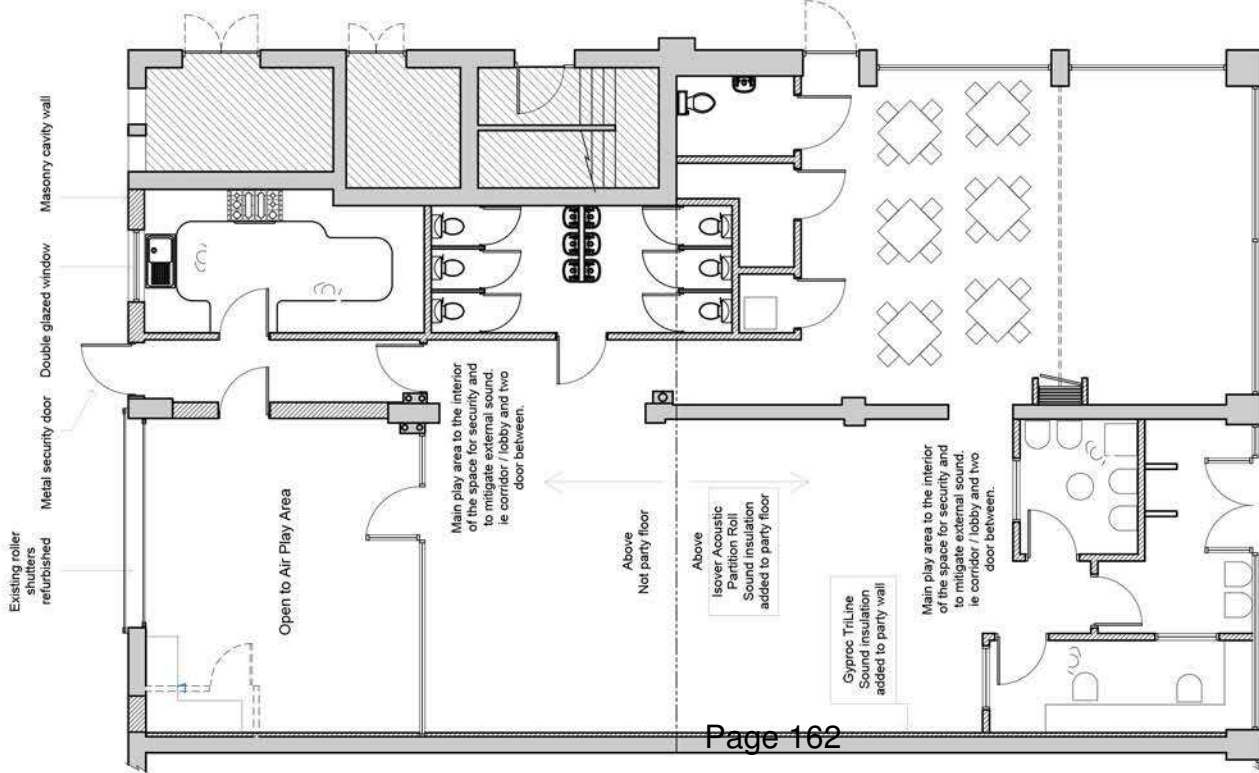
Rev: A
Revision Description:
Rear Parking Amended

Date:
05/04/17

Project:
Change of use and alteration to create day nursery (D1)
Ruislip Star Nurseries
Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD
Client:
Email:
Tel:
Mob:

Title:		Rev:	
SECURITY & CCTV DETAILS		A	
Drawn No:	PA-09	Status:	PA
Scale:	1:200	Check:	-
Job No:	43-ZK-16	Date:	20/10/2016
		Drawn:	TL

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GROUND FLOOR PLAN Sound mitigation & Insulation details

Scale 1:100

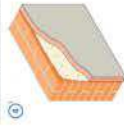


Gyproc TriLine Details

Drilyner® performance

Upgrading thermal insulation of external walls

Table 3 — Drilyner® refurbishment (continued)



33mm solid brick skin with 1mm plaster on the inside. Linings as in Table.

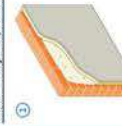
Detail	Board type	Minimum result wall thickness mm	Drilyner system	Minimum Drilyner cavity depth mm	U-value W/m ² K
1	Solid brick - 0.27m/mk				
2	Gyproc Thermuliner core	295	W	3	0.14
3	Gyproc Thermuliner core	302	W	3	0.10
4	Gyproc Thermuliner core	309	W	3	0.09
5	Gyproc Thermuliner core	311	W	3	0.26
6	Gyproc Thermuliner core	324	W	3	0.25
7	Gyproc Thermuliner core	331	W	3	0.23

For U-value calculations tailored to your project, try the online tool at british-gyproc.com subject to security of exposure.

Drilyner® / W performance

Upgrading sound insulation of existing solid masonry walls

Table 4 — Drilyner® / W refurbishment



230mm masonry wall with 13mm plaster on both sides. Linings as in Table.

Detail	Masonry type	Board type	Using Drilyner on	Applied to	Drilyner system	Asbestos reference	Laboratory sound insulation improvement (dB)	System reference
1	1.500	Gyproc TriLine	52	One side	W / W	60 (S3)	+13 (W)	SL60018

For further assistance in choosing the right solution for your project, try the White Book System Selector, an online tool that enables quick and easy filtering by performance criteria. It provides system specific information downloads including BIM (Bentley) objects. Go to british-gyproc.com

Existing solid masonry wall of density 1700kg/m³ with 13mm plaster on both sides achieved A_w 60 (S3), A_w 60, C_w 48.

The Drilyner® system is used where existing plaster is retained. The Drilyner® system is used where it is removed.

The sound insulation performance for framed floor walls incorporating batts with all joints taped and filled, or skimming according to British Gyproc's recommendations. The stated performances are achieved only if British Gyproc and Sarni Colson lower components are used throughout, and the Company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gyproc.

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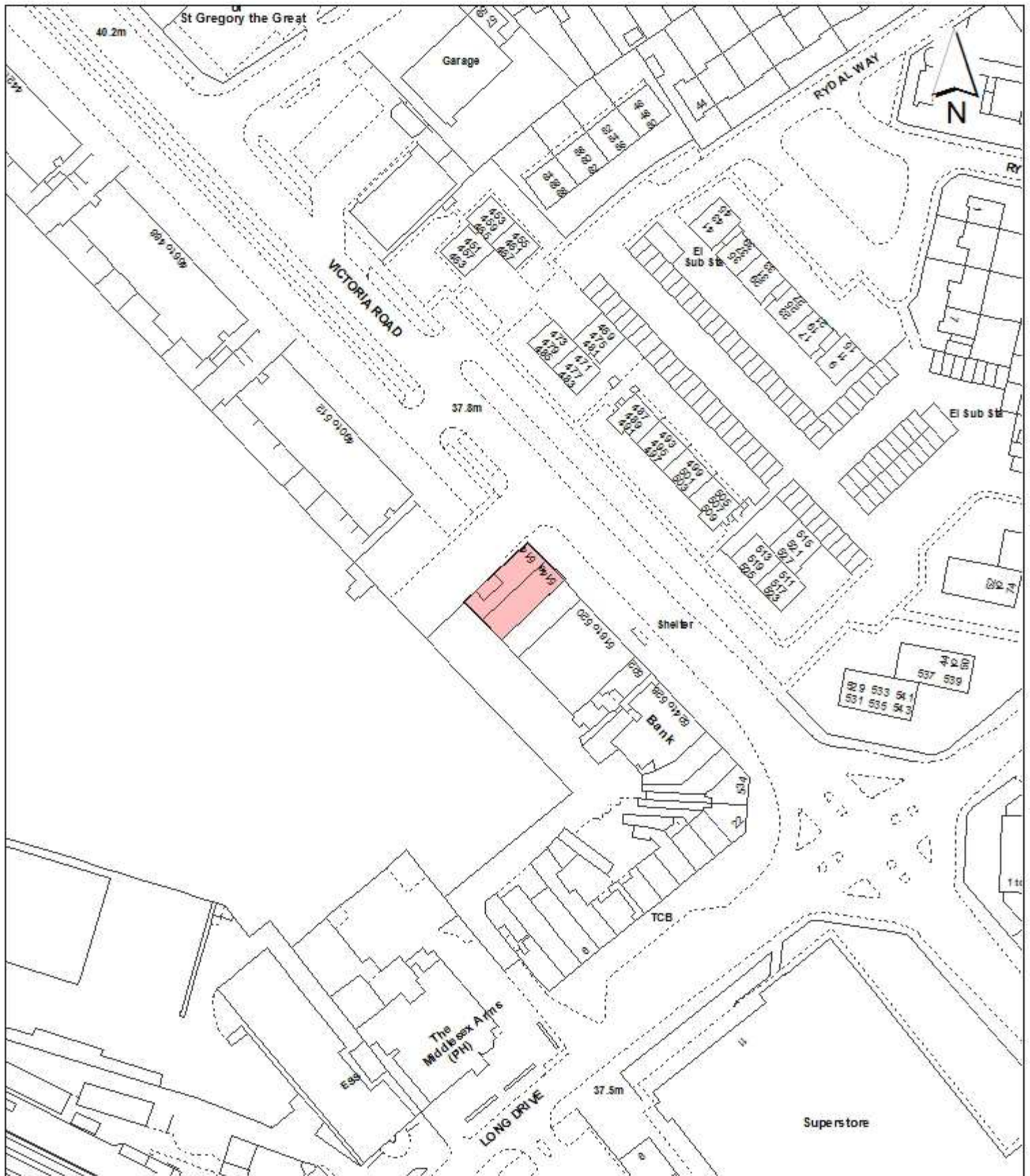
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Project: Change of use and alteration to create day nursery (D1)
Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD
Cheer: Ruislip Star Nurseries
Email:
Tel:

Title: SOUND MITIGATION & INSULATING DETAILS
Draw No: PA-12
Scale: 1:100
Job No: 43-ZK-16
Page size: A3
Date: 20/10/2016
Status: PA
Check: -
Drawn: TL

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 Site boundary

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

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

Planning Application Ref:

72489/APP/2017/43

Scale:

1:1,250

Planning Committee:

North Page 163

Date:

May 2017



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LONDON

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