



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 30 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 Oswell
Councillor Jazz Dhillon

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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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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 Matters that have been notified in advance or urgent
- 4 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
5	Thurga, 19 Glenalla Road 43884/APP/2017/401	Eastcote & East Ruislip	Single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front Recommendation: Refusal	1 - 12 106 - 114
6	38 & 40 Ducks Hill Road 71798/APP/2017/803	Northwood	Erection of a three storey building to create 9 x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of existing houses (Resubmission). Recommendation: Refusal	13 - 32 115 - 136

7	Land to the rear of Robins Hearne & Littlewood, Ducks Hill Road 41674/APP/2017/381	Northwood	Erection of 4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline application for access and layout with some matters reserved). Recommendation: Refusal	33 - 48 137 - 144
8	7 Hedgeside Road 38605/APP/2017/554	Northwood	Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping. Recommendation: Refusal	49 - 58 145 - 155
9	1 Manor House Drive 27306/APP/2016/4520	Northwood	Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling. Recommendation: Refusal	59 - 70 156 - 166

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	The Old Shooting Box, High Road 20652/APP/2017/905	Eastcote & East Ruislip	Repositioning of existing vehicle entrance and associated ground works to existing residential property. Recommendation: Approval	71 - 80 167 - 172
11	The Old Shooting Box, High Road 20652/APP/2017/906	Eastcote & East Ruislip	Repositioning of existing vehicle entrance and associated ground works to existing residential dwelling Recommendation: Approval	81 - 86 173 - 178

PART II - Members Only

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

12	Enforcement Report	87 - 92
13	Enforcement Report	93 - 98
14	Enforcement Report	99 - 104

PART I - Plans for North Planning Committee **105 - 178**

Report of the Head of Planning, Sport and Green Spaces

Address THURGA, 19 GLENALLA ROAD RUISLIP

Development: Single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front

LBH Ref Nos: 43884/APP/2017/401

Drawing Nos: Design & Access Statement
ASEA/2016/327/PP/01
ASEA/2016/327/PP/02
ASEA/2016/327/PP/03
ASEA/2016/338/PP/04
ASEA/2016/327/PP/05
ASEA/2017/338/PP/06

Date Plans Received: 03/02/2017 **Date(s) of Amendment(s):**

Date Application Valid: 09/03/2017

1. **SUMMARY**

The application seeks full planning permission for erection of a single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 x side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front.

The site is within the developed area and the principle of residential redevelopment is acceptable. However, the locality is characterised by single-storey detached and single family occupied dwellings. The extensions significantly increase the intensity of development on this small site. Its close proximity to the boundaries, in particular, No. 21 Glenalla Road, would make it appear particularly cramped and the insignificant gap would make the site and No. 21 Glenalla Road appear to be a single building when seen from the street. There is limited opportunity for landscaping to the front of the site to soften and reduce the impact of development.

It is therefore considered that the proposal would be materially harmful to the character of the local area, resulting in an incongruous form of development.

It would also harm the amenities of occupiers of adjoining dwellings by reason of overlooking and loss of privacy.

Finally, it is also considered that the proposal would not provide sufficient or functional car parking which would result in pressure for on-street parking and a risk to highway safety.

It is therefore recommended for refusal.

The application is referred to committee as a result of a petition of 45 signatures.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of the size and scale of the side dormer windows would result in a cramped, unduly intrusive, visually prominent over-development of the site. The proposal would therefore be detrimental to the character and appearance of the adjoining properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

2 NON2 Non Standard reason for refusal

The proposed building by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 17 and 21 Glenalla Road, by reason of material loss of privacy. Therefore the proposal would be contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Councils approved car parking standard, leading to on-street parking/queuing to the detriment of pedestrian and highway safety and contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), to Hillingdon's Adopted Parking Standards (Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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 5.14	(2016) Water quality and wastewater infrastructure
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 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Glenalla Road and comprises a detached bungalow with a hipped roof to the front and rear of the property. There is a single-storey flat roofed rear extension. The principal elevation of the property faces South West.

There is a driveway to the side and a detached garage/outbuilding to the rear alongside the boundary with No. 17 Glenalla Road. No.17 Glenalla Road lies to the North and is a

detached bungalow, which is similar in appearance to the application property. To the South lies No.21 Glenalla Road, also a detached bungalow. The site has an extensive rear garden, laid to lawn. There is a substantial tree/hedge to the rear boundary and the side boundaries comprise close-boarded fences of approximately 1.8 metres in height.

The street scene comprises detached bungalows, some of which have had roof extensions including side dormer windows. The application site lies within the Developed Area, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme involves erection of a single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 x side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

43884/APP/2016/2760 Thurga, 19 Glenalla Road Ruislip

Erection of two storey building to provide 4 x 2 bed self-contained flats with associated parking, involving demolition of existing dwelling

Decision: 16-11-2016 Withdrawn

Comment on Relevant Planning History

An application for erection of two storey building to provide 4 x 2 bed self-contained flats with associated parking, involving demolition of existing dwelling was withdrawn in 2016.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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 5.14	(2016) Water quality and wastewater infrastructure
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 13/03/2017 and a site notice was displayed on 16/03/2017.

By the end of the consultation period a petition of 45 signatures, 25 objections and 1 comment were received raising the following issues:-

- (1) The development is out of keeping and character with the surrounding area which is characterised by single-storey development;
- (2) The design is poor and does not accord with the predominant character of development in the street.
- (3) The development will set a precedent;
- (4) The development does not have enough on-site parking and will generate an unacceptable level of on-street parking in an area of parking stress;
- (5) The traffic generation will raise issues of safety and will make servicing of other properties in the street worse.

OFFICER COMMENT: The issues raised are discussed in the main report.

Internal Consultees

Trees and Landscape - This site is occupied by a bungalow which is characteristic of this residential street. The whole of the front garden has been paved over to provide off-street parking, which is

detrimental to the character and appearance of the street - and contrary to Hillingdon's design guidance for front gardens. COMMENT This application follows the withdrawal of a previous application ref. 2016/2760, the scope of which was far more ambitious. Further to previous comments which were critical, the extent of this proposal is more modest, with most of the development extending upwards within the footprint of the building. The parking arrangement in the front, for two cars only, together with re-introduced soft landscape strips / boundary hedges addresses previous landscape criticisms. RECOMMENDATION If the application is recommended for approval, there is no objection subject to conditions RES9 (parts 1,2,4,5 and 6).

Highways and Traffic - The cross over as shown would result in a vehicle driving over the footway to manoeuvre into the parking space. An even wider cross over cannot be supported. The Council's parking standards require 2 car parking spaces for a three bedroom flat, as such the development ought to provide 3 car parking spaces. The application as currently presented cannot be supported on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using previously developed land. The site lies within an established residential area where there is no objection in principle to the intensification of the residential use of the site, however, this is subject to all other material planning considerations being acceptable, in accordance with the national, regional and local policies.

7.02 Density of the proposed development

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

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

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

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

The NPPF Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality of initiative through unsubstantiated requirements to conform to certain development forms of styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that great weight should be given to outstanding or innovative designs but paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Section 7 of the HDAS Residential Extensions places significant weight on the need for dormer extensions to be subordinate to the main dwelling. The existing dwelling has small side dormers. These will be replaced by two large dormer windows on both sides. These will be almost full height and will very little set in from the eaves. The hip to gable conversion to the front elevation adds considerably to the bulk of development. The result, when viewed from the street is a substantial area of flat roof and a significant alteration to the scale and appearance of the dwelling. This is considered to be harmful to the street scheme. The close proximity of No. 21 Glenalla Road means that the developments would be effectively merged into one building when seen from many public viewing angles in Glenalla Road.

Overall, the proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts and Policies 3.5 and 7.4 of the London Plan.

7.08 Impact on neighbours

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

Paragraph 4.9 of the SPD, HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing proposals. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21 m overlooking distance should be maintained. Any development must also be considered against the detailed advice in the SPD HDAS: Residential Extensions which assists in determining the impact of redevelopment on neighbours amenities.

Paragraph 4.11 of the SPD gives advice on sunlight and daylight considerations, and that a 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the SPD requires a minimum of 21 m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

Paragraph 3.4 of the HDAS Residential extensions states that for detached houses an

extension up to 4 m deep is acceptable. Paragraph 3.6 states that in many areas, a flat roof single storey extension will be acceptable. These should not exceed 3 m in height. The proposal involves a flat roof extension of 3.5 metres deep and 3 metres high. It replaces a conservatory. This conforms to the guidance and will produce a subordinate extension.

Whilst the proposal raises no adverse issues in terms of distance to properties to the front and rear, where it will be seen across the street or there is strong intervening screenings, there are major concerns relating to the impact of the development on the adjoining properties, no 17 and 21 Glenalla Road. There are side facing windows in No. 17 along the common boundary with the application site both at ground floor and a dormer window within the roof. The proposed development includes 2 upper floor bedroom windows facing towards No. 17. These are not shown as obscure glazed. This is in addition to the substantial re-profiling of the roof which includes both front and rear alterations. There are upper floor windows facing towards No. 21, which has a dormer window facing towards the site. This appears to serve a bedroom. One of the proposed windows serves a bathroom and could be obscure glazed. Consideration has been given to whether it is practical to obscure glaze bedroom windows. However, this is likely to result in an unsatisfactory internal living environment. Overall, the development is likely to produce an unsatisfactory living environment for neighbours.

The rear extension has no side windows. Given that in terms of depth and height it meets HDAS guidance, it is considered that no adverse issues arise in this regard.

As such, it is considered that the proposed building would result in an un-neighbourly form of development, resulting in a material loss of residential amenity in terms of loss of privacy. Therefore the proposal would be contrary to Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

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

Table 3.3 of the Amendment specifies that the minimum internal floor space area/standard for a 2 bedroom (3 person) flat is 61 square metres. For a 3 - bed flat the maximum standard is 95 square metres. The proposed 2 bed flat is 82 square metres and the 3 bed flat is 121 square metres. In both cases the standard is exceeded.

Paragraph 4.17 of the SPD requires developments to incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. The Council's minimum requirement is for 25 sq m per flat of amenity space. The proposal provides shared amenity space of sufficient size commensurate to the size of the units.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The cross over as shown would result in a vehicle driving over the footway to manoeuvre into the parking space. An even wider cross over cannot be supported. The Council's

parking standards require 2 car parking spaces for a three bedroom flat, as such the development ought to provide 3 car parking spaces. The application as currently presented cannot be supported on highway grounds

With this in mind, the current proposals would be contrary to Policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2).

7.11 Urban design, access and security

It is considered that the design is harmful to the character of the area. The issues are discussed in the relevant areas of the report

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

This site is occupied by a bungalow which is characteristic of this residential street. The whole of the front garden has been paved over to provide off-street parking, which is detrimental to the character and appearance of the street - and contrary to Hillingdon's design guidance for front gardens. This application follows the withdrawal of a previous application ref. 2016/2760, the scope of which was far more ambitious. Further to previous comments which were critical, the extent of this proposal is more modest, with most of the development extending upwards within the footprint of the building. The parking arrangement in the front, for two cars only, together with re-introduced soft landscape strips / boundary hedges addresses previous landscape criticisms. If the application is recommended for approval, there is no objection subject to conditions RES9 (parts 1,2,4,5 and 6).

7.15 Sustainable waste management

Not applicable as recommended for refusal.

7.16 Renewable energy / Sustainability

Not applicable as recommended for refusal.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

The issues raised are dealt with throughout the report.

7.20 Planning Obligations

The application is recommended for refusal. The application is subject to CIL but no additional Planning Obligations issues arise.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

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.

The development would result in an additional 51.5 metres of development which would generate a Hillingdon CIL charge of £4892.5 and a Mayoral charge of £1802.5, a total of £6695

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The site is within the developed area and the principle of residential redevelopment is acceptable. However, the locality is characterised by single-storey detached and single family occupied dwellings. The extensions significantly increase the intensity of development on this small site. Its close proximity to the boundaries, in particular, No. 21 Glenalla Road, would make it appear particularly cramped and the insignificant gap would make the site and No. 21 Glenalla Road appear to be a single building when seen from the street. There is limited opportunity for landscaping to the front of the site to soften and reduce the impact of development.

It is therefore considered that the proposal would be materially harmful to the character of the local area, resulting in an incongruous form of development.

It would also harm the amenities of occupiers of adjoining dwellings by reason of overlooking and loss of privacy.

Finally, it is also considered that the proposal would not provide sufficient or functional car parking which would result in pressure for on-street parking and a risk to highway safety.

11. Reference Documents

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Thurga,
 19 Glengalla Road**

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

Planning Application Ref:
43884/APP/2017/401

Scale:
1:1,250

Planning Committee:
North Page 12

Date:
May 2017



Report of the Head of Planning, Sport and Green Spaces

Address 38 AND 40 DUCKS HILL ROAD NORTHWOOD

Development: Erection of a three storey building to create 9 x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of existing houses (Resubmission).

LBH Ref Nos: 71798/APP/2017/803

Drawing Nos: 02 B - Landscape Concept Plan
106 A - 38 Ducks Hill Road Existing Elevations
107 A - 40 Ducks Hill Road Existing Elevations
108 A - Existing Adjoining Elevations
301 B - Proposed Basement Floor Plan
302 D - Proposed Ground Floor Plan
303 D - Proposed First Floor Plan
304 D - Proposed Second Floor Plan
04 - Indicative Summerhouse
306 C - Proposed North East Elevation
307 D - Proposed South East Elevation
308 D - Proposed South West Elevation
309 D - Proposed North West Elevation
330 A - Daylight and Sunlight Elevations
254 A - Proposed Street Scene
305 C - Proposed Roof Plan
03 B - Proposed Sections
Planning Statement - March 2017
Flatted Development Report - June 2016
161560-001 B - Transport Assessment and Appendices
Preliminary Ecological Report and Appendices
Highways Statement
Tree Survey
310 A - Proposed Main Entrance Gates Elevation
100 C - Location Plan
Design & Access Statement

Date Plans Received: 03/03/2017 **Date(s) of Amendment(s):** 03/03/2017
Date Application Valid: 13/03/2017 07/03/2017

1. SUMMARY

The proposed redevelopment of the site would result in the loss of two large and spacious family homes and their replacement with flatted development. Considerable amounts of flatted development has been constructed within close proximity of the site, particularly to the south, to the extent that the threshold of 10% of original dwelling plots (that still engage within the street scene) being converted to flatted development has already been reached.

Allowing further flatted development would compromise the original character and appearance of this stretch of Ducks Hill Road.

The northern flank wall of the proposed block of flats would also run parallel to a significant proportion of the side boundary of No. 36 Ducks Hill Road and would therefore appear overbearing and oppressive when viewed from the rear garden of that property.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would result in coalescence of flatted development within the immediate surrounding area and a general over-concentration of flatted development on this part of Ducks Hill Road. The resultant intensification in the residential use of the site which would be detrimental to the traditional character of large, detached family homes on Ducks Hill Road. The proposal is therefore contrary to Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 3.3 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and Policy 7.4 of the London Plan (2016).

2 NON2 Non Standard reason for refusal

The proposed building by virtue of its height, depth and proximity to the side boundary of the site, would be detrimental to the amenities of the adjoining occupiers at 36 Ducks Hill Road, by reason of overbearing impact. Therefore the proposal would be contrary to Policy BE 21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's adopted Supplementary Planning Document HDAS: Residential Extensions and Policy 7.6 of the London Plan (2016).

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on a residential road that is broadly characterised by large detached dwellings that occupy generously sized plots. There is no uniform design to buildings, with a variety of architectural designs and features present within the street scene. Buildings are generally set well back from the highway with open or landscaped frontages, introducing a sense of spaciousness. The street scene is also verdant in appearance owing to the presence of grass verges and mature street trees.

More modern development has gained an increasing presence within the street scene. Original dwelling plots have been either subdivided to provide smaller dwellings or redeveloped in bulk as separate residential cul-de-sacs or mews. There are also a number of flats now lining the street, these have been purpose built rather than the result of conversions and, as such, are contained within modern buildings. Of particular note is a coalescence of flatted development on the eastern side of the road between Teal Drive and Glynswood Place.

The site itself is currently occupied by two plots each of which accommodate a detached two-storey dwelling of distinctive appearance. Both dwellings are vacant and the site has been closed off with hoarding. There are no other significant buildings on site. The rear garden areas are grass surfaced with no significant trees or hedging. There is a line of recently planted Leylandii type hedging on the northern boundary shared with No. 36 Ducks Hill Road. All site boundaries to the side and rear of the site are marked with approximately 1.8 metre high timber fencing with additional hedging and shrubbery in places.

The area to the front of the dwellings comprises a mix of grass and hard surfacing,

predominantly tarmac to the front of No. 38. There is a mature horse chestnut tree to front of No. 40, adjacent to the highway.

Site levels are predominantly flat, with a very slight rise towards the rear.

For clarity, the site does not incorporate the entire rear garden of No. 40 Ducks Hill Road, an approximately 50 metre portion, which backs on to Cygnet Close, would not be developed. The overall site area is approximately 1800 m² (0.18 hectares).

3.2 Proposed Scheme

The proposal involves the demolition of the two dwellings currently occupying the site and replacement with a three-storey block of flats which will also incorporate basement level parking for 20 cars (including 2 disabled bays) as well as storage for motorcycles and 9 bicycles. The building will house a total of 9 x 3 bedroom flats, with 3 flats on each floor.

The building will be set back from the road and consist of three main elements organised around a central glass atrium. Two of the elements form the frontage and this will be staggered in appearance. The rear element will be positioned more centrally within the site, away from site boundaries.

The main roof line of the building will be pitched with gable ends although some hipped roofing will also be incorporated. The atrium will have a flat roof and there will also be elements of crown roof over the main structure. The majority of the roof slopes of the building will include flat roof dormers as the second floor accommodation is to be housed within the roof space. Four of the upper floor units will be served by rear facing full balconies whilst the remaining two units, which are located within the rear wing of the block, will have juliet balconies. Ground floor properties will have their own private terraces which will be screened with hedge planting. The remainder of the grounds will be landscaped with a communal garden area and summer house provided.

The maximum height to ridge line will be approximately 10.9 metres with the side elevation flanking No. 36 stepped down to approximately 9.8 metres. The staggered frontage will measure approximately 24.7 metres in width. The overall footprint of the building will be approximately 485 m². The combined footprint of the existing dwellings is approximately 145 m².

All flats will be accessed via the central atrium with all floors being served by stairway and a lift.

3.3 Relevant Planning History

71798/APP/2016/2997 38 And 40 Ducks Hill Road Northwood

Erection of a three storey building to create 9 x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of existing houses.

Decision: 05-01-2017 Refused

Comment on Relevant Planning History

A previous application was refused for a number of reasons, these being amenity impact, drainage concerns and the subdivision of the former 40 Ducks Hill Road plot resulting in an inefficient use of the site.

The reason relating to the plot subdivision has been reappraised and it is not considered that this reason for refusal is reasonable as the remnant of the plot is of sufficient size for future residential development and also benefits from a street frontage on to Cygnet Close.

The current application attempts to address all other reasons for refusal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- AM15 Provision of reserved parking spaces for disabled persons
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- 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
- H4 Mix of housing units
- EM6 (2012) Flood Risk Management
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

- 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 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
BE18	Design considerations - pedestrian security and safety
NPP13	
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

No external bodies were consulted.

Internal Consultees

Site notices were displayed adjacent to the site on Ducks Hill Road and Cygnet Close. In addition, letters notifying of the proposed development and inviting comments were sent to neighbours.

A total of 21 letters of objection (from 10 addresses) have been received, the key points of which are summarised below:-

- Submitted flatted development study inaccurate and misleading.
- Density too high and contrary to policy.
- Negative street scene impact
- Building line too far forward
- Vacancy of existing dwellings not a planning consideration
- Gables too high - visual dominance
- Overly bulky
- Traffic impact - poor refuse plan. Inadequate parking provision. Query over visibility splays at entrance / exit.
- 45 degree rule breach - loss of privacy - balconies
- Gardens will be heavily surrounded.

- Flood risk due to hard landscaping.
- Land to rear will be landlocked due to TPO trees on Cygnet Close frontage.
- Overloading of infrastructure
- Deep excavation for basement could undermine foundations.
- The undeveloped land to rear needs to be maintained as attracts vermin.
- Three storeys is out of keeping with surrounding development
- Loss of garden land (backland development).
- Noise from cars in basement and balconies.
- No visitor parking
- Overshadowing at certain times of day
- Application form, planning statement and design & access statement are incorrectly filled in and is misleading.
- Previous applications for smaller footprint have been refused.
- Mature trees removed from site.
- Applicant suggests NPPF and London Plan guidelines more relevant than local plan. My understanding from Local Councillors is Hillingdon Policies take precedence.
- The need to remove trees is a symbol of overdevelopment.
- Summer house too close to neighbouring property and will result in noise and disruption.
- Design & Access Statement refers to emerging policies. Current policies take precedence.
- Does not provide a gap between buildings so out of keeping with surroundings.
- Extensive hard landscaping and loss of permeable areas.
- No turning area for servicing vehicles.
- Boundary fencing would be unsightly and disturb existing landscaping.
- Recommendations of ecology report not met by landscaping scheme.
- Very limited usable amenity space for future occupants.
- Materials not in keeping with surrounding red brick properties.
- Existing gardens important as provides a link between green belt land.
- A number of mature trees have been removed from the site.
- New landscaping is low level and will not provide sufficient screening.
- Design & Access Statement inaccurate and misleading.
- Loss of amenities - Overlooking. Overbearing. Overshadowing.
- No topographic survey for 40 Ducks Hill Road.
- Ecology report recommendations have not been followed.
- The development will not be compliant with lifetime homes standards
- Proposed sewage pipe will impact upon protected trees along Cygnet Close

A petition with 45 signatories that object to the application has also been received.

NORTHWOOD RESIDENTS ASSOCIATION:

The development includes the creation of a basement for which no geotechnical or hydrological surveys have been provided and it is not possible to determine whether the development would not have an unacceptable impact on drainage and flood risk in accordance with Policies OE7 and OE8 and proposed Local Plan Part 2 Policy DMHD3.

Officer Response: A ground survey was carried out by GS surveys in August 2016 and has been included in Appendix D. The ground investigation report found that significant groundwater would not be encountered up to 4 m below the existing ground level. Groundwater was not encountered during the investigation.

DRAINAGE OFFICER:

The Surface Water Drainage Strategy produced by by Ardent Consultant Engineers ref: 161560-03 dated March 2017 shows that a suitable scheme can be provided onsite. The proposals to reduce

the run off from the site to greenfield run off rates in even an extreme rainfall event is in accordance with government guidance.

The proposal includes a basement level. A ground survey was carried out by GS surveys in August 2016 and has been included in Appendix D. The ground investigation report found that significant groundwater would not be encountered up to 4m below the existing ground level. Groundwater was not encountered during the investigation.

Some consideration has been given to drainage options within the drainage hierarchy.

Geo cellular attenuation is considered to be the most viable option for the site.

Surface water from all impermeable areas of the site will be attenuated via the storage tank which will provide a volume of approximately 22.8m³ which can accommodate all rainfalls events up to the 1 in 100 year event with 40%

climate change. Discharge from the site will be restricted to the greenfield runoff rate of 2.5 l/s providing 88% betterment on the 1 in 100 storm event. Calculations have been included in Appendix E.

Discharge from the site will be connected to a Thames Water surface water sewer which will require consent from Thames Water.

The drainage strategy will implement a pumped surface water system as the site will be lowered below existing ground levels. A gravity system is not considered to be viable for this reason.

Surface water will be treated by a vortex separator located downstream of the attenuation tank.

The drainage system has been included in Drawing No. 161560-002C Appendix E.

A private management company will be set up to manage and maintain the drainage system. A management and maintenance plan has been provided in Appendix F.

CONSERVATION & URBAN DESIGN OFFICER:

The Charles Voysey inspired character and street scene appearance of the proposal would be considered in keeping with the original Arts and Crafts style that Northwood was originally developed. The scheme has been designed to appear as two houses with a staggered building line to the front and a glazed section connecting the two blocks to the front.

Whilst there are no objections to the style, character and appearance of the proposal there are concerns regarding the flat roofed areas and depth of the proposed building. It would project a substantial distance into the site increasing the developed nature of the site. The general footprint and mass of the building would take up a significant portion of the site.

Conditions recommended regarding external materials and fenestrations.

LANDSCAPES:

Comments as per previous application.

This development was subject to a pre-application meeting where agreement in principle was agreed in relation to landscape issues. The site is not affected by TPO or Conservation Area designations. A Tree Report by Tree Sense has assessed the condition and value of two trees within the front garden of number 40. T1 horse chestnut (grade B1) and T2, holly (C1) will both be

safeguarded and retained as part of the development. The report includes an Arboricultural Method Statement (section 10.1) and Tree Protection Measures. A Landscape Concept Plan, dwg. ref. 02 provides a comprehensive landscape master plan for the site which includes private patios and communal gardens with new infrastructure planting, including trees and hedging.

Two areas of design needing particular attention will be the detailing of the ramp to the car park with associated retaining walls and pedestrian barriers and the bin store - which has been sited outside the site. The bin store should be re-sited, and screened, within the site boundary. If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

HIGHWAYS:

This is a resubmission of a previously refused application (not on highway grounds) for the redevelopment of two dwellings to create 9x3b flats on the site in Ducks Hill Road. Ducks Hill Road is a classified road and the site is opposite Mallard Way with two existing access points. There is a narrow footway past the two plots. The site has a PTAL of 1 (poor) which indicates there will be a strong reliance on private cars for trip making. The applicant has supplied a revised Transport Statement by Ardent (dated March 2017) which was supplied in support of the application. The proposals involve demolishing the existing detached houses and constructing a block of 9 x3b flats with basement parking. The proposed development will generate slightly more traffic than the existing use but this is not significant. The basement contains 20 car parking spaces which is in accordance with Council Policies.

There are 9 cycle parking spaces but this is below Council Policy but each flat has a storage area where a cycle could be stored. There is also a motorcycle bay provided in the basement. There is a new refuse/recycling bin store proposed adjacent to the Ducks Hill Road frontage. A new access to the site is proposed which will mean re-instating the footpath at the applicant's expense. The new access has an electronic gate entrance with appropriate set backs and the sight distance for exiting traffic is sufficient. There is a separate pedestrian entrance to the site of Ducks Hill Road. On the basis of the above comments I have no significant highway concerns over the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established urban setting and would involve the redevelopment of land that has been previously developed. The overarching objective of the National Planning Policy Framework (NPPF) is to maintain a presumption in favour of sustainable development. Para. 17 of the NPPF sets out a raft of core planning principles, one of which is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

It is therefore considered that the principle of the redevelopment of the site is acceptable, subject to it satisfying relevant local, regional and national planning policies. The proposal will be assessed against these policies in the main body of this report.

The site is considered to represent a suitable example of a windfall site as defined within para. 48 of the NPPF, the development of which would represent a more efficient use of land as encouraged with Policy 3.4 of the London Plan (2016) and para. 1.2.25 of the London Plan Housing SPG (2016) which recognises the crucial role small sites play in securing housing delivery within London.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential

development of a particular site. Optimal density levels vary based on the Public Transport Access Level (PTAL) score for the area in which the site is located, the character of the area (central, urban or suburban) and the type of accommodation being provided (based on the amount of habitable rooms per unit). In this instance, the site is located within a suburban setting, given the distance from district centres, public transport hubs and main arterial roads. The PTAL score for the site is 1b which is poor. Having consulted the matrix, the optimal residential density for the development of this site would be between 35 and 55 units per hectare or 150 - 200 habitable rooms per hectare.

The proposal will intensify the use of the site, which is currently occupied by two detached dwellings. The provision of 9 x 3 bedroom residential units within the site, which has an overall area of 1811 m² according to measurements of the submitted plans. This equates to 50 dwellings per hectare or 200 habitable rooms per hectare.

The development is therefore at the very upper end of the spectrum but can be regarded as representing an optimal use of the site. It is noted that residential density of Cygnet Close is at a similar level. Particular attention is drawn to para. 1.3.49 of the London Plan Housing SPG (2016) which states that small sites may require little land for internal infrastructure such as internal roads, amenity space and social infrastructure, and it is appropriate for density to reflect this. The density of the development is therefore considered to be in keeping with that of the surrounding area and be appropriate for the site, in accordance with Policy 3.4 of the London Plan (2016).

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

The site is not located within, or adjacent to, any designated Conservation Area, Area of Special Character or Area of Archaeological Interest. There are no Listed Buildings or Heritage Assets which would be affected directly, or have their setting impacted upon, as a result of the proposed scheme.

7.04 Airport safeguarding

There are no safeguarding concerns that are applicable to this scheme.

7.05 Impact on the green belt

The rear of the site is within fairly close proximity to the green belt area which provides a buffer between Northwood and Harefield. However the proposed development would not interrupt or obscure any existing views out towards the green belt area as it is located within an established built up area and is not of sufficient scale to be visible from greenbelt. It is therefore considered that the proposed development is in accordance with Policy OL 5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) (hereon in referred to as the Local Plan).

7.07 Impact on the character & appearance of the area

The proposed development would replace two detached two-storey dwellings with a block of flats. The building frontage is defined by two sections of three-storey buildings that are linked by a central glazed atrium. The design has attempted to make each section distinctive by way of using different external materials and by staggering the frontage. These measures, combined with the setting back of the building frontage from the highway, would serve to prevent the building from appearing monotonous or poorly defined and would complement the mix of building designs which are a strong feature within the street scene. The Council's Urban Design Officer has supported the street scene impact of the proposal, regarding it as in keeping with the original Arts and Crafts style in which Northwood was originally developed.

The proposed building will provide accommodation on 3 floors, with third floor accommodation largely contained within the roof of the building, assisted by the use of

dormer windows. Three-storey elevation walls are confined to the gable end projections to the front and rear of the building and the eaves height of all roofing is consistent with that of a two-storey building. There are dwellings on Muscovy Place, adjacent to the site, with a similar roof arrangement as well as nearby at No. 29 Ducks Hill Road ('Kirbygate') and the flatted development at Marchbank House. The overall height of the building will not be significantly greater than that of neighbouring two-storey properties and, therefore, will not be to the extent that the building appears overly dominant towards those properties when viewed within the street scene. It is noted that building heights on Ducks Hill Road fluctuate and the proposed development is considered to be in keeping with this general pattern.

There is, however, concern in regard to the depth of the proposed building and the resultant degree of projection towards the rear of the site. Whilst this would not be immediately perceptible within the Ducks Hill Road street scene it will increase the prominence of the building within the Cygnet Close street scene, closing off visual gaps maintained between buildings and, thereby, having an urbanising impact. Whilst the rear section of the building would be stepped in from site boundaries, it will remain visually apparent within the gap maintained between No. 4 Cygnet Close and 5 Cygnet Close.

Para. 3.3 of the SPD for Residential Layouts requires the redevelopment of plots occupied by individual dwellings for flatted development to be restricted in order to prevent more than 10% of the overall amount of buildings on a 1 km section of street from being flatted development. This is in order to preserve a supply of larger family homes and to guard against over-intensive development. The proposed development will be subject to this criterion. Extant planning permissions for flatted development will be included within the calculation.

A number of plots on Ducks Hill Road has been the subject of redevelopment to flats in recent years, generally prior to the adoption of the Residential Layouts SPD in 2006. These redevelopments have resulted in the loss of large family homes. Whilst the need for smaller residential units is acknowledged by Policy H 4 of the Local Plan, a balance has to be maintained in order to prevent the overall character of the area being permanently altered through over-intensive flatted development. Para 3.3 of the Council's SPD for Residential Layout sets a threshold for the redevelopment of properties on a residential street at a ratio of 10%. In the case of a street, such as Ducks Hill Road, which is longer than 1km, the ratio is derived from the amount of redevelopment that has taken place on a 1 km long stretch of road, with the site itself as the mid-point. Ducks Hill Road continues extends 300 metres northwards of the site where it meets Rickmansworth Road and it is logical that the starting point for calculating the site redevelopment ratio is located here. As such, in order for a full kilometre of road to be assessed, the stretch of road continuing 700 metres to the south of the site will also be included within the calculation.

Residential development on this stretch of road that is part of Cygnet Close Way, Eaton Gate, Mallard Way, Northgate, Opulens Place, Manor House Drive and Teal Drive will not be included within the calculation. Denville Hall has also been omitted as it appears to have been in use as a retirement home prior to 1948. Flatted development will be counted on the basis of the number of original residential plots which it replaced. Overall, 64 original individual plots are applicable to the study and will be included within the assessment. The following plots have been redeveloped or have extant planning permission for redevelopment:-

- 31 - 35 Ducks Hill Road - Replacement of three dwellings with flatted development (44987/APP/2001/404);

- 50 Ducks Hill Road - Replacement of single dwelling with flatted development (45985/A/99/0766);
- 64 Ducks Hill Road - Replacement of single dwelling with flatted development (45985/A/99/0766);
- 89 Ducks Hill Road - Replacement of single dwelling with flatted development (47304/APP/2006/3332);
- 91 Ducks Hill Road - Replacement of single dwelling with flatted development (45234/APP/2014/2613);
- 95 Ducks Hill Road - Replacement of single dwelling with flatted development (9241/APP/2000/1551);
- 97 - 101 Ducks Hill Road - Replacement of three dwellings with flatted development (50537/D/98/1685);
- 104 Ducks Hill Road - Replacement of single dwelling with flatted development (18072/APP/2002/1934);
- 103 - 107 Ducks Hill Road - Replacement of three dwellings with flatted development (64345/APP/2012/1966);

It is noted that the developments at 31 -35, 103 - 107 and 91 Ducks Hill Road were approved after the Residential Layouts SPD had been adopted in 2006. However, these sites had both benefited from earlier planning permissions for flatted development.

All other demolitions within the assessed area have been replaced by single dwellings. Therefore, 15 single dwelling plots along the 1 km stretch of Ducks Hill Road Road have been replaced with flatted development whilst 49 remain occupied by single dwellings.

This presents a ratio of 23%, already well in excess of the 10% threshold, owing primarily to pre-2006 development. Allowing a further loss of a two dwellings to flatted development would increase the ratio to 27%, representing a significant proportion of development facing on to the street.

It is considered that whilst the threshold itself may not be regarded as a determining factor, it directly relates to Local Plan policies BE 13 and OE 1 and London Plan Policy 7.4 and which seek to safeguard the established character and appearance of the surrounding area. The Council has consistently refused applications which breach the 10% threshold and will continue to take this stance to prevent areas which provide spacious family homes from being overwhelmed by higher intensity development. It is also noted that the site is within close proximity of both Marchbank House and Kendall Manor, which are sizeable blocks of flats and it is therefore considered that the proposal would result in a concentration of large buildings housing flats within the immediate vicinity.

The proposed development is therefore contrary to Local Plan Policies BE 13 and BE 19 and London Plan Policies 7.4 and 7.6.

Should the application be approved, further development would be encouraged which would further erode the levels of family housing on the street, resulting in the loss of its

historic context, intensifying land use to the point that it would compromise the suburban nature of the surrounding area and removing large family dwellings for which there is a demand within the district as per Local Plan Policy H 5 and London Plan Policy 3.8 (f).

7.08 Impact on neighbours

The side and rear boundaries of the development site are bordered by neighbouring residential development. The rear projection of the development would be stepped in from the side boundary by approximately 3.6 metres and will project along the entire depth of the rear garden of No. 36 Ducks Hill Road. It is noted that 36 Ducks Hill Road has a side facing dormer window, which serves a bedroom, that will face directly towards the flank elevation of the proposed development. In addition, there are a number of windows serving habitable rooms on the rear elevation of the neighbouring dwelling as well as a terrace to the rear of the dwelling. The Council's SPD for Residential Layouts para. 4.9 provides guidance on assessing potential overshadowing caused by new development. A 15 metre long splay extending 45 degrees either side of the midpoint of any window serving a habitable room on the neighbouring property should not be obstructed by any elevation wall of two or more storeys. In this instance, splays taken from the ground floor living room window on the rear elevation and the easterly facing kitchen / dining window and first floor bedroom windows on the rear elevation and an easterly facing dormer window serving a bedroom at 36 Ducks Hill Road will be interrupted by the flank wall of the proposed building. In the case of the living room and kitchen / dining room, these rooms are served by other windows that would not be obstructed by the development. The bedroom windows affected are the primary light source for those rooms. However, based on the height of these windows and that of the neighbouring building, a 25 degree vertical angle taken from these windows would remain unobstructed as per the requirements of para. 4.15 of the Residential Extensions SPD. The proposed development is therefore considered to be in accordance with Local Plan Policy BE 20 and London Plan Policies 7.4 and 7.6.

With regards to potential for overlooking, all windows on the side elevation, which face towards 36 Ducks Hill Road and 4 Cygnet Close will be obscure glazed in order to prevent intrusive views towards neighbouring properties. A condition would be attached to any approval given requiring obscure glazing to be maintained at all times and for these windows to be fixed shut other than parts over 1.7 metres above finished floor level (for example fanlights to provide ventilation). The windows on the northern side facing elevation of the rear projection are a sufficient distance or angled in such a way as to ensure no habitable windows on neighbouring properties are within 21 metres of these windows based upon a 45 degree visibility splay either side of the midpoint of relevant windows. This is also the case for balconies which are a sufficient distance from surrounding properties to prevent invasive views being offered. It should be noted that the rear elevation of the flats is stepped further back than that of the previously refused scheme with the result that a sufficient separation distance is now maintained between habitable windows on the proposed building and on neighbouring properties on Cygnet Close and Ducks Hill Road. In addition, all bedroom windows on the closest part of the rear elevation to neighbouring properties are now proposed to be obscure glazed and, as with the other obscure glazing on the building described above, a condition can be attached to any approval to secure this arrangement in perpetuity. The previous scheme included balconies that would have directly overlooked the rear of properties on Cygnet Close which have now been substituted for a 'juliet' balcony arrangement, thereby addressing previous concerns. It is therefore considered that the proposed development satisfies Local Plan Policy BE 24 and London Plan Policies 7.4 and 7.6.

It is noted that the existing dwellings on the site already compromise the 45 degree rule both in terms of the 15 metre distance to be maintained between buildings and the 21

metre distance to be maintained between windows serving habitable rooms. The proposed building will project moderately further towards the front of the site than the existing dwelling at 42 Ducks Hill Road. However, it is not considered that the additional projection will substantially or harmfully alter the amenity impact upon 42 Ducks Hill Road by way of overshadowing or overbearing. It is also noted that the dwelling at 42 Ducks Hill Road is angled away from the site, reducing the impact of the proposed building.

However, the relationship towards 36 Ducks Hill Road will be materially altered. The flank walls will run the close to the entire depth of the rear garden of 36 Ducks Hill Road and, whilst planning legislation does not protect rights to a view, it does instruct that negative impact towards neighbouring amenities caused by overbearing is a material consideration. Given the depth of the flank wall and its proximity to the side boundary shared with 36 Ducks Hill Road, it is considered that it would appear overbearing and oppressive towards the occupants of 36 Ducks Hill Road, particularly when viewed from within the rear garden.

It is therefore considered that the proposed development would result in a significant loss of residential amenity by reason of its siting, bulk and proximity to the side boundary of the site. The proposed development is therefore in conflict with Local Plan Policy BE 21 and London Plan Policies 7.4 and 7.6.

7.09 Living conditions for future occupiers

The proposed development provides 9 x three bedroom residential units. The internal space standards enshrined within the London Plan (2016) stipulate minimum Gross Internal Area (GIA) for residential units based on the amount of bedrooms provided, occupancy rate and the amount of storeys over which the space is distributed. These standards correspond directly with the Department for Communities and Local Government (DCLG) Technical housing standards - nationally described space standard (2015).

The minimum GIA for a 3 bedroom single-storey unit is 74 m² assuming occupation by 4 individuals, 86 m² assuming occupation by 5 individuals and 95 m² assuming occupation by 6 individuals. The GIA of each apartment varies between approximately 118 m² and 124 m² but in all instances the GIA is comfortably above the minimum threshold. It is therefore considered that the proposed development satisfies London Plan Policy 3.5 in this regard.

The use of obscure glazing for windows, including a number serving habitable rooms, is not considered to compromise internal living conditions for future occupants as all habitable rooms that include obscurely glazed windows are dual aspect and therefore also served by a clear glazed window which will provide adequate natural light and ventilation. One of the reasons of refusal attached to the previous scheme was concern over whether adequate natural light would be provided to rear facing living rooms within the flats contained in the front section of the building, owing to their proximity to the flank wall of the rear projection. The revised scheme has not altered the general positioning of these fenestrations but has reduced the depth of the rear projection and this has alleviated concerns regarding natural light permeation to the aforementioned rooms. The proposed development therefore satisfies Local Plan Policy BE 20 and London Plan Policy 3.5.

Policy BE 23 of the Local Plan requires that all new development both preserves private amenity space serving existing properties and provides sufficient private amenity space for future occupants of said development. The Council's SPD for Residential Layouts provides standards for the amount of private amenity space that should be provided for the occupants of a residential unit. This takes the form of a sliding scale based on the amount of bedrooms that the unit provides.

The minimum amount of shared amenity space recommended for flatted development is 30 m² per 3 bedroom flat. Communal space is located to the rear of the building and is secured by boundary fencing and a gate. The overall amount provided is approximately 610 m² which is in excess of the minimum amount and is considered to be appropriate given the suburban nature of the site. The communal space provided is considered to be easily accessible, clearly defined in relation to private terraces that are also included within the development, well exposed to natural light and is overlooked by all properties within the development, ensuring security. The communal space therefore satisfies Standard 4 and para. 2.2.11 of the London Plan Housing SPG.

In addition, Standard 26 of the London Plan Housing SPG stipulates that a minimum of 5 m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1 m² should be provided for each additional occupant. Ground floor units are all served by an approximately 15m² private terrace area, accessed directly from the unit. Four of the upper floor flats have private balconies measuring approximately 8m². The upper floor flats within the rear section of the building do not have balconies. This is due to site constraints as any balconies provided would overlook neighbouring dwellings on Cygnet Close at an intrusive level. Para. 2.3.32 of the London Plan Housing SPG states that in exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. This area must be added to the minimum GIA. As all units have well over the minimum required GIA, it is considered that this is acceptable for the units without balconies.

It is therefore considered that the proposed development would be in accordance with Local Plan Policy BE 23 and London Plan Policy 3.5 in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application was accompanied by a Transport Statement and this, along with all other plans, has been assessed by the Council's Highway Engineers. The low PTAL score for the site has been noted as well as the consequence that this will result in a strong reliance on private cars for future occupants of the development. The basement parking which would serve the development provides 20 parking bays, including a 10% provision of disabled parking bays, and this amount is in accordance with relevant parking standards based on the PTAL score and number of bedrooms provided.

It is not anticipated that the development will result in a significant increase in traffic over that generated by the use of the site as two separate dwellings.

Access to the site will be taken via a dropped kerb on to Ducks Hill Road. The site will be secured by automatic sliding gates which are set back a sufficient distance from the highway to prevent vehicles waiting to enter the site from obstructing traffic. The visibility splays provided at the site entrance / exit are sufficient to allow for good visibility of approaching traffic and pedestrians. Pedestrians will access the site by a separate gateway and path and will therefore not be at risk of encountering vehicles entering and leaving the site.

9 cycle parking spaces are provided within the basement parking area. Whilst this is below the Council's standards, additional storage can be provided within the internal storage areas available in each unit.

It is therefore considered that the proposed development would satisfy the requirements of Policies AM 8, AM 14 and AM 15 and London Plan Policy 6.13.

7.11 Urban design, access and security

The design of the building has been discussed within section 7.07 of this report. To summarise, it is considered that the building design reflects the 'arts and crafts' style that is characteristic of this part of Northwood. The breaking up of the building into segments arranged around a central atrium and the staggering of front and rear elevations helps to distribute the mass of the building in such a way that it does not appear overly bulky or oppressive.

The building will be constructed in accordance with Part M of the Building Regulations which relates to accessibility. All floors, including basement parking, will be served by a lift and all access points will be level. Rooms are laid out in a logical way and all, other than en-suite facilities, are accessible from a central hallway. The rear communal space features a clearly defined level pathway. It is therefore considered that the proposed development would provide good levels of accessibility.

The proposed building has fenestrations on all aspects and all private and communal spaces are overlooked. There are a number of windows and openings on the frontage and, as such, the building fully engages within the street scene. The presence of the building will not result in any isolated or secluded spaces being created within the public realm which would have the potential to encourage anti-social activity. The site will be secured by boundary fencing and automatic gates. A condition will be attached to any approval given requiring 'Secure by Design' standards to be adhered to for the site and for details of how these standards are to be implemented to be provided to the Council and approved prior to commencement of development. If carried out to the approved specification, the development would be in accordance with Local Plan Policy BE 18.

7.12 Disabled access

Accessibility matters are discussed in section 7.11 of this report.

7.13 Provision of affordable & special needs housing

The proposed development is for less than 10 residential units (with a net gain of 7 given the loss of the two existing dwellings on site). As such, it falls below relevant thresholds for the provision of affordable and / or special needs housing.

7.14 Trees, Landscaping and Ecology

The site has been partially cleared and it is understood that this has included the removal of trees within the garden, none of which were the subject of Tree Protection Orders or located within a Conservation Area.

The proposal includes a comprehensive landscaping scheme and the retention of two significant existing trees to the front of the site, namely one Holly and one Horse Chestnut tree. The Council's Landscape Officer has reviewed the proposed landscaping scheme and found it to be acceptable subject to additional detail being provided as to the appearance around the basement parking ramp, with particular reference to retaining walls and pedestrian barriers. In addition, the current siting of the bin store would need attention in the form of either repositioning further within the site or submitting details of sympathetic screening to be employed in order to prevent a negative impact upon the street scene.

Suitable landscaping to the frontage is particularly important in order to ensure that the open and verdant nature of the current street scene is preserved and enhanced.

It is therefore considered that, subject to satisfactory landscaping details being received, the development would be in accordance with Local Plan Policy BE 38.

7.15 Sustainable waste management

The scheme provides bin storage facilities that would be accessible to waste collection operatives. Refuse vehicles would not need to enter the site and would stop on the adjacent highway as is the case for neighbouring properties.

7.16 Renewable energy / Sustainability

The development will be subject to relevant Building Regulations legislation in regard to energy efficiency. In addition, it is intended for photovoltaic panels to be installed on the flat roof elements of the building although no details of their location or the mounting method have been received with the application. As such, a condition requiring details of the siting, panel size and mounting structure to be submitted to and approved by the Council prior to the commencement of development would be attached to any approval given.

7.17 Flooding or Drainage Issues

The application was accompanied by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy. The Council's drainage engineers have reviewed both documents and are satisfied with the results and mitigation measures that would be adopted. These include:-

Surface water from all impermeable areas to be attenuated at the storage tank which will provide a volume of approximately 22.8 m³. This volume can accommodate all rainfall events up to the 1 in 100 year event with 40% climate change.

Discharge from the site will be restricted to the greenfield runoff rate of 2.5 l/s providing 88% betterment on the 1 in 100 storm event.

Discharge from the site will be connected to a Thames Water surface water sewer. This will require consent from Thames Water and an informative will be attached to any approval given drawing the applicants attention to this matter.

A pumped surface water system will be implemented as the site will be lowered below existing ground levels. A gravity system is not considered to be viable for this reason.

Surface water will be treated by a vortex separator located downstream of the attenuation tank.

A private management company will be set up to manage and maintain the drainage system.

Provided that the measures set out in the Flood Risk Assessment and Surface Water Drainage Strategy are implemented and maintained, the development would be in accordance with Policy OE 8 of the Local Plan.

7.18 Noise or Air Quality Issues

The proposal is for residential development and it is not considered that it would generate a level of noise that would be incompatible with the surrounding residential environment. Further, it is not considered that the balconies are of a sufficient size to allow sustained use by a significant number of people and, as such, it is not considered that they would lead to undue disturbance towards neighbouring properties.

The basement parking facility would be within close proximity of neighbouring properties and given this, and its proposed use, it is considered that any approval given should include a condition requiring a noise assessment to be provided in order to satisfy the Planning Authority that sufficient sound proofing measures will be employed to prevent disturbance towards neighbouring occupants as well as occupants of the development itself. Any such

measures would need to be included within construction and maintained in perpetuity thereafter.

Provided satisfactory details are received, it is considered that the proposed development would be in accordance with Local Plan Policy OE 1 and London Plan Policy

7.19 Comments on Public Consultations

With regard to the accuracy of the application form, planning statement and design and access statement. It is not considered there has been any attempt to mislead, the accompanying plans clearly show a development of flats on the current site of 38 - 40 Ducks Hill Road. Typographical errors are not a valid reason to refuse an application.

The proposal does not represent backland development as the proposed building has a clear street frontage. The backland development designation relates to garden land to the rear of a dwelling that is to be retained.

With regard to policy considerations, Local Plan Policies take precedence provided they reflect the general aims and objectives of regional and national policies and legislation. The Council's Local Plan Policies date from 2007 and were reviewed in 2012, with some of the original policies not saved as they were superseded by Local and National Policy. When applying Local Plan policies, regard has to be paid to the following direction contained within the NPPF which states that planning permission should be granted 'where the development plan is absent, silent or relevant policies are out of date.'

The Council's emerging local plan has not been adopted and the proposed development has been determined based on current Local Plan policies.

Infrastructure works such as new sewage pipes are not considered as part of this application. In most instances, the works will be performed by or on behalf of a statutory undertaker and planning permission will not be required as per Schedule 2, Part 13, B of the General Permitted Development Order (2015) (as amended).

The Council no longer applies lifetime homes standards to development.

All other points raised relate to matters that are discussed within the main body of this report.

7.20 Planning Obligations

Policy R 17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought.

The proposed development is not considered generate such a need and, as such, there are no requirements for planning obligations to be attached, should approval be granted.

All planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for the Mayoral

Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. The liability payable will be equal to £35 per square metre. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents Chargeable Development under the Hillingdon

Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £95 per square metre.

7.21 Expediency of enforcement action

7.22 Other Issues

The proposal involves the partitioning of the current plot at 40 Ducks Hill Road, with the western end (which backs on to Cygnet Close) remaining undeveloped. Whilst the site is within a residential area, is of sufficient size for residential development and includes a road frontage, it is considered that access to any potential development in the future would be obstructed by a line of TPO trees and, as such, the site does not represent a viable development site. It is therefore considered that the partitioning of the site would result in a land locked parcel of land with no realistic opportunity for development.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal has addressed some of the reasons for refusal attached to the previous scheme, namely by providing a suitable drainage scheme and amending the design and layout so as to prevent unacceptable overlooking and overshadowing impact towards neighbouring properties.

However, a fundamental objection is raised against additional flatted development on Ducks Hill Road given the degree to which its original character has already been eroded through the loss of large, detached family homes and replacement with flatted development.

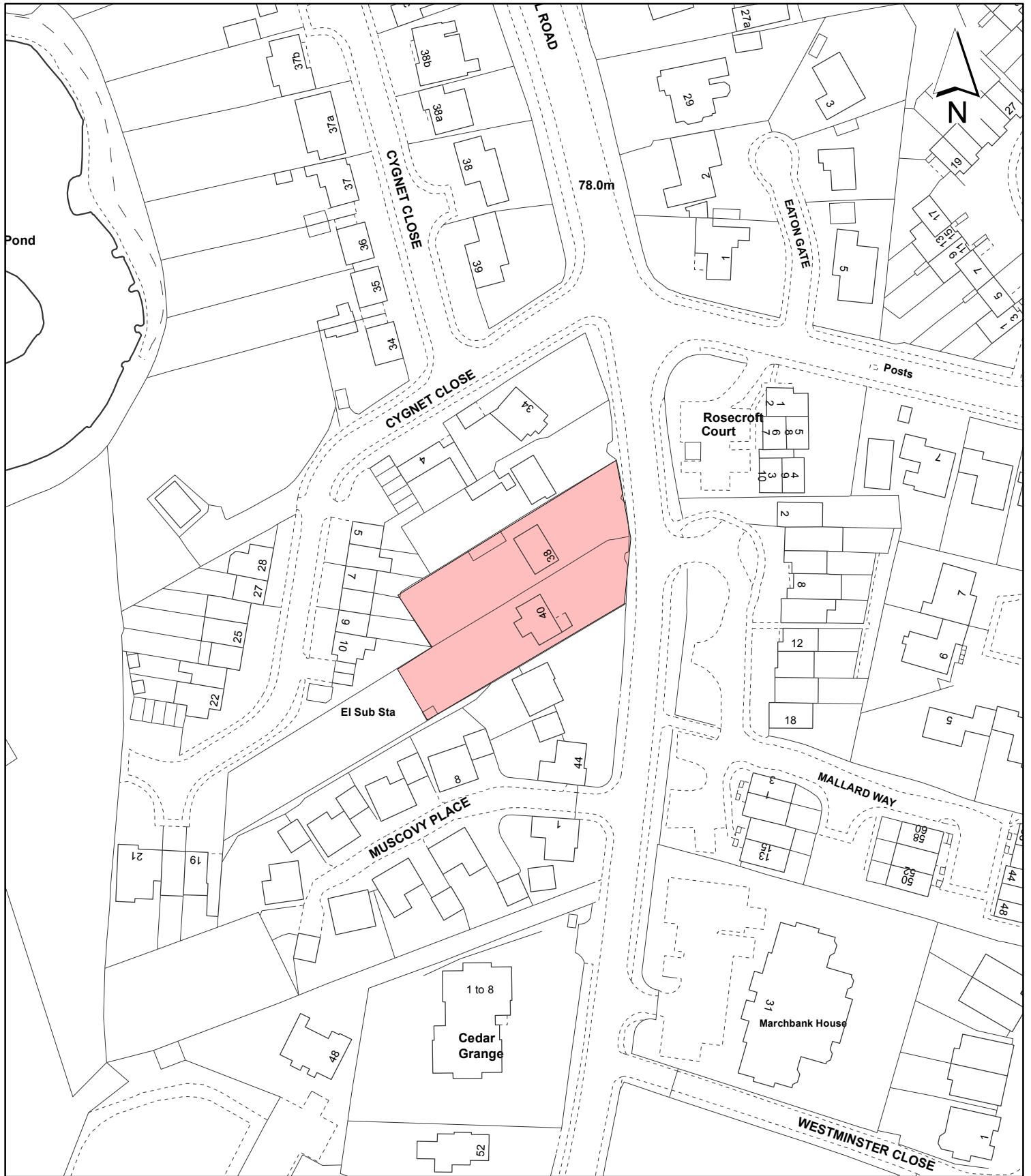
The depth of the proposed building is also considered to be unacceptable as the flank wall will extend virtually the entire depth of the garden of No. 36 Ducks Hill Road, thereby introducing a sense of enclosure and appearing as an overbearing and oppressive presence.

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)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The Housing Standards Minor Alterations to The London Plan (March 2016)
DCLG Technical housing standards - nationally described space standard (2015)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

38 - 40 Ducks Hill Road

Planning Application Ref:

71798/APP/2017/803

Planning Committee:

North Page 32

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** LAND TO THE REAR OF ROBINS HEARNE AND LITTLEWOOD DUCKS HILL ROAD NORTHWOOD
- Development:** Erection of 4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline application for access and layout with some matters reserved).
- LBH Ref Nos:** 41674/APP/2017/381
- Drawing Nos:** 1:1250 Location Plan
15.17.1 Rev. B
DHR/FC/04
DHR/FC/05
15.167.2 (Illustrative plans and elevations for Plots 3 and 4
Design and Access Statement
Tree Protection Plan
Arboricultural Survey to British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations at Land rear of Robins Hearne, Ducks Hill Road, Northwood
Extended Phase 1 Habitat Survey Report, February 2016
Stratton Associates letter dated 5/4/17

Date Plans Received: 01/02/2017

Date(s) of Amendment(s):

Date Application Valid: 06/03/2017

1. SUMMARY

This application seeks outline permission for the erection of 4 detached houses, involving rear garden land to the rear of properties which front Ducks Hill Road. Means of access, which would be taken from Fringewood Close and layout only are to be determined at this stage, with the plans showing the floor plans and elevations of the houses only being indicative. Appearance, landscaping and scale are reserved for subsequent approval.

This scheme is a resubmission of a very similar outline application for 4 houses on this site (App. No. 41674/APP/2015/2100 refers) that was presented to the North Planning Committee on 21st June 2016. Although the officer recommendation was for approval, Members resolved to refuse the scheme and a subsequent appeal was dismissed on 20th February 2017.

The current proposal is an almost identical scheme and the changes made and clarification provided are not considered to have addressed the Member's reason for refusal of the previous scheme or the Inspector's justification for dismissing the subsequent appeal and therefore the scheme is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting and layout would result in a development of the site, which would fail to harmonise with the existing local and historic

context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties

	and the local area
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an irregular-shaped area of land forming part of and located at the end of the rear gardens of a detached house known as Robins Hearne and part of a recently constructed flatted block known as 'Woodlands' which front the south-east side of Ducks Hill Road. The site is located to the north of the turning head at the northern end of Fringewood Close, sited in front of No.17 which immediately adjoins the application site to the south. Fringewood Close only has detached houses on its south eastern side, with the north western side of the road comprising the ends of the rear gardens of properties fronting Ducks Hill Road. The garden areas are characterised by numerous mature trees, of which a number within and close to the application site are protected under Tree Preservation Order No. 281.

The site forms part of the 'developed area' as identified by the Local Plan Policies and is surrounded by adjoining properties and their rear gardens, with the rear gardens to the south east forming part of the Copsewood Estate, Northwood Area of Special Local Character.

3.2 Proposed Scheme

This application seeks outline permission for the erection of 4 detached houses on the site. Means of access and layout only is to be determined at this stage and the plans showing the siting and floor plans of the houses are only indicative. Appearance, landscaping and scale are reserved for subsequent approval.

Access to the site would be by means of extending Fringewood Close on the south western boundary of the application site. The houses on Plots 1 and 2 would be sited on the south eastern side of the extended access road and Plots 3 and 4 would be on the north western side.

This scheme differs from this previous application (App. No. 41674/APP/2015/2100 refers) in that the separation gap between the houses on Plots 3 and 4 has increased from approximately 4 to 5m. Changes have also been made to the footprint of the houses on Plots 3 and 4, although their general siting remains the same, with the main differences involving the small rear projecting 'conservatory' shaped additions from each of these houses have been omitted and the overall width of the house on Plot 4 has been reduced by approximately 1m and the house on Plot 3 by approximately 3.1m. The overall length of the access road has also been shortened and the width and length of the individual driveways has been reduced. Following comments made in the Inspector's decision letter, the agent has also provided clarification that the rear elevation of the nearest house (Plot 4) to the rear elevation of the newly built flatted block known as Woodlands at 103 - 1057 Ducks Hill Road would be some 22.8m.

The application is supported by the following documents:-

Design and Access Statement:

This provides a brief statement, advising that the current application is a re-submission of 41674/APP/2015/2100. It goes on to provide a brief summary of the planning history, noting there has been a history of planning approvals for the same development on this site since 2002, albeit the site was split into two separate applications and each application and its successor was approved until the Planning Committee overturned the officer's recommendation for approval on the last submission (App. No. 41674/APP/2015/2100 refers).

It goes on to note that an Arboricultural Report and accompanying plans, together with a Stage 1 Ecology Survey were submitted with the last application and found to be acceptable by the Council and are included as part of this resubmission as they are within acceptable timescales.

It notes that following the decision of the Planning Committee, a meeting was held with planning officers and it was agreed the re-submission may benefit from slight changes to the siting of the houses on Plots 3 and 4, namely:-

- reduction in the length of the access drive into the site itself together with a shortening of the width and depth of the individual access drives to Plots 3 and 4,
- An increase in the separation width between the houses on Plots 3 and 4,
- Although application is in outline, indicative floor plans have been included in past submission.

The statement goes on to advise that the shortest distance between the rear elevations of the newly built flatted block and the house on Plot 4 is 22.8m, comprising of 7.8m from the nearest part of the apartment building to the rear boundary and a minimum distance of 15m from that common boundary to the rear of the proposed dwelling on Plot 4.

The statement goes on to advise that no issues have been raised with the vehicular and pedestrian arrangements since the scheme was first approved in 2002 and the site is level so that there would not be any issues in terms of satisfying Part M of the Building Regulations as regards accessibility.

Extended Phase 1 Habitat Survey Report, February 2016:

The describes relevant legislation and outlines the methodology, which comprised a desk and site surveys. Results are presented and appropriate mitigation measures and enhancement work are recommended.

Arboricultural Survey to British Standard B.S. 5837: 2012 'Trees in relations to design, demolition and construction - Recommendations':

This provides an assessment of the existing trees on site and considers the impact of the proposed development. It concludes that there are several important trees that should be retained and the submitted tree protection plan shows how the site can be laid out to minimize tree loss and provide suitable amenity space for the house. There would be small encroachments upon the root protection areas of a few trees but these are acceptable and can be overcome with specific approved techniques.

3.3 Relevant Planning History

Comment on Relevant Planning History

This application is essentially a re-submission of a very similar outline application (App. No. 41674/APP/2015/2100 refers) for 4 detached houses on this site which Members overturned the officer recommendation for approval at the North Planning Committee on 21/6/16 for the following reason:-

The proposed development, by reason of its siting and layout would result in a development of the site, which would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF.

A subsequent appeal was dismissed on 24/1/17.

Prior to this, there has been a lengthy history of planning applications on this or part of this site for housing development which go back to the 1990s.

Schedule of Previous Decisions:

41674/APP/2013/543 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2013/546 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved)

reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2009/2651 - Erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2009/2643 - Extension of Fringewood Close and erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2005/396 - Erection of two detached houses (Outline Application) - Approved 31 March 2005.

41674/APP/2005/150 - Extension of Fringewood Close and erection of two detached houses (Outline Application) (Renewal of planning permission ref. 41674/APP/2002/385, dated 25/04/2002) - Approved 8th March 2005.

41674/APP/2002/385 - Extension of Fringewood Close and erection of two detached houses (Outline application) (Renewal of planning permission ref. 41674/98/1199, dated 24th September 1999) - Approved 25th April 2002.

41674/98/1199 - Extension of Fringewood Close and erection of two detached houses (Outline application - Approved 24th September 1999.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

47 neighbouring properties have been consulted on this application, 2 site notices have been displayed adjacent to the site on 30/3/17 with a closing date of 19/4/17, one on Fringewood Close, one on Ducks Hill Road. 8 individual responses have been received, objecting to the proposal, together with 2 'petitions', objecting to the proposal with 28 and 17 signatories respectively. Although the second 'petition' comprises less than the 20 valid signatories, it is to be considered as an addition to the valid petition.

The petition with 28 signatories is summarized as follows:-

The petition is from the undersigned 28 adult residents of Fringewood Close who wish to:

- object to the above planning application to build four houses on gardens to the rear of "Robin's Hearne" and "Littlewood" on Ducks Hill Road
- petition the Council to refuse this application

The application is a virtually identical repeat of 41674/APP/2015/2100 which was rejected unanimously by the North Planning Committee at their meeting on 21 June 2016 and subsequently rejected at appeal on 20 February 2017.

The petitioners reiteration their grounds for objection to the previous scheme (41674/APP/2015/2100 refers) as set out in their petition to that application which is re-submitted here and summarized as follows:-

- The proposal constitutes overdevelopment,
- It would change the character of this section of Fringewood Close, with the 'double sided' development either side of the extended access road being at odds with the rest of the 'single sided' nature of the northern part of the road, being visually incompatible and failing to harmonise with the existing street scene,
- Proposal would fail to provide adequate parking facilities which would exacerbate existing parking congestion in the road and contravene rights of owners of private road frontage,
- Proposal would negatively impact upon the residential amenity of residents in the Close,
- Planning history for similar development here includes both approved and refused schemes and some residents may not of been aware proposal included a total of 4 houses,
- Proposal unlikely to be capable of connecting to main sewers and privately owned and jointly maintained sewage station at No. 17 which also serves No. 15 is unlikely to be able to cope with 6 houses, and would quickly back-up in event of break down,
- There have been changes in circumstances in that the Government in 2010 have enabled LPAs to refuse schemes which involve garden grabbing and road conditions and traffic congestion have been made worse with all the other development in Ducks Hill Road that has taken place,

Further observations

The Committee's decision of 30 August 2016 (agreed in similar terms by the Inspector in his decision of 20 February 2017) stated:

"The proposed development, by reason of its siting and layout would result in a development of the site, which would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF."

The petitioners strongly object to this repeat application on these grounds and the repeat application makes no attempt to address this issue.

The submitted location plan is inaccurate as it fails to take account of the subsequent construction, size and location of the Woodlands apartment building. This subsequent development simply reinforces the conclusions reached in relation to the previous application and the reasons given in the August 2016 notice of decision.

The Design and Access Statement indicates that planning officers have suggested "slight changes" to the siting of the houses on plots 3 and 4 may "benefit the resubmission". The changes appear to be so slight as to be invisible when seeking to compare the site layout plans for this and the previous application and are presumably designed to edge the houses on plots 3 and 4 away from Woodlands in the hope of trying to neutralize concerns of Woodlands residents about overlooking. However, shortening drives a few imperceptible feet fails to address the concerns of Fringewood Close residents (and of Councillors at the June 2016 meeting). The impact of the Woodlands apartment block did not feature in the June 2016 discussion and simply reinforces the view that the development would be out of character and over-intensive for the location.

The petitioners view the re-submission of what is effectively the same application as an abuse of the planning process. The changes from the previous application are insignificant.

We understand that the Council has authority to decline to consider an application which is resubmitted without significant change within two years of the rejection of the appeal and call upon the Council to exercise that power in relation to any further attempt to repeat this application for four houses at this location.

The petitioners in the second petition object to the proposal on the following grounds:

- The Location Plan, Site Layout Plan and Tree Survey are out of date as they show previous Plots 103 - 107 instead of the new Woodlands apartments development erected in 2015-16,
- The scheme will cause significant loss of light and privacy to Woodlands as a result of at least two of the proposed properties (Plots 3 and 4),
- Huge impact on wildlife including many bird species,
- Ducks Hill Road is already busy and additional properties will further increase traffic load from Fringewood Close,
- Proposal would conflict with Unitary Development and Hillingdon Plans as cited in Council's decision notice and Planning Inspectorate's Appeal decision letter, including, but not limited to Policy BE1 of the Hillingdon Local Plan, Part One - Strategic Policies (2012), Policies BE13 and BE19 of the Hillingdon Local Plan, Part Two - Saved UDP Policies (2012) which seek to achieve high quality design that contributes positively to local areas in terms of layout and improves the character of the area and Policies 3.5, 7.1 and 7.4 of the London Plan that require housing to enhance the quality of local places, have regard to the pattern and grain of the area and reinforce local character among other things.

The individual responses raise the following summarized concerns:-

- (i) New development will result in loss of privacy to surrounding properties, particularly Woodlands and Wildwood and private and communal gardens,
- (ii) New development will block morning sunlight from Woodlands apartments and patio,
- (iii) Quiet residential garden would be turned into site for 4 houses, increasing noise and activity,
- (iv) Development would be overbearing, out of character with tranquil setting,
- (v) Loss of existing views from neighbouring properties,
- (vi) Separation distance quoted by agent is irrelevant as does not change the concerns raised by the Inspector that scheme 'there can be no assurances that the dwelling at Plot 4 would achieve suitable separation distance to fit in with the prevailing pattern of development and maintain the existing high levels of spaciousness and the 'there being no flexibility over the layout of the dwellings the proposal would therefore result in a cramped development that would be harmful to the character and appearance of the area'.
- (vii) Proposal would exacerbate light pollution,
- (viii) Application makes no attempt to address previous refusal and therefore conflicts with policies cited by Planning Committee and Inspector. Not aware there has since been any change to planning policy,
- (ix) Given inconvenience of another application, can Council refuse to deal with it?
- (x) Submitted plans show previous houses at 103 - 107 Ducks Hill Road and not 'Woodlands',
- (xi) Large impact upon wildlife,
- (xii) Ducks Hill Road is already busy and proposal will increase traffic from Fringewood Close,
- (xiii) There will not be sufficient parking,
- (xiv) Extending access road to serve more properties would exacerbate access difficulties, particularly for larger vehicles,
- (xv) Septic tank for Nos. 15 and 17 Fringewood Close would not be able to cope with additional pressure,

Northwood Residents' Association:

The proposal is detrimental to the visual amenity and character of the area, contrary to Local Plan Policies, BE1, BE13 and BE19.

Internal Consultees

Tree/ Landscaping Officer:

This site was the subject of a previous planning application ref. 2015/2100 which was refused at appeal.

Comment

The current submission includes a the tree survey by Merewood, dated 2015, prepared for the previous application. Although it is now 2 years old, in this case the information is still relevant and appropriate. The layout is very similar to the previous application.

Recommendation

No objections, subject to conditions RES8, RES9 and RES10.

Sustainability Officer:

No objections to the scheme, subject to conditions to require further detailed bat, reptile and mammal habitat and species surveys to be submitted and approved prior to the commencement of development. A wildlife enhancement scheme would also be required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Although the proposed development for 4 houses on this site, accessed from an extension to Fringewood Close has previously been approved on this site, as noted by the Inspector

in his decision letter on the previous, almost identical application:-

'Although there is a history of previous planning permissions at the appeal site I have no evidence before me that these remain extant. Therefore while the principle of development has previously been established I am required to consider the proposal against the policies of the development plan currently in force and any material changes in circumstances.'

The Inspector went on to consider the planning merits of the scheme and noted that in this regard, an adjoining site at Nos. 103 - 107 Ducks Hill Road 'Woodlands' had been re-developed as a flatted block which had not been shown on the application plans, nor mentioned by the LPA. The Inspector advised at paragraphs 9 to 11:-

9. Given the additional height and short rear gardens of Woodlands there can be no assurances that the proposed dwelling at Plot 4 would achieve suitable separation distances to fit in with the prevailing pattern of development and maintain the existing high levels of spaciousness. I acknowledge that the arrangement of houses along Copsewood Way is of limited significance to the proposal due to the limited visual association with that estate. The extensive trees and hedgerows of the appeal site would also largely screen the proposal in streetscene views along Fringewood Close.

10. However, the proposal would be clearly visible from properties along Duck Hill Road. On the limited information before me the close relationship between Plot 4 and the Woodlands would not appear to maintain existing densities or the spaciousness of the area. There being no flexibility over the layout of the dwellings the proposal would therefore result in a cramped development that would be harmful to the character and appearance of the area. The limited benefits of four additional units to the dwelling supply and the Council's acceptance of the access proposed would not outweigh this significant harm.

11. I conclude that the proposal would result in harm to the character and appearance of the area. As a result it would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies 2012 and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies 2012 that seek to achieve high quality design that makes a positive contribution to local areas in terms of layout, and which complements and improves the character of the area. It would also conflict with Policies 3.5, 7.1 and 7.4 of the London Plan that require housing to enhance the quality of local places, have regard to pattern and grain, and improve or reinforce character, among other things.

Since the appeal decision in February 2017, there has been no significant change in planning policy and the minor changes made do not significantly alter the scheme and it is not considered that the Inspector's concerns have been overcome. The proposal is therefore recommended for refusal.

7.02 Density of the proposed development

When considering small scale developments such on this, the Mayor's density guidelines are of little value and it is more relevant to assess the scheme in terms of the character and appearance of the area. To this end, on the previous appeal, the Inspector noted that:

'On the limited information before me the close relationship between plot 4 and the Woodlands would not appear to maintain existing densities or the spaciousness of the area. There being no flexibility over the layout of the dwellings the proposal would therefore result in a cramped development that would be harmful to the character and appearance of the area.'

The current scheme proposes an almost identical housing layout that does not address the Inspector's concern and therefore the cramped nature of the proposed scheme forms part of the reason for refusal.

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

Although the site lies adjacent to the Copsewood Estate, Northwood Area of Special Local Character, the adjoining rear ends of the back gardens which form the boundary of the area of special character comprise dense woodland so that the proposed scheme would not have any significant impact upon the character of the adjoining area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by 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 Section 7.01 above.

7.08 Impact on neighbours

Although this application is for outline permission, with only the means of access and layout to be determined at this stage, the site would be capable of accommodating four houses without adversely affecting the amenities of surrounding properties. Notwithstanding the screening afforded by existing trees, the layout shows that the nearest house would be sufficiently remote from adjoining properties and the agent has confirmed that a separation distance of 22.9m would be retained between the rear elevation of the house on Plot 4 and the rear elevation of the newly constructed 'Woodlands' flatted block.

The separation distances would ensure that the proposed houses would not result in any overshadowing or appear unduly dominant from neighbouring properties and would not be overlooked within a distance of 21m. As such, the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS Residential Layouts.

7.09 Living conditions for future occupiers

Private amenity space

The rear amenity spaces provided would comply with the Council's minimum standards. The house on Plot 1 would have an area of approximately 225m², with Plot 2 having an area of 525m², Plot 3 would have an area of approximately 300m², with Plot 4 having an area of 267m².

Amenities created for future occupiers

This outline application does not specify the proposed number of bedrooms, although the indicative floor plans do suggest that 4 bedrooms would be provided. These are large detached properties that would easily satisfy the National space standards in order to achieve satisfactory living conditions for future occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No objections were raised by the Highway Engineer to the previous applications. The layout of the houses suggests that adequate car parking to satisfy the Council's off-street car parking standards could be provided and these details could have been controlled at the reserved matters stage had the application not of been recommended for refusal, together with details of the road extension.

7.11 Urban design, access and security

Access and security matters are now largely covered by Building Regulations and appropriate conditions could have been added had the application not of been recommended for refusal.

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Council's Tree Officer advises that the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites. Sufficient space is provided to provide additional planting and a landscaped scheme. The Tree Officer advises that the impact of the development would be acceptable, subject to the imposition of appropriate conditions. Had the application not of been recommended for refusal, these conditions could have formed part of the officer recommendation.

7.15 Sustainable waste management

Not applicable to this outline application which is for 4 detached houses on their own curtilages.

7.16 Renewable energy / Sustainability

Energy efficiency would be dealt with by the Building Regulations.

Ecology

A Phase 1 Habitat survey was submitted with the application. The Council's Sustainability Officer reviewed the report and has raised no objection subject to a condition requiring detailed bat, reptile and mammal habitat and species surveys to be submitted and approved prior to the commencement of development. A wildlife enhancement scheme would also have been required. Appropriate conditions could have been recommended had the application not of been recommended for refusal.

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

The application site is not located within Hillingdon's Air Quality management Area and it is considered that the proposal would not give rise to any significant noise or air quality issues as compared to the surrounding situation.

7.19 Comments on Public Consultations

As regards the comments raised by the individual consultees and petitioners, the scale of development is not before the Council for consideration at this stage so that the impacts in terms of privacy, sunlight and dominance and views (points (i), (ii), (iv) and (v)) are not known, but that said, the scheme does maintain at least a 21m distance from the principal elevations of adjoining properties so that the amenities of adjoining properties are unlikely to be affected in terms of policies BE20, BE21 and BE24. In terms of points (iv) and (vii), the increase in noise/activity and light pollution would be no greater than that deriving from surrounding residential development so that further reasons for refusal on this ground could not be justified and in terms of the light, appropriate measures could be put in place to mitigate the impact on wildlife. Points (vi), (viii), (x), (xi), (xii), (xiii) and (xiv) have been dealt with in the officer's report. As regards point (xv), this is not a planning matter that would justify withholding permission. As regards point (ix), it is considered that the changes

made to the scheme could not justify the LPA refusing to deal with it.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this site/scheme.

7.22 Other Issues

No other issues are raised by this planning application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This outline application is recommended for refusal.

11. Reference Documents

NPPF (March 2012)

London Plan (March 2016)

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

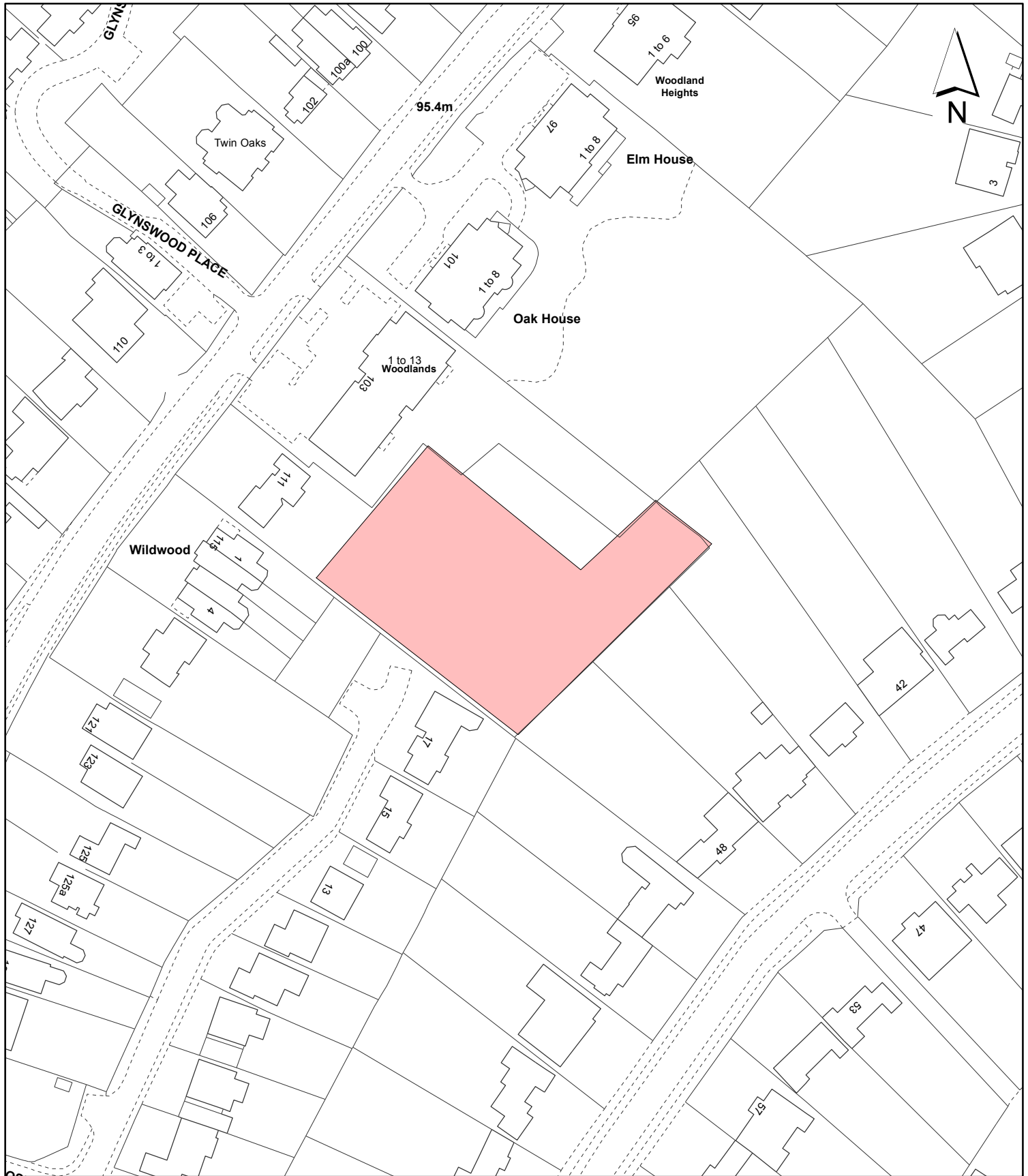
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Supplementary Planning Document HDAS: Residential Layouts (July 2006)

Supplementary Planning Document HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013).

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land to the rear of
 Robins Hearne & Littlewood,
 Ducks Hill Road**

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

Planning Application Ref:

41674/APP/2017/381

Scale:

1:1,250

Planning Committee:

North Page 48

Date:

May 2017



HILLINGDON
 LONDON

A

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

LBH Ref Nos: **38605/APP/2017/554**

Drawing Nos: 4676/12
4676/10 B
4676/09 A
4676/08 A
4676/03 D
Location Plan
Block Plan
4676/11 B
4676/07 D

Date Plans Received: 16/02/2017 **Date(s) of Amendment(s):**

Date Application Valid: 21/02/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period property located on the Western side of Hedgeside Road. The property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage. In the centre of the front elevation there is a two storey gabled projection and a dormer window either side. There are two further dormers on the rear elevation. The property is elevated above the road with the driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized rear garden set at a higher level than the house.

The street scene is residential in character and appearance comprising primarily large detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 12.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension; a part two storey, part single storey side extension and the conversion of the roofspace to habitable use. This includes extending the ridge line of the roof and the provision of one additional dormer window to the front and rear, and the enlargement of the two existing rear dormer windows, as well as the provision of two rooflights to the front

and rear. The proposed two storey extension in fills the existing recess on the rear elevation behind the garage and the kitchen and is incorporated within the extended roof. The single storey is situated behind this and extends across the full width of the property, providing a balcony above part of it.

The proposal also includes a canopy above the front door.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood
CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 Approved **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood
REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577 DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 Approved **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood
ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 Approved **Appeal:**

38605/APP/2016/3272 7 Hedgeside Road Northwood
Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

Decision Date: 22-11-2016 Withdrawn **Appeal:**

38605/TRE/2007/163 7 Hedgeside Road Northwood
TO FELL ONE OAK TREE (T21) ON TPO 12

Decision Date: **Appeal:**

Comment on Planning History

38605/APP/2016/3272 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear (withdrawn)
38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved)
38605/APP/2000/1577 - Conversion of part of the garage (approved)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbours were consulted for a period of 21 days expiring on the 16 March 2017. A site notice was also erected on the lamp post opposite expiring on 27 March 2017.

There were 8 responses received raising the following issues:

- Over development of the site.
- Loss of garden space.
- Overly dominant and bulky addition to the property.
- Out of keeping with the character of the road.
- Will double the potential occupancy of the property requiring a substantial increase in off street parking which would result in more tarmac to the front impacting on the visual character of the front aspect.
- Additional tarmac/parking would result in increased surface water run off and increased risk of flooding.
- Loss of privacy.
- Loss of light.
- Loss of outlook.
- Hedgeside Road is narrow width and cars already have to park on the pavement to allow traffic to circulate freely.
- Loss of view.
- The scale and form fails to harmonise with the existing street scene.
- Closing of the gap between nos. 7 and 9 gives a cramped appearance.
- The front porch being forward of the building line is incongruous and detrimental to the street scene.

Officer response: The comments made are duly noted. Within the context of planning considerations there is no right to a view. All other issues are addressed within the report.

A 29 signature petition against the proposal was also submitted.

Northwood Hill Residents Association - No response.

Trees/Landscaping - The house is situated within the area covered by TPO 12. However, no trees, protected or otherwise, will be affected by the proposed extension. The extension will occupy much of the lower terrace in the back garden. Re-profiling of the levels, involving retaining walls / steps / ramps will be required to ensure that the back garden is attractive and accessible. No objection subject to a landscaping condition.

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:

AM7 Consideration of traffic generated by proposed developments.
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.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1 m from the boundary. Rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of 4 metres with a flat roof not exceeding 3 m would be acceptable.

The proposed two storey extension in-fills and squares off the original dwelling set beneath an extended roof. It is set back 1.5 m from the side boundary and incorporates one additional rear dormer window matching the form of the existing dormers. To the rear the proposed single storey extension measures 4 m in depth from the original rear elevation and has a flat roof of 2.65 m in height. The windows of the two dormers facing this area have been lengthened to form patio doors, giving access to a balcony area that has a 2m high privacy screen on the side elevation closest to the Southern boundary with No. 5 Hedgeside Road.. To the front it includes the replacement of one of the existing

dormers with two smaller ones. These measure 2 m in width, 2.6 m in height and 1.65 m in depth. The proposal also includes the provision of a canopy over the front door, which measures 1.5 m in depth, 2 m width with a hipped roof detail matching the above the dormer windows of 3.5 m in height. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of 5 rooflights.

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey extensions should be set back 1 m from the side boundary and where a single storey extension is within 1 m of the boundary this should be increased to 1.5 m in order to maintain the open character of the area and prevent the risk of terracing. HDAS further advises that a single storey rear extension not exceeding 4 m in depth with a flat roof of 3 m would be acceptable.

This is a good sized dwelling set in a spacious plot and although these are large additions to the property they would comply with HDAS requirements. It is also noted that although this property is similar to the neighbouring property in design the general street scene is characteristically large properties of varying designs a number of which already benefits from extensions of various kinds. Therefore in terms of appearance the proposed extensions are considered to be subordinate to the original dwelling and are in keeping with the character and appearance of the wider area. As such, the development complies with the requirements 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. The proposed two storey extension would sit to the side of the main dwelling adjacent to the boundary with no.9. However given that no. 9 is set slightly forward in the plot than the application site, the new two storey element will project beyond their rear wall by approximately 2.3 m. The extension would be separated from the adjacent property by approximately 2 m and would not compromise a 45 degree line of sight from the first floor windows. However the proposed single storey extension would then project a further 3.3 m at ground floor level giving a total projection of 5.6 m beyond the rear of the adjacent property. It is further noted that no. 9 sits to the North of the application site. Given the close proximity of the proposed extension to the boundary and the depth of the projection beyond the rear of the neighbouring property it is considered that the proposed extension would result in a loss of light and have an overbearing impact on the occupiers of that dwelling. To the other side no. 5, to the South, is set deeper in the plot and at a lower land level, and it is not considered the proposal would significantly impact on that property. As such, the proposal fails to comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The principle windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. One first floor side window would serve a bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m. Concern has been raised over the provision of a balcony above the single storey rear extension and a 2 m high screen is shown along the Southern side to protect the privacy of the occupiers of no. 5. No such detail has been shown providing a similar screen along the Northern side to protect the

privacy of the occupiers of no. 9, however this could be conditioned if all other aspects of the proposal were considered acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extensions would result in two habitable rooms serving as a reception room and a dining room, losing their existing external windows. The reception room would replace this with two high level slot obscure glazed windows on the side elevation, whilst the dining room would be internally located. As a result there would be a very constrained and substandard outlook, natural lighting and ventilation for these rooms, which would fail to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

The proposal would result in the partial conversion of the garage and loss of the associated parking space, however the existing hardstanding to the front would provide sufficient on-site parking for 2 vehicles. The application proposal would therefore be in compliance with Policy AM14 and the Council's adopted Car Parking Standards.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 9 Hedgeside Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of two habitable rooms with no outlook, natural light/sunlight or ventilation resulting in an oppressive environment, to the detriment of the residential amenity of current and future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 Council's Local Plan: Part 1 - Strategic

Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

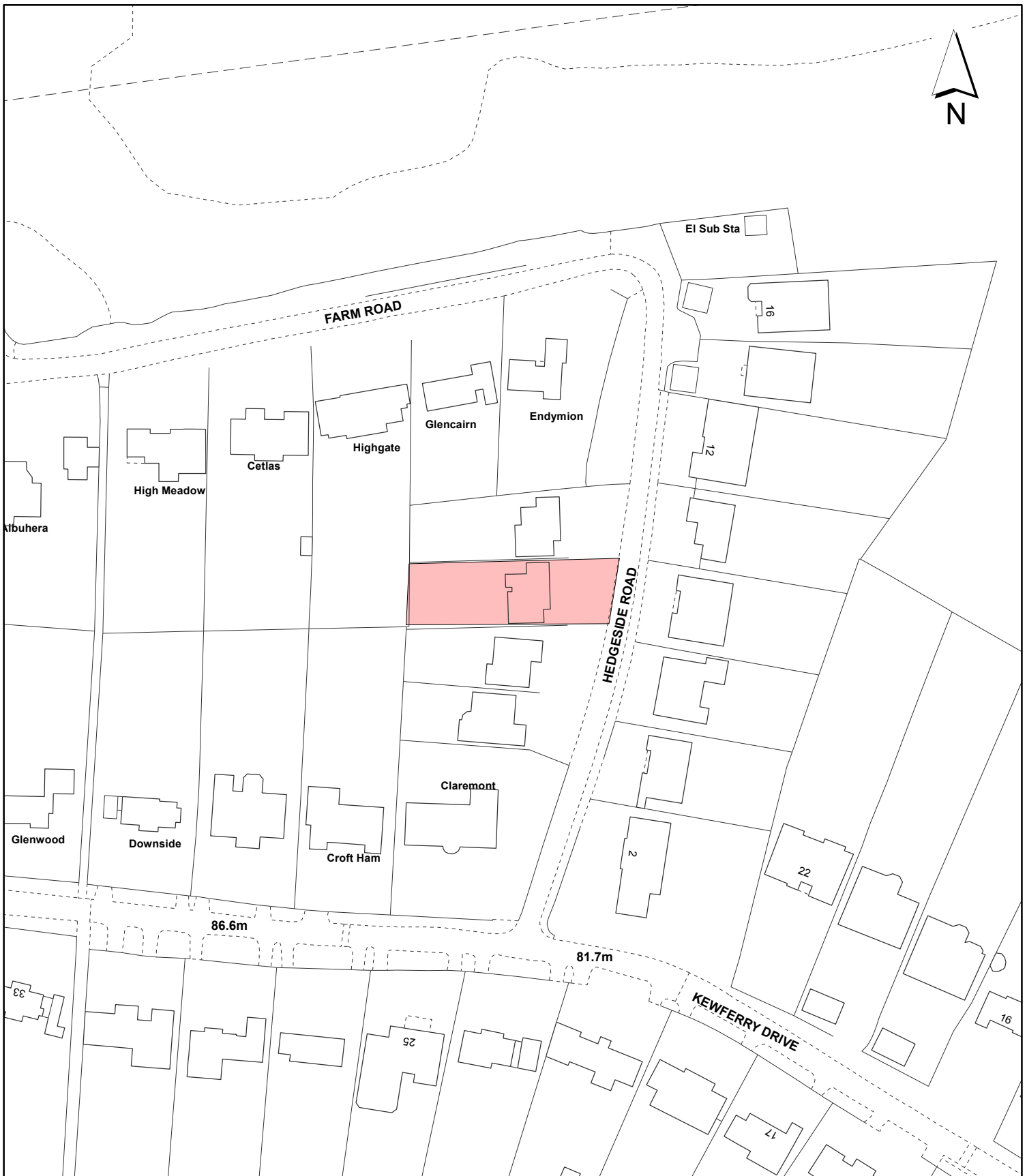
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the 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.
- LPP 3.5 (2016) Quality and design of housing developments
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

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

Planning Application Ref:
38605/APP/2017/554

Scale:
1:1,250

Planning Committee:
North Page 57

Date:
May 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 1 MANOR HOUSE DRIVE NORTHWOOD

Development: Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.

LBH Ref Nos: 27306/APP/2016/4520

Drawing Nos: Tree Survey, Impact Assessment and Method Statement
Paving Detail
16/3021/7
16/3021/8
16/3021/6
16/3021/3 Rev. A
16/3021/2
Location Plan
16/3021/1
16/3021/4
16/3021/5

Date Plans Received: 16/12/2016

Date(s) of Amendment(s):

Date Application Valid: 17/01/2017

1. SUMMARY

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

The application seeks to demolish the existing dwelling and permission for the erection of a two storey replacement building with habitable roof space to include 6 x 2 bed (4 person) self contained flats.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area. The proposal has also fails to achieve suitable living conditions for future occupants and has failed to demonstrate that it can provide privacy to the future occupants of the ground floor flats contrary to the Hillingdon Local Plan (2012) and the London Plan 2015.

It is therefore is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk and siting would represent a visually unsympathetic form of development that would detract from the character,

appearance and visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space for flat 6 of an unsatisfactory size for the proposed 2-bed four person unit. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan, The Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the National Space Standards.

3 NON2 Non Standard reason for refusal

The proposed development comprises a communal amenity area, the use of which would lead to an unacceptable level of overlooking, noise and disturbance to the ground floor flats. The proposal would thus, be detrimental to the residential amenity of future occupiers of the ground floor flats, contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2

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. The submitted application form highlights that no pre-application advice was sought by the Developer in advance of this application.

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers an area of approximately 900 square metres, which is located in a corner plot to the North East of Manor House Drive at the junction with Ducks Hill Road. It currently comprises a large detached dwelling set within a spacious plot, which fronts Ducks Hill Road although the access is to the side from Manor House Drive.

The street scene is residential in character and appearance comprising primarily large detached individually designed properties, some of which are more recent redevelopments.

The application site lies within Developed Area, as identified in the Hillingdon Local Plan (November 2012) and is covered by TPO 444. The site has a PTAL rating of 1a which is very poor.

3.2 Proposed Scheme

This application seeks planning permission for the demolition of the existing dwelling and the erection of a two storey building with habitable roof-space to provide 6 x 2 bed flats with associated amenity space and parking.

3.3 Relevant Planning History

27306/79/1510 1 Manor House Drive Northwood
Householder development - residential extension(P)

Decision: 20-11-1979 Approved

27306/A/90/1560 72 Ducks Hill Road Northwood
Erection of an attached garage at the side

Decision: 01-11-1990 Approved

27306/APP/2002/672 1 Manor House Drive Northwood
ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION INCLUDING A NE
PORCH AND A FIRST FLOOR SIDE AND REAR EXTENSION AND A DETACHED GARAGE

Decision: 24-07-2002 Approved

27306/E/96/0062 1 Manor House Drive Northwood
Erection of a single storey side extension

Decision: 08-05-1996 Approved

Comment on Relevant Planning History

27306/APP/2002/672 - Single storey front side and rear extension (approved)
27306/ E/96/0062 - Single storey side extension (approved)
27306/A/90/1560 - Attached garage (approved)
27306/79/1510 - Residential extension (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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.
- EM6 (2012) Flood Risk Management
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- 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 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- NPPF National Planning Policy Framework
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

6 neighbours were consulted for a period of 21 days expiring on the 9 February 2017.

There were 3 responses raising the following issues:

- I am not technically against the development as should this proceed I would do the same.
- I don't fully understand the plans but provided I/my garden is no more overlooked than currently I don't have an issue.
- Loss of privacy.
- The existing side window facing Manor House Drive is not frosted however this was not in accordance with the original redevelopment of the existing house.
- 1 parking space per flat seems low and could lead to additional on street parking, which would increase congestion and be detrimental to highway safety.
- Overdevelopment.
- Bulk of the building out of character with the area.
- Adverse impact on the amenity of the neighbouring properties.
- We believe there was an underground spring to the rear of the existing building. Has this been taken into consideration?

A petition objecting to the proposal was also submitted.

Northwood Residents Association - The proposal represents overdevelopment of the site, excessive bulk of the building, out of character with the locality in general and Manor House Drive in particular, overlooking of neighbouring properties and adverse effect on their amenity and will generate more on-street vehicle parking for which there is no space.

Internal Consultees

Trees/Landscaping - There is a large protected Oak (T6) on the Southern corner of the site. This tree could be detrimentally affected by construction-related activities / storage of material etc. In order to show this scheme makes adequate provision for the protection and long terms retention of this Oak, the following detail is required (in accordance with BS 5837:2012):

- A Tree Survey to categorize the trees on and off site.
- An Arboricultural Impact Assessment.
- A Tree Protection Plan to show tree to the retained will be protected.
- An Arboricultural Method Statement to show any incursion into the tree protection area and how this will be addressed

Details of how the tree protection measures will be assessed before demolition/construction starts and how tree protection will be supervised. A landscape scheme should also be submitted and any new tree planting specifics should be provided.

These details have now been submitted and are acceptable.

Flood and Water Management - The site is in Flood Zone 1 and is at risk of surface water flooding in accordance with the Environment Agency Flood Maps. The development needs to manage surface water on site in order to reduce pressure on the main surface water sewer. Details for a scheme for the provision of sustainable water management can be conditioned for submission.

Highways - Manor House Drive is a local road on the Council's Road network but the site is on the corner of Manor House Drive and Ducks Hill Road (A4180) which is a classified road. The site has a PTAL value of 1a (poor) which suggests there will be a strong reliance on private cars for trip making. There are scheduled bus services along Ducks Hill Road. The site has an existing wide vehicular access off Manor House Drive. There are no local waiting restrictions in place. There is

some local parking stress in Manor House Drive even though most properties have off-street car parking. The proposal is to demolish the existing residence and construct a block of 6 flats with 6 car parking spaces which will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. It would appear that the existing crossover is to be used as the basis of the new access off Manor House Drive. The proposals contain a separate secure covered cycle store for 9 cycles which is supported. There is also a separate refuse/recycling bins for residents within 10 m of the highway. On the basis of the above comments I do not have significant concerns over this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious corner plot, which is considered to be a brownfield site.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, 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.

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. Whilst it is acknowledged that there have been a number of redevelopments of sites along Ducks Hill Road, this development is situated on Manor House Drive, where none of the properties have been re-developed for flatted accommodation therefore the erection of flats in this location is acceptable in principle.

The site lies within an established residential area and given the character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

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

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

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

Not applicable 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) 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 (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The proposed building measures a maximum of 16.8 m in width, 15.8 m in depth and 9.65 m in height. It comprises two sections, with a larger block situated adjacent to Manor House Drive and the latter third of the building adjacent to no. 70 reduced in depth to 13.6 m with a height of 8.7 m. To the front there is proposed a two storey central projection forming the main entrance, with a deeper front projection to the right (North East) level with the adjacent property no. 70. To the left (South West) of the front elevation there is a half hip gable feature with a two storey bay beneath replicated on the opposite front projection. The proposal also includes two large dormer windows to the front and 3 to rear.

This is a substantial building, situated in a visually prominent corner position which spans virtually the entire width of the plot, set back just 0.9 m from the side boundary with Manor House Drive and 0.7 m from the boundary adjoining no. 70. Whilst it is acknowledged that the existing house spans virtually the whole width of the plot, this includes two single storey extensions either side with the main bulk of the dwelling set back 1.7 m from Manor House Drive and 2.7 m from the shared boundary with no. 70. Also generally within the street scene the height of the individual dwellings is between 8 - 8.5 m. It is acknowledged that there has been redevelopment of other properties along Ducks Hill Road with some flatted developments of two and a half stories being considerably higher than this; however these are generally in much larger plots and set back significantly from the main road. The overall bulk of the development is further exacerbated by the resultant roof form including two large crown roof details. The overall scale and massing in a prominent position is considered overbearing and visually intrusive.

As such it is considered that the proposal would have a detrimental impact on the character and appearance of the area and fails to comply with the aims of UDP Saved Policies BE13, BE19 and HDAS in this regard.

In the Western side of the rear garden it is also proposed to erect an enclosed bike storey. The building measures 4.5 m in width by 2.4 m in depth and has a pitched roof of 3.5 m. It is set behind the existing high boundary wall and is relatively modest in scale and design. Therefore in terms of appearance it is considered acceptable.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This involves drawing a 45 degree line of sight from the mid-point of an existing or new habitable window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21 m between facing habitable rooms.

The proposed building maintains a similar front building line to the existing dwelling and would not project beyond the front of the adjacent property at no. 70 Ducks Hill Road. To the rear the building will extend approximately 4.7 m beyond the rear of that property, separated by approximately 2.25 m. Although this would exceed the 4 m guideline for residential extensions, the plans indicate the proposal would not compromise a 45 degree line on site from the neighbouring property. To the West no. 76 Ducks Hill Road is situated 11 m to the side and separated by Manor House Drive. To the rear the nearest property no. 3 Manor House Drive faces the rear of the proposed building separated by approximately 28 m. It is noted the proposal does include two small windows to each side elevation but these would serve bathroom windows and could be conditioned to be obscure glazed and fixed shut. As such the proposal would comply with HDAS guidance and on balance it is considered that the proposal would not result in a significant loss of amenity to the occupiers of the adjoining properties. As such the proposal would be in accordance with policies BE20, BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a four person 2 bed flat should have a minimum internal floor area of 70 sq m including 2 sq m of internal storage. The proposed layouts indicate that whilst flats 1-5 would comply with this standard flat 6 only provides a total floor area of 64 sq m. It is noted that the floor plans indicate a single bed in one of the bedrooms in flat 6 suggesting a 3 person occupancy however with a floor area of 11.85 sq m this is capable of being occupied as a double room and is assessed accordingly. On balance it is therefore considered the proposal fails to provide a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

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

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, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify a parking area, which can provide 6 car spaces and a separate cycle store for 9 bicycles. The Highways Officer has advised that there are no local waiting restrictions in place. There is some local parking stress in Manor

House Drive even though most properties have off-street car parking. The proposal will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. On the basis of the above comments they do not have significant concerns over this application. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 25 sq.m for a two bedroom flat. This would give an overall requirement of 150 sq m. The proposal is set in a large plot which provides well in excess of this requirement and also a roof terrace with access for flats 4 and 5 and a front balcony including general access. However no details have been submitted for private patio/garden areas particularly adjacent to the windows of habitable rooms for the ground floor flats and also for the roof terrace, raising concerns over the level of privacy for the occupiers of those units. It is therefore considered the proposal is contrary to policy BS24 of the Hillingdon Local Plan (November 2012).

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site lies within the area covered by Tree Preservation Order No. 444. The Tree/Landscape Officer has advised that there is a large protected Oak (T6) on the Southern corner of the site. This tree could be detrimentally affected by construction-related activities or storage of material. A revised Tree Survey, Arboricultural Impact Assessment and Method Statement has been submitted and the Officer has confirmed there are no further objections.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that the site is at risk of surface water flooding in accordance with the Environment Agency Flood Maps. The development needs to manage surface water on site in order to reduce pressure on the main surface water sewer. Details for a scheme for the provision of sustainable water management can be conditioned for submission if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Most issues raised have been addressed appropriately in the report. It is noted that a neighbour believed an underground spring was situated to the rear of the property, however this has not been confirmed and the Drainage Officer has not raised this as a source of concern. Other drainage issues are addressed under section 7.17.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No details for a bin storage facilities have been provided but this could be conditioned if all other aspects of the proposal were acceptable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic.

Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal is considered to be an intrusive addition to the street scene which fails to respect the character and appearance of the surrounding area. It also fails to achieve suitable living conditions and fails to demonstrate that it can provide a satisfactory level of residential amenity to future occupiers.

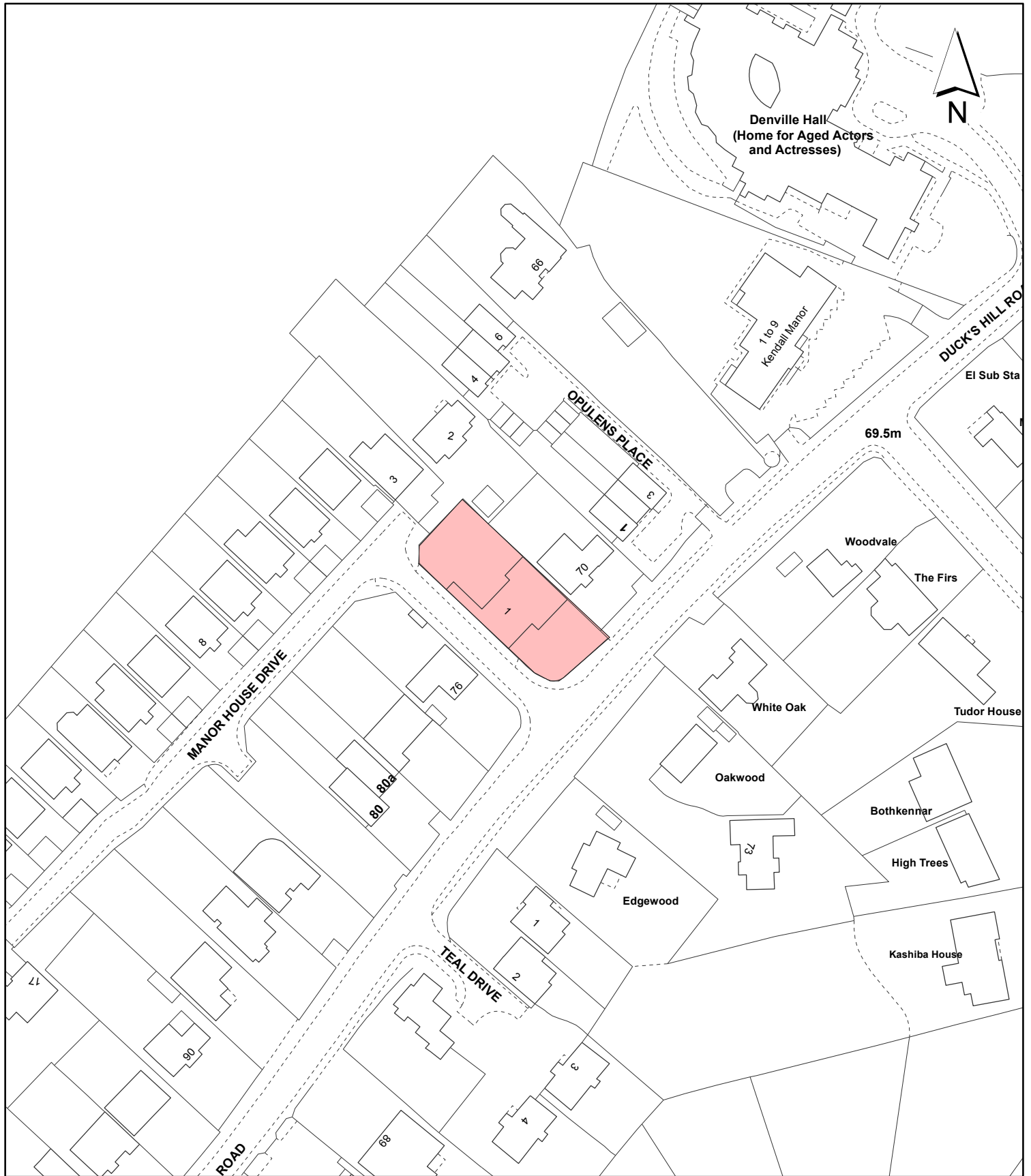
It is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

1 Manor House Drive

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

Planning Application Ref:
27306/APP/2016/4520

Scale:
1:1,250

Planning Committee:
North Page 70

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD SHOOTING BOX HIGH ROAD EASTCOTE

Development: Repositioning of existing vehicle entrance and associated groundworks to existing residential property.

LBH Ref Nos: 20652/APP/2017/905

Drawing Nos: SH-165CW-100R01-RevB-Heritage StatementSml
PL-00 - Garden As Exist Rev-A
PL-01 - Garden Layout Rev-A
PL-09 - Elevations Rev-A
PL-04 - Location Plan Rev-A

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 13/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site comprises a Grade II Listed Building which is sited on the northern part of High Road. To the south of is the B466 (High Road Eastcote). The surrounding area is characterised by buildings set in generous plots which feature mature trees and hedges. The site lies within the Eastcote Village Conservation Area.

1.2 Proposed Scheme

The proposal seeks to relocate the driveway further to the east to improve visibility and safety for vehicles and pedestrians. The application also seeks to carry out repair work to the landscaping fronting the property.

1.3 Relevant Planning History

20652/B/94/0206 The Old Shooting Box High Road Eastcote
Alteration to front ground-floor elevation (Application for Listed Building Consent)

Decision Date: 22-07-1994 Approved **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 26th April 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A site notice was displayed between 05 April 2017 and 26 April 2017. 14 neighbouring

residents were consulted on the application. 1 no responses were received which are summarised below:

Eastcote Residents Association

These alterations are required for safe access to the premises and then that all works detailed, as per annotations on the drawings, are being discussed and agreed with the relevant Council departments, Eastcote Residents' Association has no objections to this application.

INTERNAL CONSULTEES

Access

No objection to the application.

Conservation

No objection in principle to the application subject to the following:

- details relating materials for patio;
- details relating to the proposed gates; and
- granite sets to be used to mark driveway/pavement divide.

Highways

This application is for the change of access arrangements on a property on High Road Eastcote. High Road (B466) is a busy classified road and the existing access has poor sight lines as a result of structures and landscaping. The road is narrow and the existing access is close to a neighbouring brick wall that interrupts sight distance. The proposals involve changing the location of the access/egress point so that sight distances are improved along with the internal vehicular circulation arrangements. The applicant would be responsible for the costs of any new crossover changes along with re-instatement that is necessary as part of the proposals. On the basis of the above comments I have no significant highway concerns over the above proposals.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- | | |
|--------|--|
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF11 | NPPF - Conserving & enhancing the natural environment |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.21	(2016) Trees and woodlands
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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

5. MAIN PLANNING ISSUES

The main issues relating to this application is conservation and highway and pedestrian safety.

Conservation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Section 72 of the (Planning Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy BE8 of the Local Plan: Part Two (November 2012) requires alterations to external features of a listed building to harmonise with their surroundings.

The proposal would affect the setting of the listed building, however the proposal is sensitively designed to sit appropriately within the setting of the listed building and Eastcote Village Conservation Area. The wall would be repaired where necessary with reclaimed brick. The proposal also includes repair work to brickwork and landscaping around the house, the proposal is being carried out sensitively to ensure it sits comfortably within the setting of the Listed Building and Conservation Area. The proposal is therefore considered acceptable in this regard.

Highways

Policy AM8 prioritises pedestrian safety and seeks to minimise diversions of pedestrian routes. This application is for the change of access arrangements on a property on High Road Eastcote. High Road (B466) is a busy classified road and the existing access has poor sight lines as a result of structures and landscaping. The road is narrow and the existing access is close to a neighbouring brick wall that interrupts sight distance. The proposals involve changing the location of the access/egress point so that sight distances are improved along with the internal vehicular circulation arrangements. The applicant would be responsible for the costs of any new crossover changes along with reinstatement that is necessary as part of the proposals.

Conclusion

The proposal has minimal impact of the setting of the Listed Building and on the character and appearance of Eastcote Village Conservation Area. The proposals would improve site lines and highway safety compared to the existing access arrangements. The proposal is therefore recommended for approval.

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 plans:

SH-165CW-100R01-RevB-Heritage StatementSml

PL-00 - Garden As Exist Rev-A

PL-01 - Garden Layout Rev-A

PL-09 - Elevations Rev-A

PL-04 - Location Plan Rev-A

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

REASON

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

3 COM28 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x

2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

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

4 B16 Details/Samples to be Submitted

Development shall not begin until details relating materials for patio, details relating to the proposed gates and granite sets to mark driveway/pavement divide have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE9 and BE13 of the Local Plan: Part Two (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. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

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

REASON

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

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

NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
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BE20	Daylight and sunlight considerations.
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

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

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
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BE20	Daylight and sunlight considerations.
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

- 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.

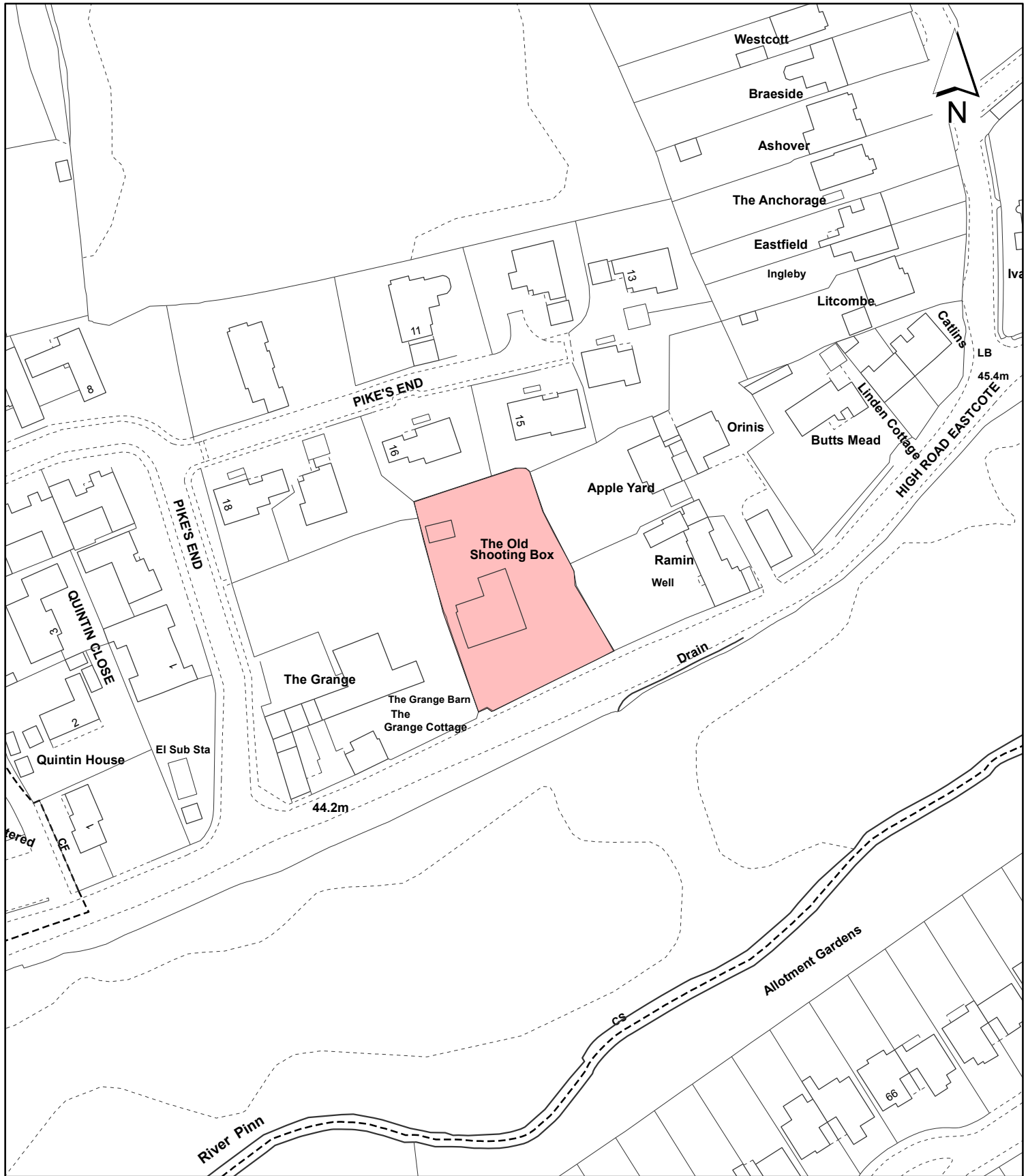
D) No bonfires that create dark smoke or nuisance to local residents.

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: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Old Shooting Box
 High Road**

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

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

Planning Application Ref:

20652/APP/2017/905

Scale:

1:1,250

Planning Committee:

North Page 80

Date:

May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD SHOOTING BOX HIGH ROAD EASTCOTE

Development: Re-positioning of existing vehicle entrance and associated ground works to existing residential dwelling (Listed Building Consent).

LBH Ref Nos: 20652/APP/2017/906

Drawing Nos: SH-165CW-100R01-RevB-Heritage StatementSml
PL-00 - Garden As Exist Rev-A
PL-01 - Garden Layout Rev-A
PL-09 - Elevations Rev-A
PL-04 - Location Plan Rev-A

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 13/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site comprises a Grade II Listed Building which is sited on the northern part of High Road. To the south of is the B466 (High Road Eastcote). The surrounding area is characterised by buildings set in generous plots which feature mature trees and hedges. The site lies within the Eastcote Village Conservation Area.

1.2 Proposed Scheme

The proposal seeks to relocate the driveway further to the east to improve visibility and safety for vehicles and pedestrians. The application also seeks to carry out repair work to the existing property and landscaping. This is a listed building application required due to changes to the boundary walls.

1.3 Relevant Planning History

20652/B/94/0206 The Old Shooting Box High Road Eastcote
Alteration to front ground-floor elevation (Application for Listed Building Consent)

Decision Date: 22-07-1994 **Approved** **Appeal:**

Comment on Planning History

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

The application was consulted on between 23/03/2017 and 13/04/2017. An objection was received from 1 neighbouring resident and 1 letter of comment from the Conservation Area Panel which are summarised below.

Objection

- Concerns raised in relation to the proposed impact on trees and shrubs;
- Not aware of issues of safety or congestion, other buildings have similar issues;
- Proposed gate would be visually imposing and overbearing;
- Applicant should explore exploring and using a drain connecting to River Pinn;
- Concerns relating to noise, dust and disturbance;
- Structural damage could be caused because of construction;
- Level of excavation is not stated;
- The air vent is clear (and not blocked) and above ground. Therefore, it is not necessary and relevant that digging and excavation of the side of the house and the rear of the property adjacent to our fence/ wall is to resolve the problems of the air vent blockage.

Officer comment: The proposal includes digging upto 150mm to carry out repair work to the existing house, this is not considered to be harmful to the listed building or the setting of the listed building. The works are considered to be necessary to improve highways safety and the details of the proposed gates is subject to a condition.

Eastcote Conservation Panel

The proposed work has been discussed with the Conservation Officer LBH and appears to be necessary to protect the listed building and to remove safety issues with access to the grounds. The Conservation panel does not have any objections.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF11 NPPF - Conserving & enhancing the natural environment
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 7.4 (2016) Local character
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.9 (2016) Heritage-led regeneration
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

5. MAIN PLANNING ISSUES

This report considers the impact of the proposed work on the Grade II Listed building.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires external and internal alterations to harmonise with their surroundings. Policy BE8 of the Hillingdon Local Plan: Part 2 (November 2012) only permits alterations to the listed building where no damage is caused to the buildings and internal and external works are in keeping with the appearance of the listed building.

Policy BE13 of the Hillingdon Local Plan: Part Two Policies (November 2012) require developments to harmonise with features in the area.

The Council's Conservation Officer has raised no objections in principle to the proposed works under this application as the most significant features are retained. The changes under this application are for safety reasons or as repair work. The applicant has noted that the wall would be repaired in reclaimed brick to match the existing which has been considered acceptable.

The proposed alterations under this application are sympathetic to the Grade II listed building and it is considered that the proposed changes proposed under this application would not cause harm to the historic fabric, character and appearance of the Grade II Listed Building.

The proposed scheme complies with Policies BE8, BE9 and BE10, of the Hillingdon Local Plan: Part Two (November 2012). The application for Listed Building Consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 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:

SH-165CW-100R01-RevB-Heritage StatementSml

PL-00 - Garden As Exist Rev-A

PL-01 - Garden Layout Rev-A

PL-09 - Elevations Rev-A

PL-04 - Location Plan Rev-A

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

REASON

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

3 B16 Details/Samples to be Submitted

Development shall not begin until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance.

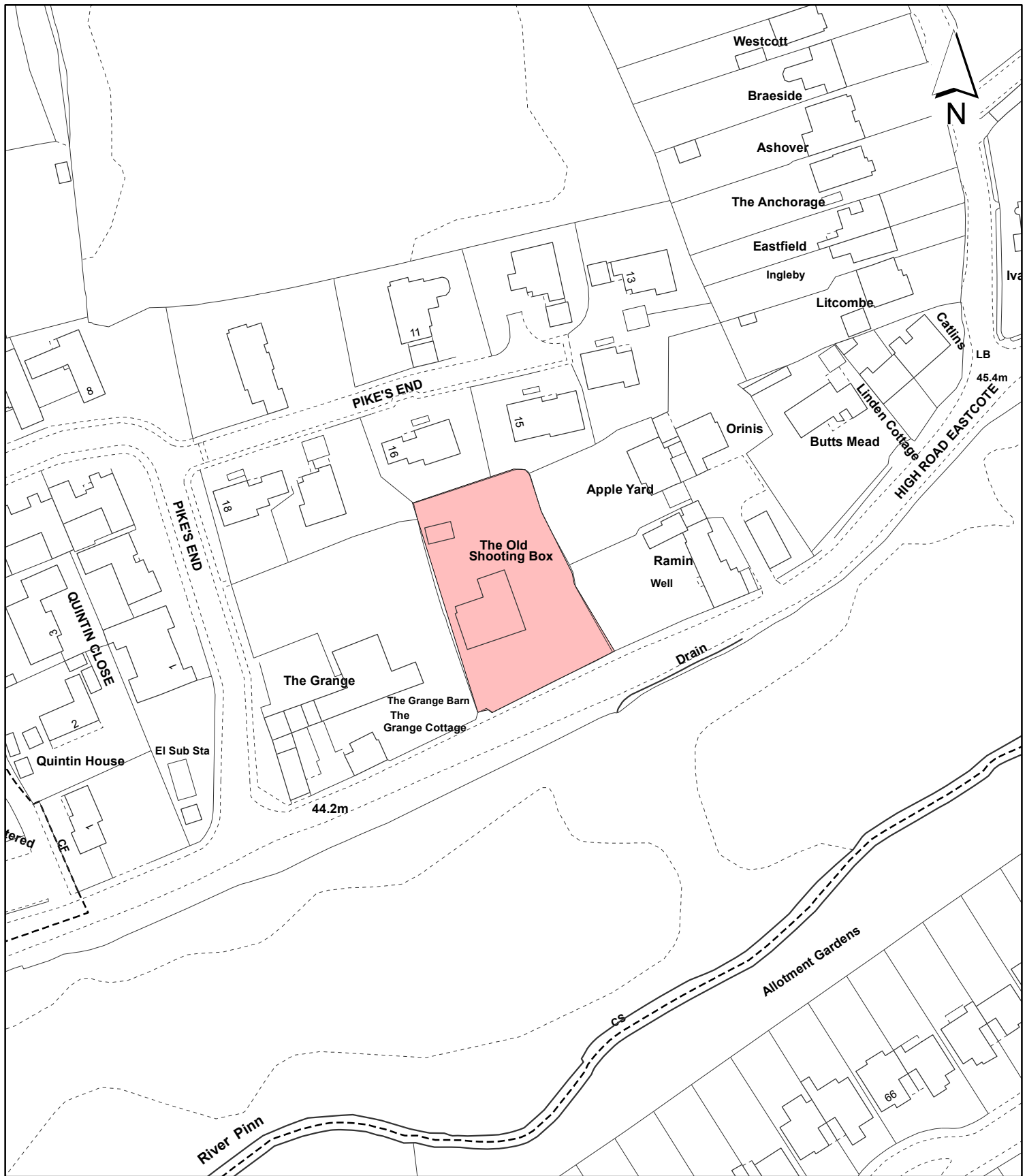
INFORMATIVES

- 1 The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London (2016) and national guidance.

NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

Site boundary

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Site Address:

**The Old Shooting Box
 High Road**

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

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

Planning Application Ref:
20652/APP/2017/906

Scale:
1:1,250

Planning Committee:
North Page 85

Date:
May 2017



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

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Plans for North Applications Planning Committee

Tuesday 30th May
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address THURGA, 19 GLENALLA ROAD RUISLIP

Development: Single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front

LBH Ref Nos: 43884/APP/2017/401

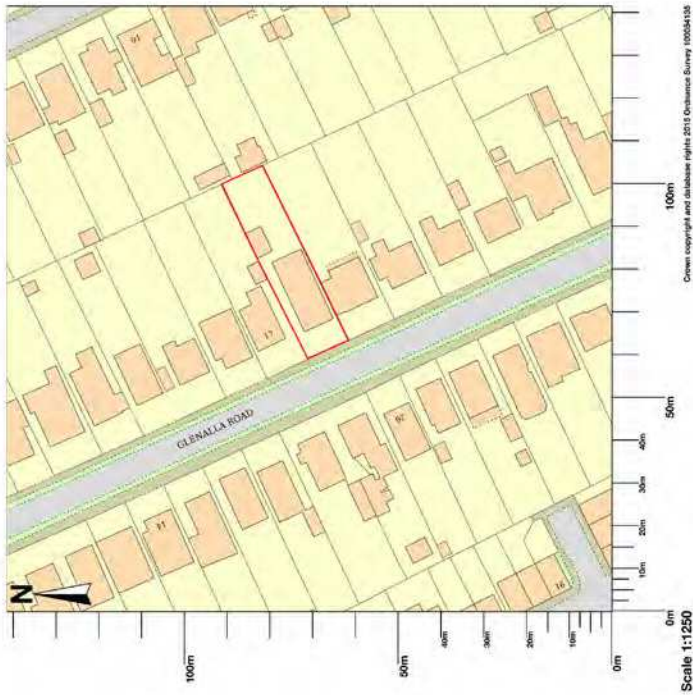
Date Plans Received: 03/02/2017

Date(s) of Amendment(s):

Date Application Valid: 09/03/2017



19 Glenalla Road, Ruislip, HA4 8DW



O1 LOCATION PLAN
A3 SCALE: 1:1250

Map shows area bounded by: 509627.28,187523.3,509768.72,187664.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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O1 BLOCK PLAN
A3 SCALE: 1:500



ASEA Ltd

Location:
19 Glenalla Road
Ruislip
HA4 8DW

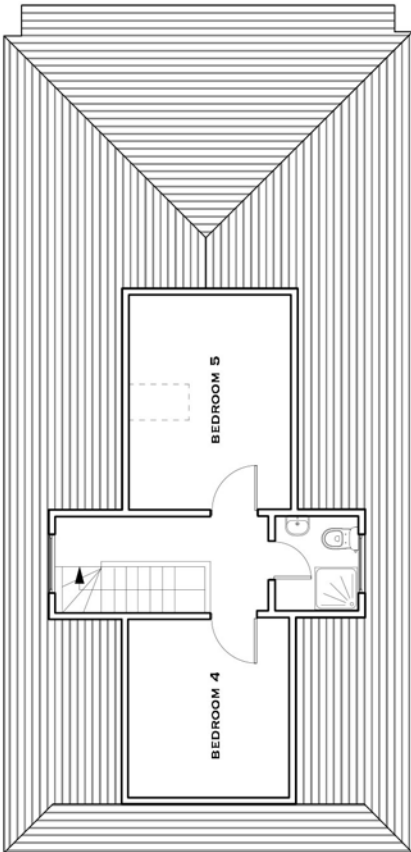
Architectural Services & Energy Assessment
24 Latencoston Road
Pervale
Middlesex: UB6 7EU

t: 0208 723 1384
m: 07712043116
e: ilan@asealtd.com

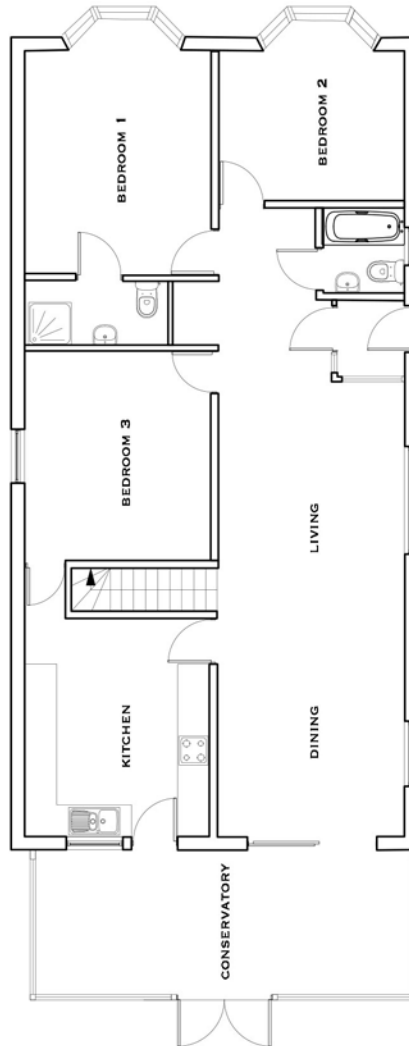
Site: Location Plan & Block Plan

Scale: 1:1250 Date: Dec.2016

Drawing No: ASEA/2016/037/PP/01 Rev:



O2 EXISTING FIRST FLOOR
A3 SCALE: 1:100



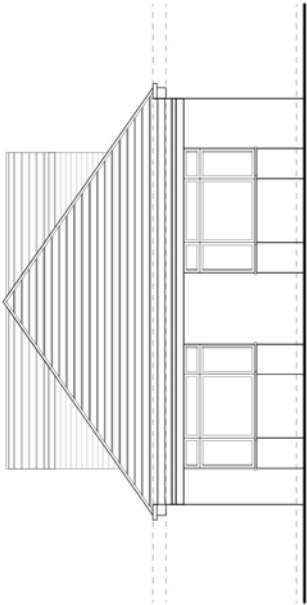
O2 EXISTING GROUND FLOOR
A3 SCALE: 1:100



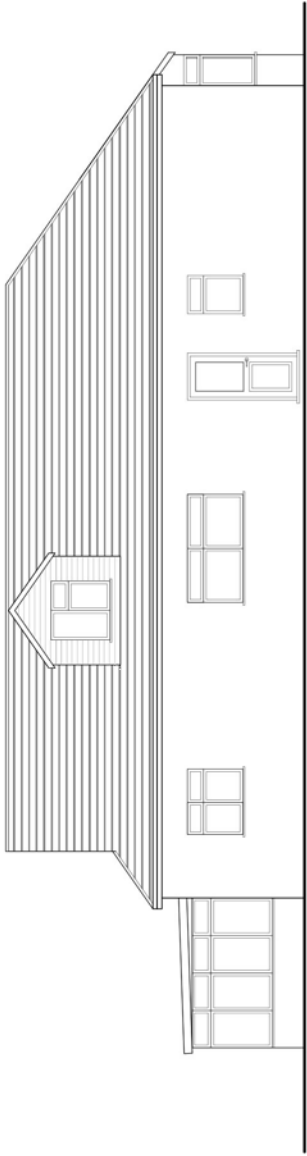
ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex: UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

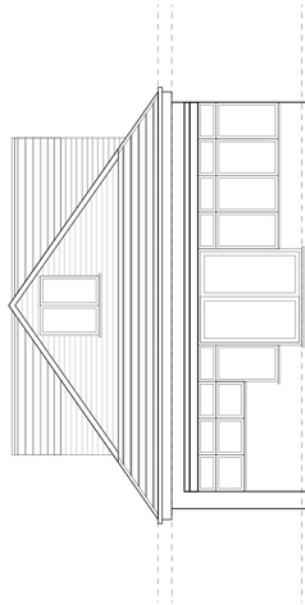
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 19 Glenalla Road
 Ruislip
 HA4 8DW
 Title: Existing Floor Plans
 Scale: 1:100 Date: Dec.2016
 Drawing No.:
 ASEA/2016/327/PP/02 Rev:



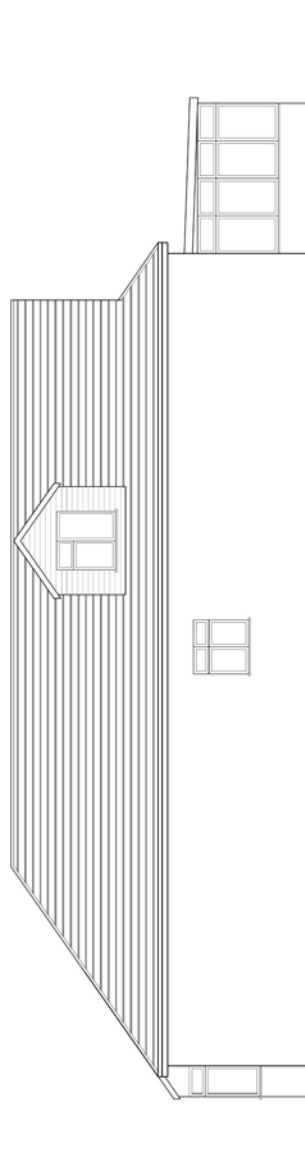
O3 EXISTING FRONT ELEVATION
A3 SCALE: 1:100



O3 EXISTING LEFT SIDE ELEVATION
A3 SCALE: 1:100



O3 EXISTING REAR ELEVATION
A3 SCALE: 1:100



O3 EXISTING RIGHT SIDE ELEVATION
A3 SCALE: 1:100

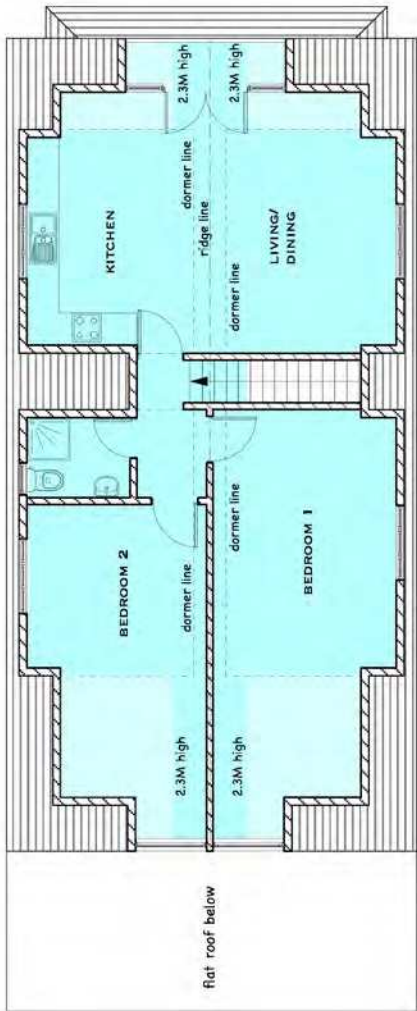


ASEA Ltd

Architectural Services &
Energy Assessment
24 Linneston Road
Perivale
Middlesex. UB6 7EU
t: 0208 723 1384
m: 07712043116
e: ilan@asealtd.com

Location:
19 Glenalla Road
Ruislip
HA4 8DW
Title: Existing Elevations
Scale: 1:100 Date: Dec.2016
Drawing No.:
ASEA/2016/327/PP/03 Rev:

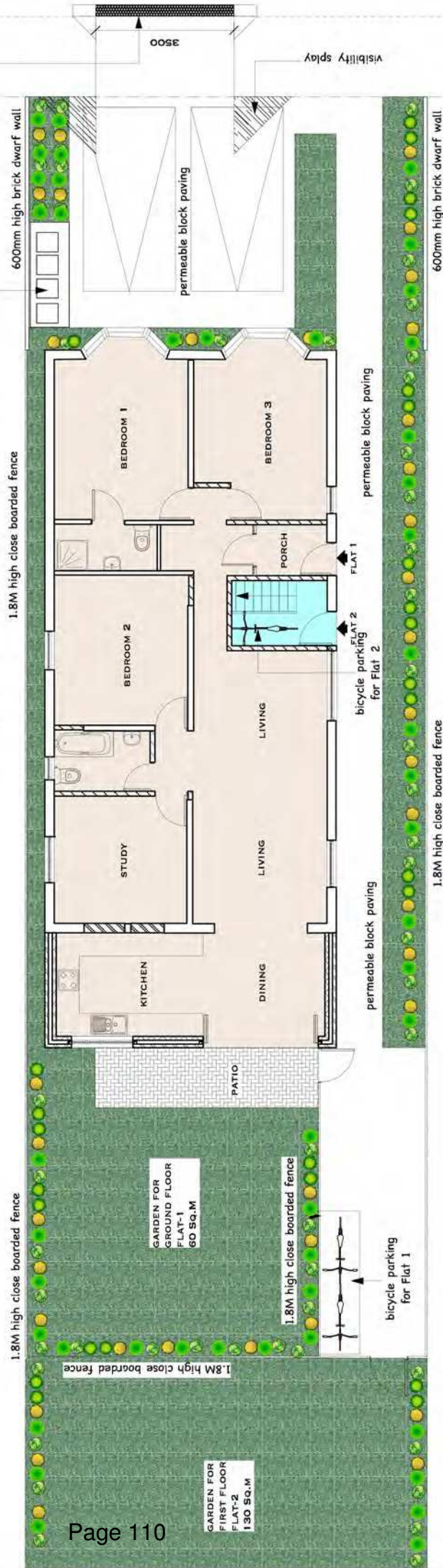
FLAT NO:	TYPE OF FLAT	INTERNAL GROSS FLOOR AREA
FLAT 1	3 BED 6 PERSONS FLAT	121.0 SQ.M
FLAT 2	2 BED 4 PERSONS FLAT	82.0 SQ.M
FOR FLAT 2 CEILING HEIGHT 2.3M AND ABOVE		71.0 SQ.M



04 PROPOSED FIRST FLOOR
A3 SCALE: 1:100

existing crossover re-located and widened

refuse/recycle bins enclosed by landscaping



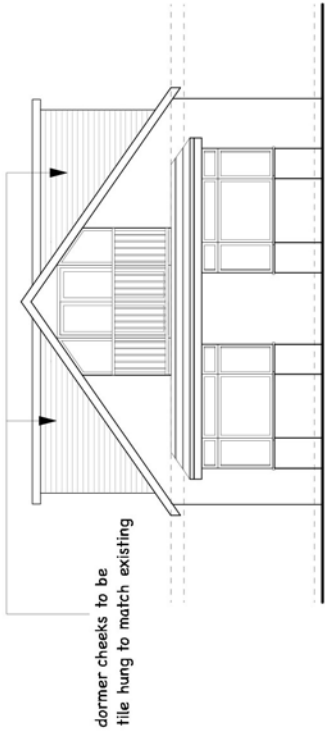
04 PROPOSED GROUND FLOOR
A3 SCALE: 1:100



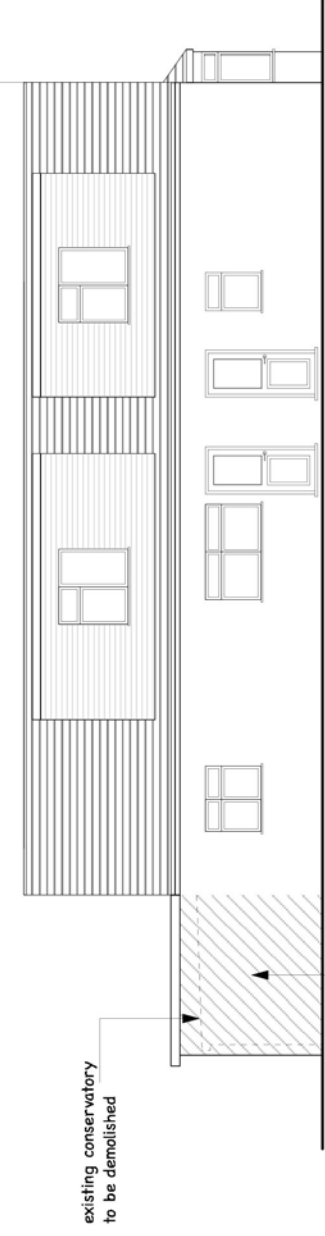
ASEA Ltd

Location:	
19 Glenalla Road	
Ruislip	
24 Launceston Road	
Pervale	
Middlesex: UB6 7EU	
Title: Proposed Floor Plans	
Scale: 1:100	Date: Jan.2017
Drawing No:	Rev:
ASEA/2017/338/PP/04	

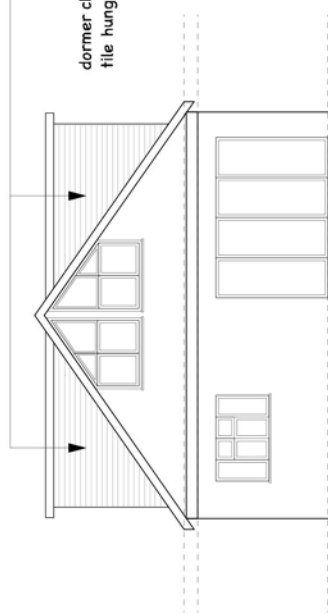
Architectural Services & Energy Assessment
 24 Launceston Road
 Pervale
 Middlesex: UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com



05 PROPOSED FRONT ELEVATION
A3 SCALE: 1:100

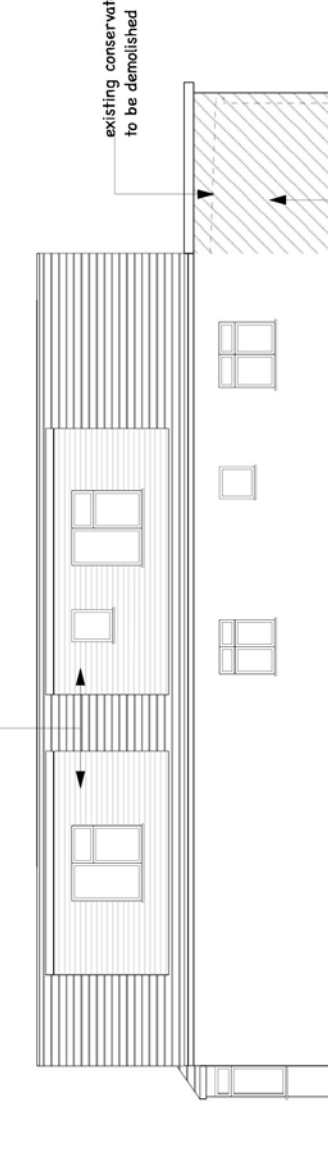


05 PROPOSED LEFT SIDE ELEVATION
A3 SCALE: 1:100

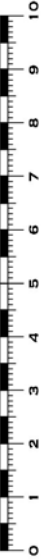


05 PROPOSED REAR ELEVATION
A3 SCALE: 1:100

file hung to match existing



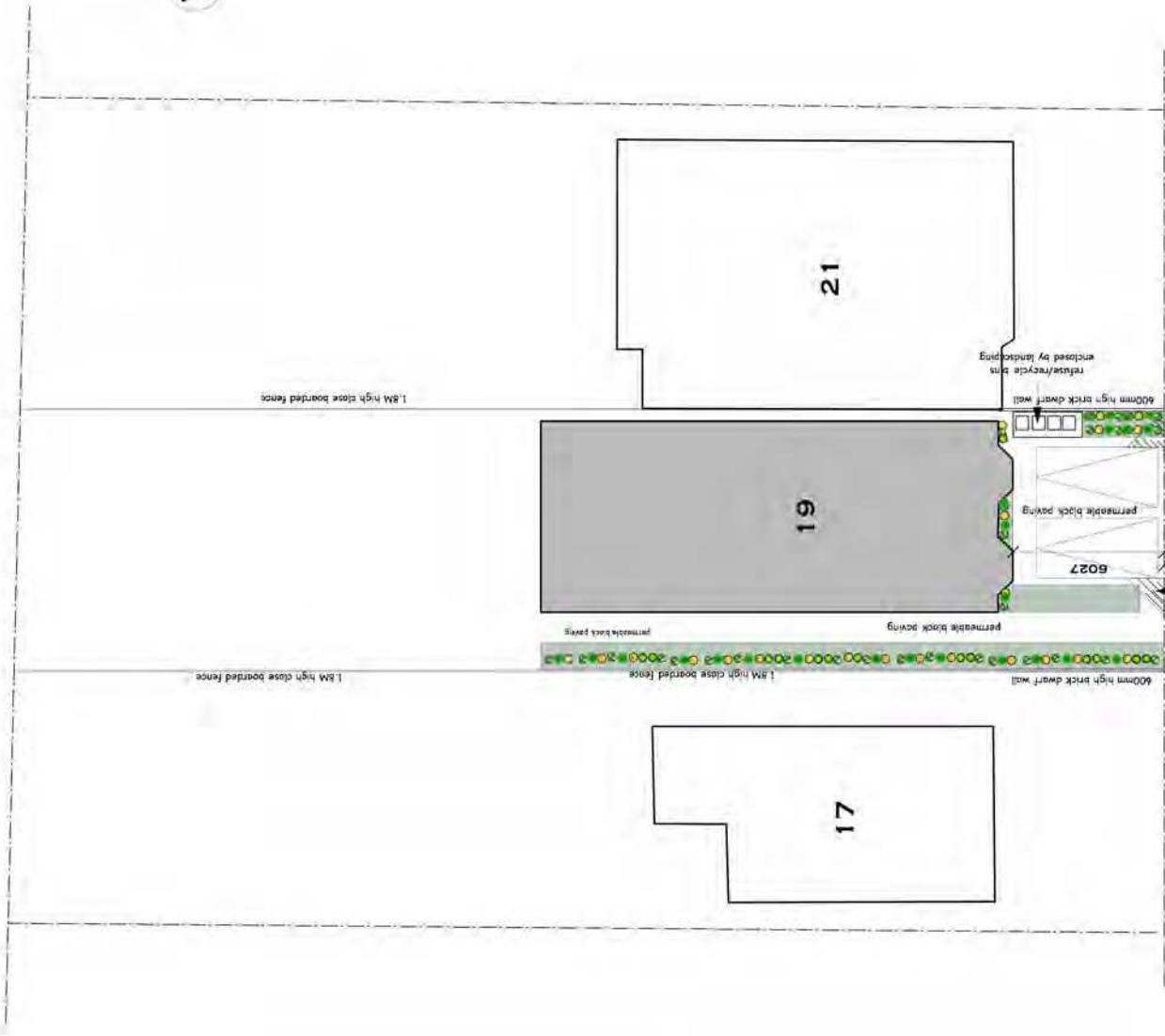
05 PROPOSED RIGHT SIDE ELEVATION
A3 SCALE: 1:100



ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex: UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

Location:
 19 Glenalla Road
 Ruuslip
 HAA4 8DW
 title: Proposed Elevations
 Scale: 1:100 Date: Dec.2016
 Drawing No.:
 ASEA/2016/327/PP/05 Rev:



ASEA Ltd

Location: 19 Glenalla Road Ruislip HAA 8DW	
Title: Prop. Vehicular Crossover	
Scale: 1:200	Date: Feb 2017
Drawing No: ASEA/2017/338/PP/06	
Rev:	
Architectural Services & Energy Assessment 24 Linneston Road Pervale Middlesex: UB6 7EU t: 0208 723 1384 m: 07712043116 e: ilan@asealtd.com	

GLENALLA ROAD
06 BLOCK PLAN SHOWING VEHICULAR CROSSOVER
A3 SCALE: 1:200





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Site Address:

**Thurga,
 19 Glengalla Road**

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

Planning Application Ref:
43884/APP/2017/401

Scale:
1:1,250

Planning Committee:
North Page 114

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 38 AND 40 DUCKS HILL ROAD NORTHWOOD

Development: Erection of a three storey building to create 9 x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of existing houses (Resubmission).

LBH Ref Nos: 71798/APP/2017/803

Date Plans Received: 03/03/2017

Date(s) of Amendment(s): 03/03/2017

Date Application Valid: 13/03/2017

07/03/2017

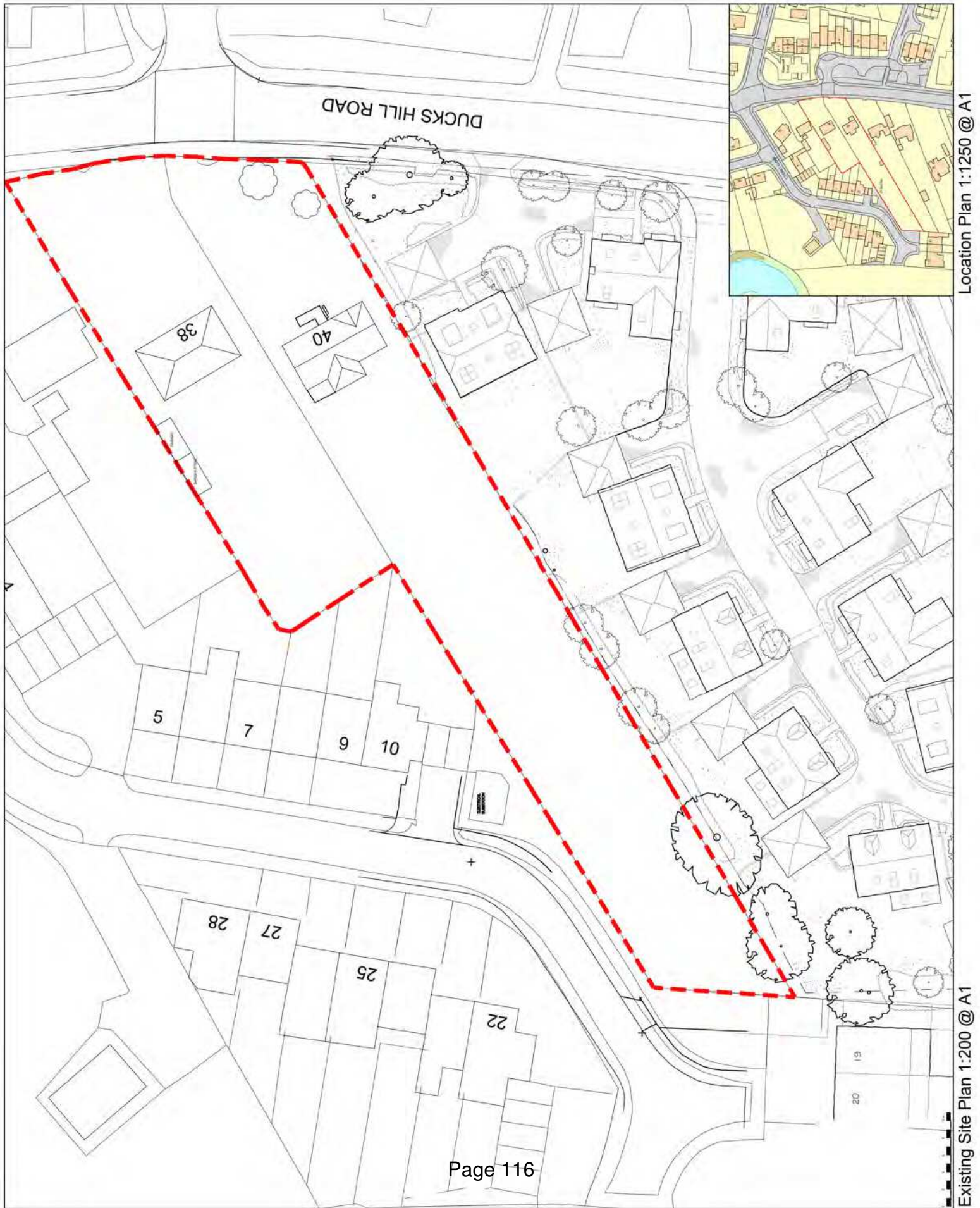
1:250

G 11.05.17 (Revised) (see appendix) E:W
 H 12.08.16 (Revised) (see appendix) H:R
 A 11.05.09 (see appendix) (see appendix) J:R

EngineRoom

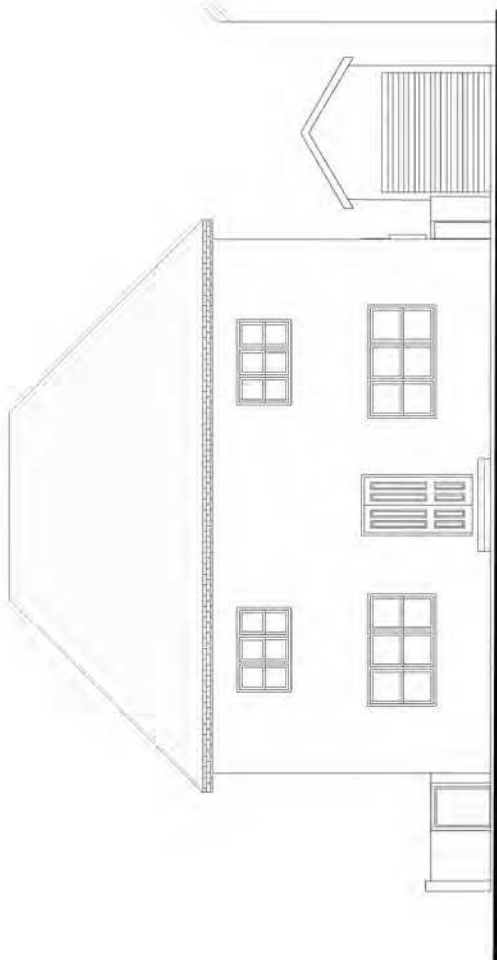
EngineRoom
 Unit 10, The Hub, 1st Floor
 Market Street, North
 Boreham, Ipswich IP5 3RY

PLANNING	
Client / Location:	38-40 Ducks Hill Road Northwood
Scale:	AS SHOWN
Date:	22.05.16
Drawn:	J:R
Checked:	
Job No:	ER1601005
Draw No:	100
Rev:	C

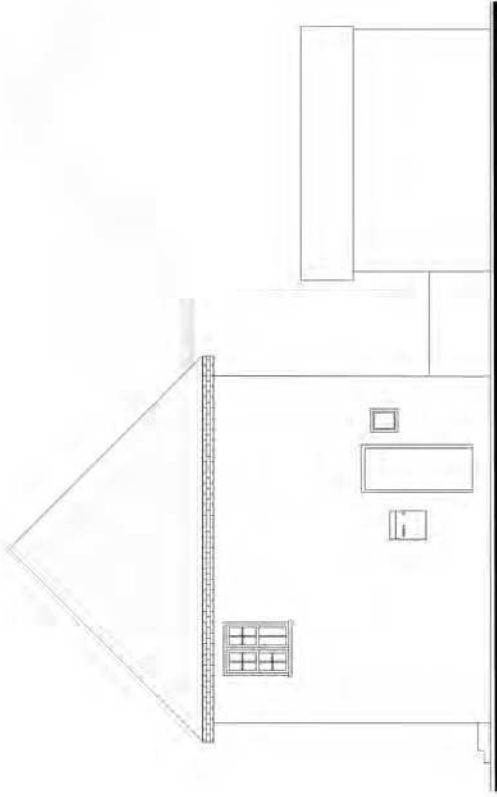


Location Plan 1:1250 @ A1

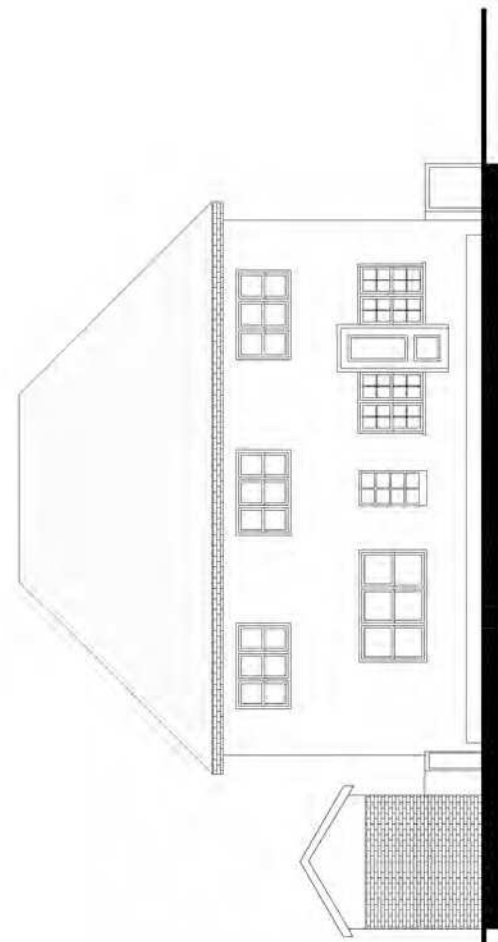
Existing Site Plan 1:200 @ A1



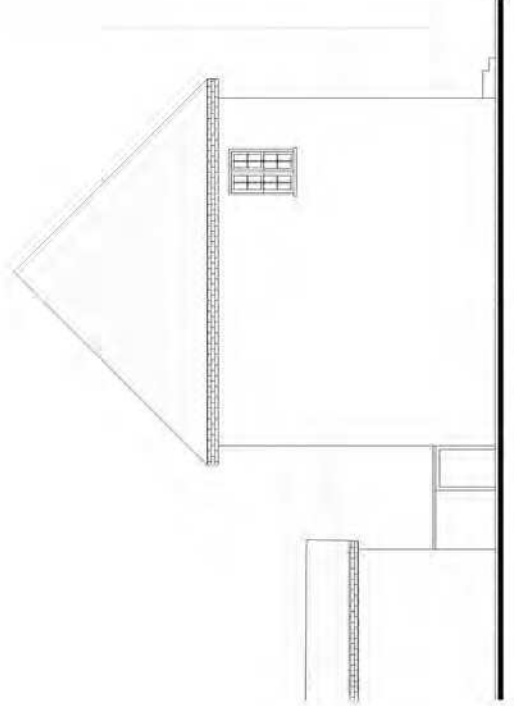
ELEVATION A
NORTH EAST ELEVATION



ELEVATION B
NORTH WEST ELEVATION



ELEVATION C
SOUTH WEST ELEVATION



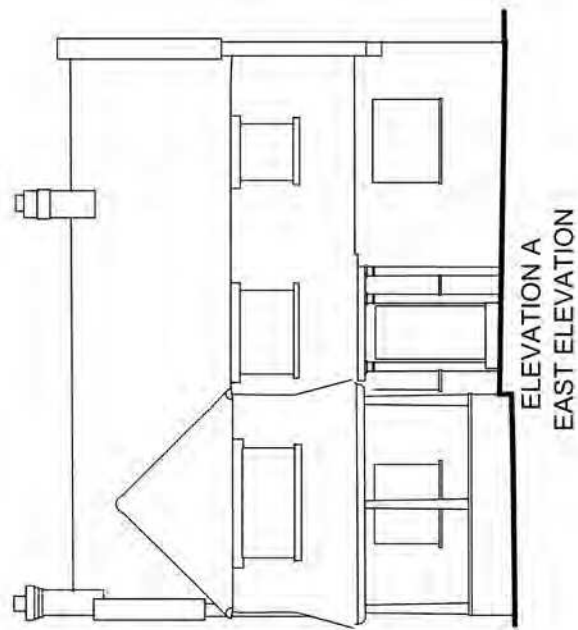
ELEVATION D
SOUTH EAST ELEVATION



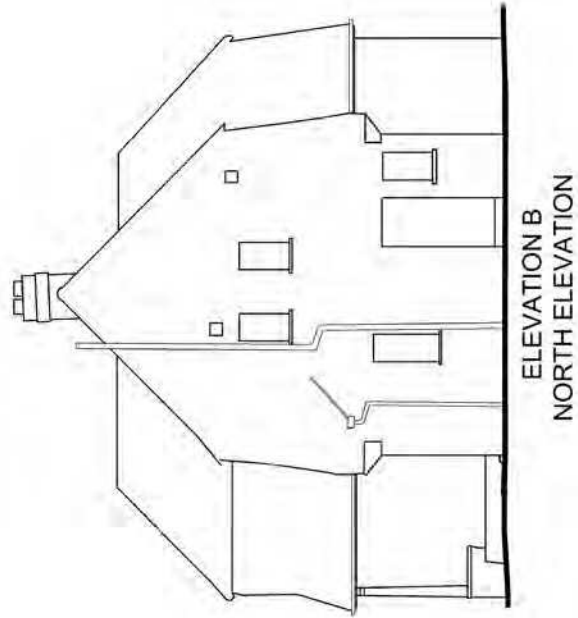
No. 38 Ducks Hill Road

Scale for all drawings unless otherwise indicated: 1/50
 Rev: [Date] [Status] [By] [Ck]
EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Northam Road
 Blandford
 Dorset DT5 3RY

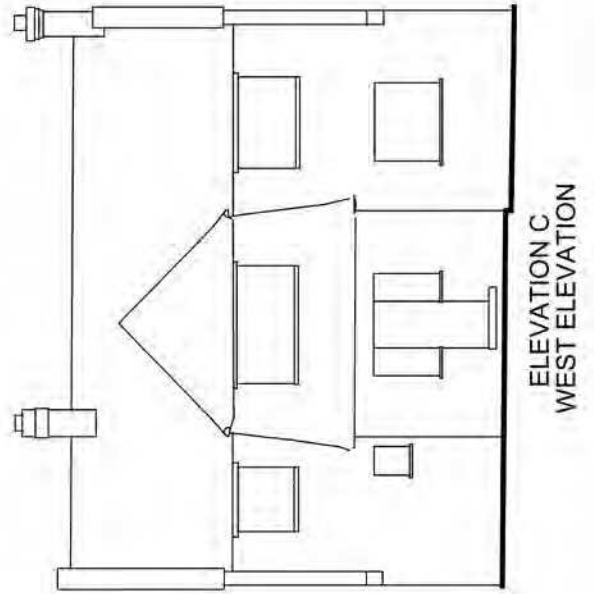
PLANNING
 Client / Location: 38-40 Ducks Hill Road Northwood
 Drawing: 38 Ducks Hill Road Existing Elevations
 Scale: 1/50 @ A1 Date: 22.03.16 Drawn: JB
 Job No: ER1601005 Dwg No: 106 Rev: A
 © EngineRoom Ltd. This file block is 100mm wide at full scale.
 Do not scale. Use 1:1 board dimensions only when scaled for printing on site.



ELEVATION A
EAST ELEVATION



ELEVATION B
NORTH ELEVATION



ELEVATION C
WEST ELEVATION



No. 40 Ducks Hill Road

A 1:125 00 Scale and plotted land drawing based on aerial photo
 Date: 10/10/10
 Drawn: J.B.
 Checked: J.B.
 Title: **EngineRoom**
 Unit E, Boreal Court
 Ardenmore North
 Block 4, Lot 307
 (2008) 129,387

PLANNING
 38-40 Ducks Hill Road
 Northwood

Drawings
40 Ducks Hill Road
 Existing Elevations

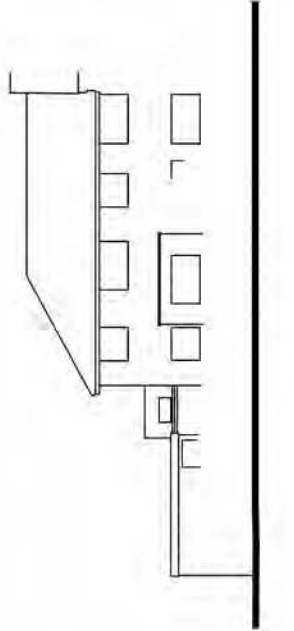
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Job No.	Draw No.	Rev.
ER1601005	107	A

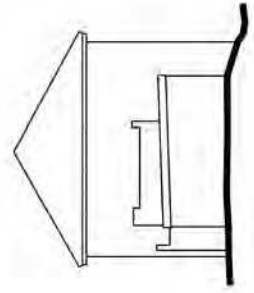
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 Drawings may be prepared electronically and submitted for certification



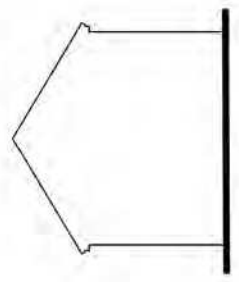
Elevation Key Plan



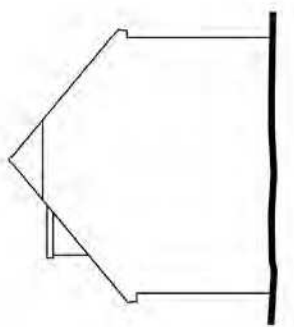
Elevation 8



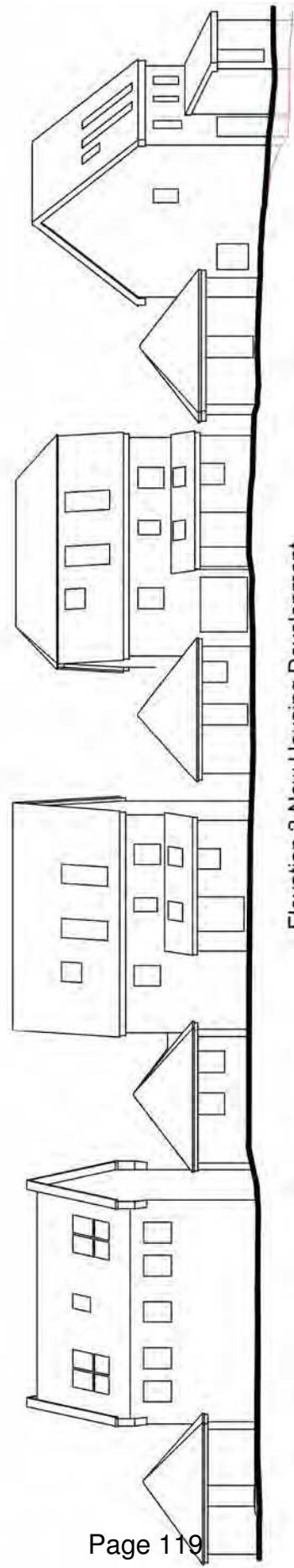
Elevation 7



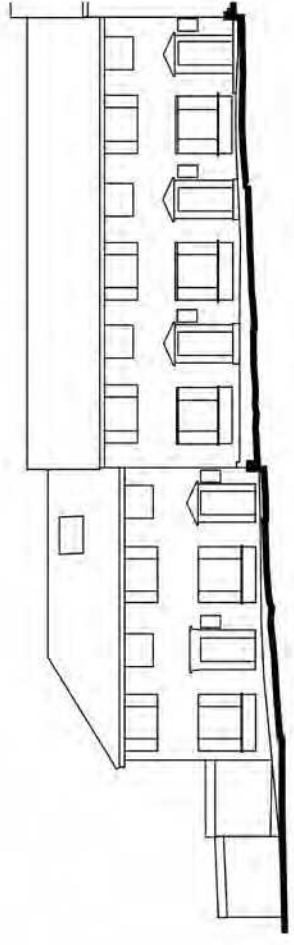
Elevation 3



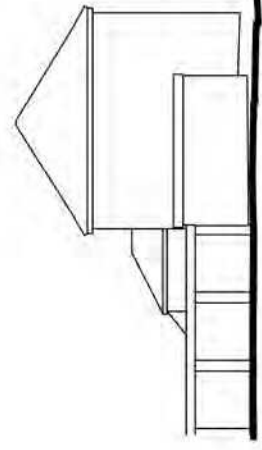
Elevation 1



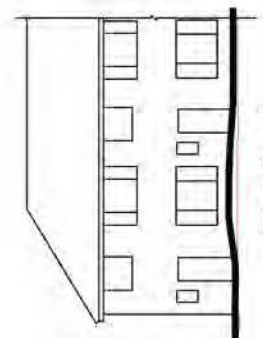
Elevation 2 - New Housing Development



Elevation 6



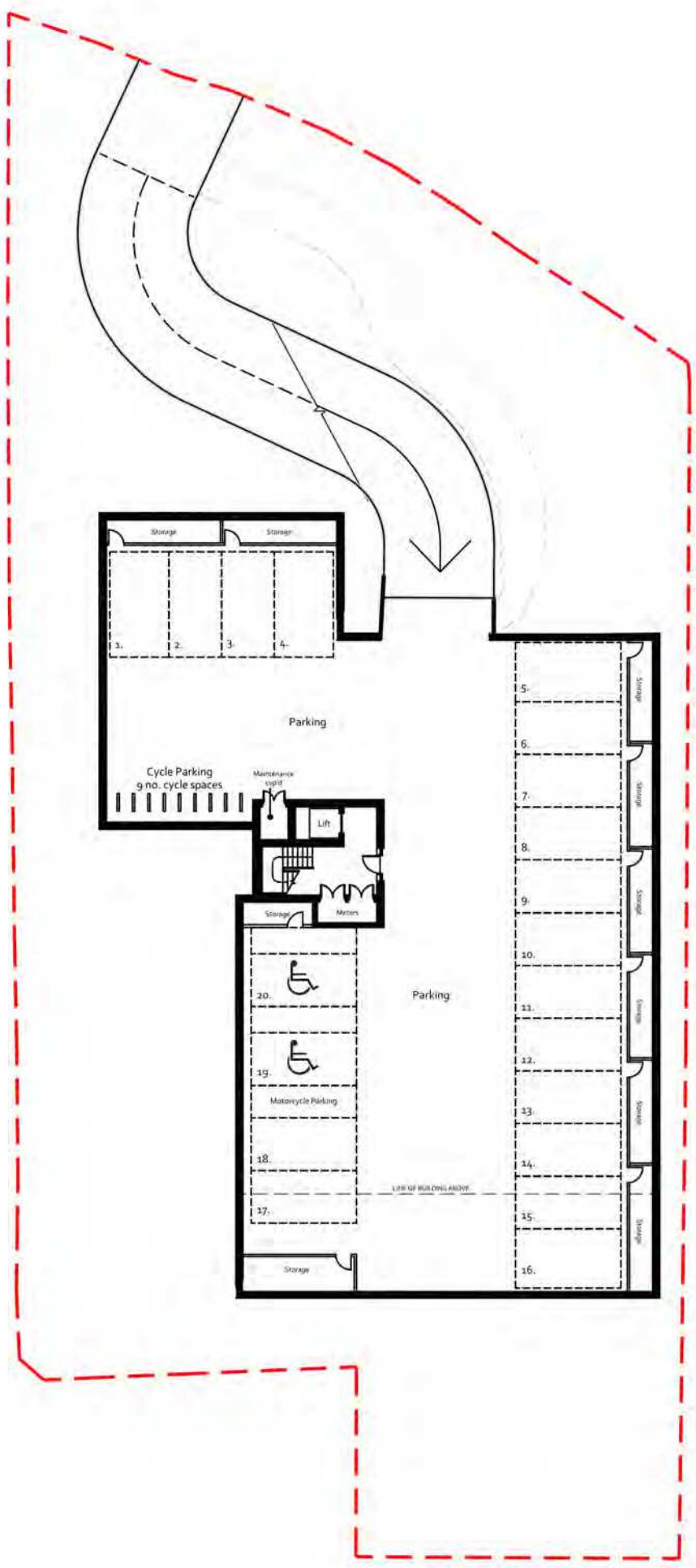
Elevation 5



Elevation 4

EngineRoom Unit 5, Backlot Court Mansingham Harb Belts Avenue Ipswich IP5 3BY	
PLANNING	
Client/Location	38-40 Ducks Hill Road Northwood
Ducks Hill Road Existing Adjoining Elevations	
Scale	1:100 @ A1
Date	22.03.16
Drawn	JB
Checked	
REV	108
Project No.	ER1601003
Sheet	A





PROPOSED BASEMENT FLOOR PLAN

- 08.02.17 Building file at user not back from Microsoft 1:GW
- 11.02.18 Change 2018 revised
- 11.02.18 Scale bar added as per request from Wellington Diocese

Rev	Date	Details	By	Chk

EngineRoom

EngineRoom
Unit E, Bristol Court
Martlesham Heath
Bettis Avenue
Ipswich IP5 3RY

PLANNING

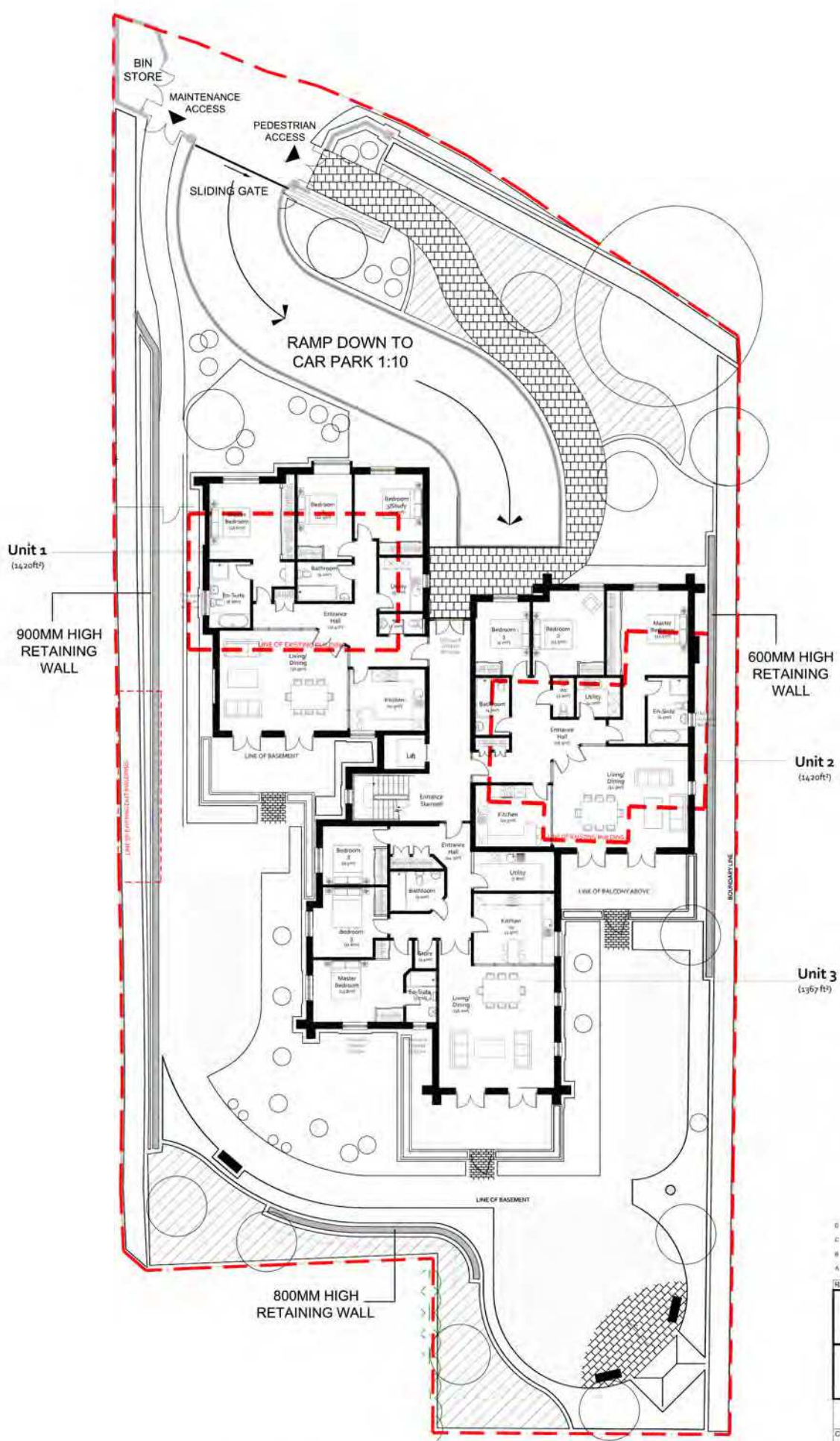
Client / Location:
38-40 Ducks Hill Road
Northwood

Drawing:
Proposed Basement Floor Plan

Scale:	Date:	Drawn:	Check:
1:100 @ A1	19.07.16	JB	
Job No:	Draw No:	Rev:	
ER1601005	301	B	



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Do not scale. Work to figured dimensions only which should be verified on site.



PROPOSED GROUND FLOOR PLAN
Page 121

0	26.02.17	Building line at corner set back from boundary. Internal configurations and Landscaping revised.	EJH
1	17.02.17	Building repositioned on site and windows amended. Internal configurations amended.	EJH
2	27.01.17	Unit 1, existing lines and area amended.	EJH
3	11.08.16	Scale bar added as per request from Interlogion Council	JD

Rev: [] Date: [] Details: [] By: [] Chk: []

EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Martlesham Heath
 Bettle Avenue
 Ipswich IP5 3RY

PLANNING
 Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawing:
Proposed Ground Floor Plan

Scale:	1:100 @ A1	Date:	19.07.16	Drawn:	JB	Check:	
Job No:	ER1601005	Dwg No:	302	Rev:	D		

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 Do not scale. Work to figured dimensions only which should be verified on site.



PROPOSED 1ST FLOOR PLAN

0	26.02.17	Building line at corner set back from boundary. Internal configurations revised.	EJH
1	27.02.17	Building repositioned on site and windows extended. Internal configurations amended.	EJH
2	27.02.17	Unit 4 building lines and area amended.	EJH
3	11.08.16	Scale bar added as per request from Harington Council.	JD

Rev:	Date:	Details:	By:	Chk:
------	-------	----------	-----	------

EngineRoom

EngineRoom
Unit E, Bristol Court
Martlesham Heath
Bettis Avenue
Ipswich IP5 3RY

PLANNING

Client / Location:
38-40 Ducks Hill Road
Northwood

Drawing:
Proposed First Floor Plan

Scale:	Date:	Drawn:	Check:
1:100 @ A1	19.07.16	JB	
Job No:	Draw No:	Rev:	
ER1601005	303	D	





PROPOSED 2ND FLOOR PLAN

D	26.02.17	Building line at rear set back from boundary. Internal configurations revised.	EJV
C	17.02.17	Building repositioned on site and windows extended. Internal configurations amended.	EJV
B	27.01.17	Unit 7 building lines and area amended.	EJV
A	11.08.16	Scale bar added as per request from Interlogion General	JD

Rev:	Date:	Details:	By:	Chk:
------	-------	----------	-----	------

EngineRoom

EngineRoom
Unit E, Bristol Court
Martlesham Heath
Betts Avenue
Ipswich IP5 3RY

PLANNING

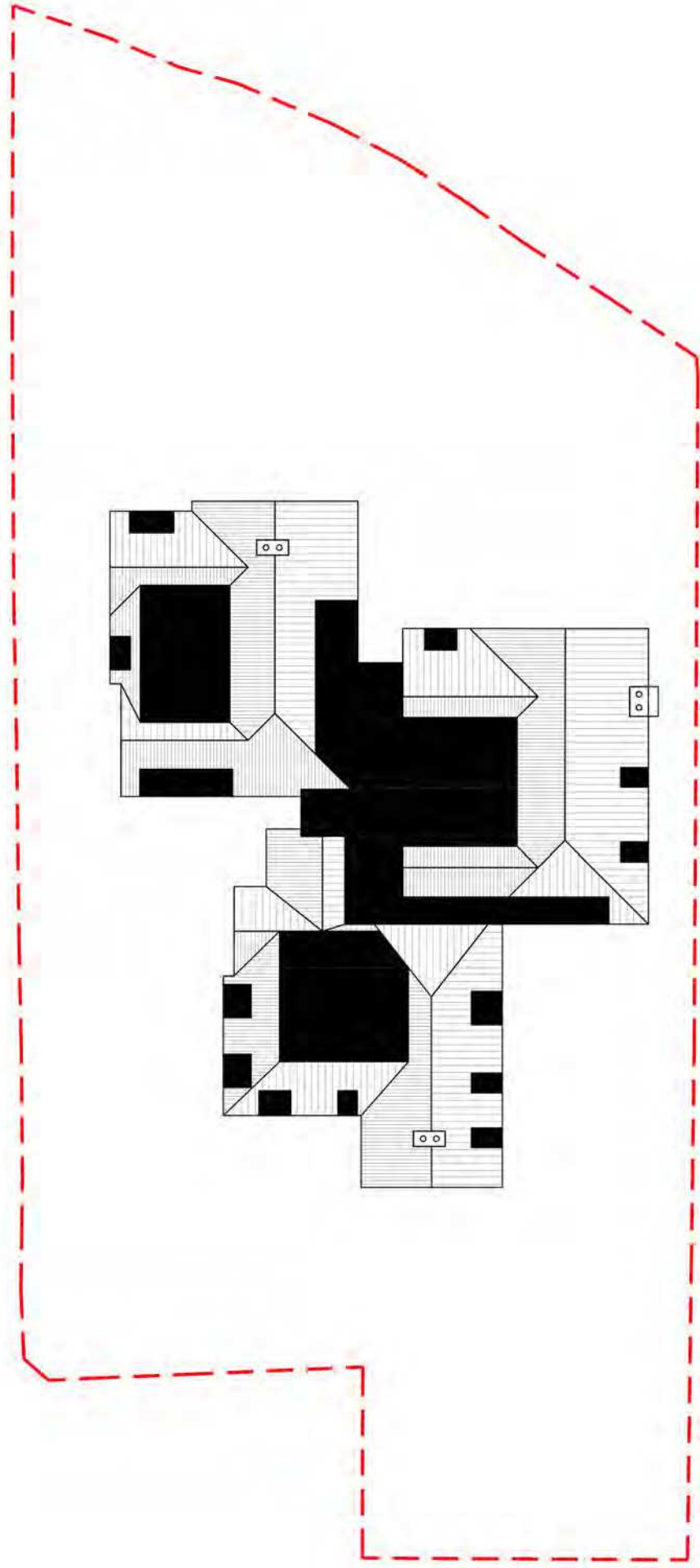
Client / Location:
38-40 Ducks Hill Road
Northwood

Drawing:
Proposed Second Floor Plan

Scale:	Date:	Drawn:	Check:
1:100 @ A1	19.07.16	JB	
Job No:	Draw No:	Rev:	
ER1601005	304	D	



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PROPOSED ROOF PLAN

- # 26.02.17 Mapping and site visit with client
- # 27.03.17 Roof area marked in site photographs
- # 11.06.16 Issue for record as per request from client

Rev	Date	Details	By	Chk

EngineRoom

EngineRoom
Unit E, Bristol Court
Martlesham Heath
Bettis Avenue
Ipswich IP5 3RY

PLANNING

Client / Location:
38-40 Ducks Hill Road
Northwood

Drawing:
Proposed Roof Plan

Scale	Date	Drawn	Check
1:100 @ A1	19.07.16	JB	
Job No:	Draw No:	Rev:	
ER1601005	305	C	



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Notes:

84.500
(Top of Ridge)

85.630
(Top of Ridge)

84.67
(Top of Ridge)

83.370

82.070
(Eaves)

80.870
(2nd Floor)

77.870
(1st Floor)

74.870
(Grd Floor)

75.85

75.22

SITE BOUNDARY LINE

SITE BOUNDARY LINE



Materials Key

- Brickwork (Yellow Buff)
- Roughcast Render (White)
- Plain Tiles



Proposed North-East Elevation

C 28.02.16 Quality proof of issue will back from December. EAV
 B 27.03.16 Elevation completed. JB
 A 11.08.16 Walls for added on per planning request. JB

Rev: Date: Details: By: CBE

EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Marlborough Heath
 Betts Avenue
 Ipswich IP5 3EY

PLANNING
 Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawn by:
**Proposed North East
 Elevation**

Scale: 1:50 @ A1 Date: 20.07.16 Drawn: JB Check:
 Job No: ER1601005 Date No: 306 Rev: C

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Beachwood render (white)
Brickwork (Yellow Buff)
Roughcast Render (White)
Plain Tiles

Proposed North-West Elevation

Materials Key

- Brickwork (Yellow Buff)
- Roughcast Render (White)
- Plain Tiles



D 28.02.17 Working on your own responsibility. EAM
 C 27.01.17 Building blocks approved to start project. EAM
 B 27.09.16 Information to consultant. JB
 A 11.06.16 Scale bar added as per planning request. JB

Prepared by: [Name] By: [Name] Check: [Name]
 Date: 20.07.16
 Job No: ER1601005
 Draw No: 309
 Rev: D

EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Marlborough Heath
 Belts Avenue
 Ipswich IP5 3RY

Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawing:
Proposed North West Elevation

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85.630
(Top of Ridge)

80.870
(2nd Floor)

77.870
(1st Floor)

74.870
(Grd Floor)

Sloping brick
buttresses

Stone banding and
window surrounds

Obscured glass to
Bathroom window

Materials Key



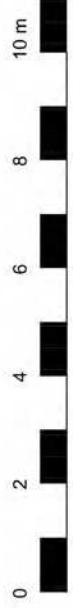
Brickwork
(Yellow Buff)



Roughcast Render
(White)



Plain Tiles



D	26.02.17	Building line and set back from boundary	EJAY
C	27.01.17	Building facade approved to full extent	EJAY
B	27.08.16	External to be resolved	JB
A	11.08.16	Scale set subject to pre planning request	JB

Rev: Date: Details: By: CHK

EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Marlborough Heath
 Betts Avenue
 Ipswich IP5 3RY

Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawing:
**Proposed South East
 Elevation**

Scale:	1:50 @ A1	Date:	20.07.16	Drawn:	JB	Check:	
Job No:	ER1601005	Draw No:	307	Rev:	D		

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Proposed South-West Elevation

1:50

Materials Key

- Brickwork (Yellow Buff)
- Roughcast Render (White)
- Plain Tiles



D	20.02.17	Building line at rear set back from boundary	LJW
C	27.01.17	Submission of drawings to Council	LJW
B	27.03.16	Changes to proposal	JB
A	11.04.16	Issue for planning	JB

EngineRoom
 EngineRoom
 Unit 11, Bristol Court
 Mill Lane
 Boreas Avenue
 Ipswich IP5 3RY

PLANNING
 Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawing: Proposed South West Elevation	
Scale: 1:50 @ A1	Date: 20.07.16
Job No: ER1601005	Drawn: JB
Rev: 308	Checked: JB
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Proposed Street Scene view from Ducks Hill

A 032517 Road View as view of property provided to us by EJM
 Revised plans
 Rev: [] Date: [] Details: [] By: [] CHK: []

EngineRoom
 EngineRoom
 Unit E, Bristol Court
 Marlborough Heath
 Batts Avenue
 Ipswich IP5 3RY

Client / Location:
 38-40 Ducks Hill Road
 Northwood

Drawing:
Proposed Street Scene

Scale:	Drawn:	Check:
1:100 @ A1	10.08.16	JB
JOB No:	Draw No:	Rev:
ER1601005	354	A

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Proposed Street Scene—Ducks Hill Road



A 10/13/17 (Red dashed lines of property are shown to suit L2W)

Rev: Date: Details: By: CHK:

EngineRoom

EngineRoom
Unit 1, 2nd Floor
Marlborough Heath
Botts Avenue
Ipswich IP5 3RY

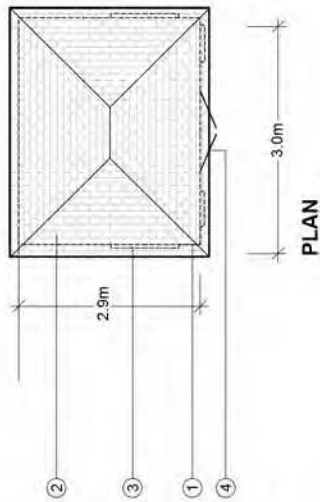
PLANNING

Client / Location: 38-40 Ducks Hill Road
Northwood

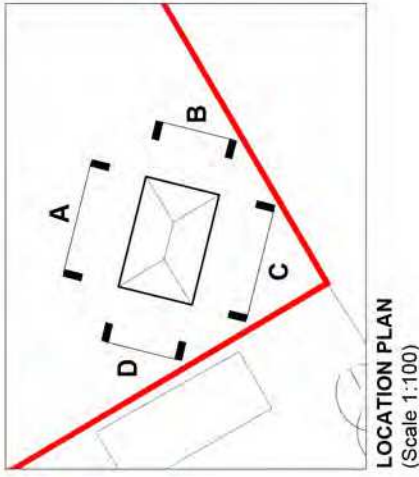
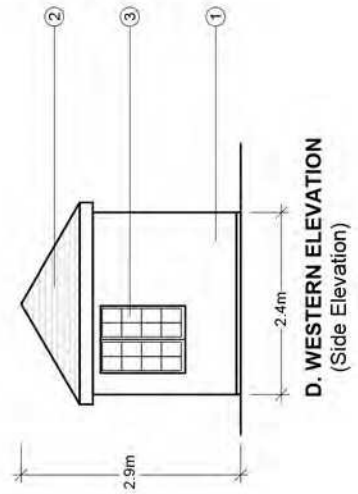
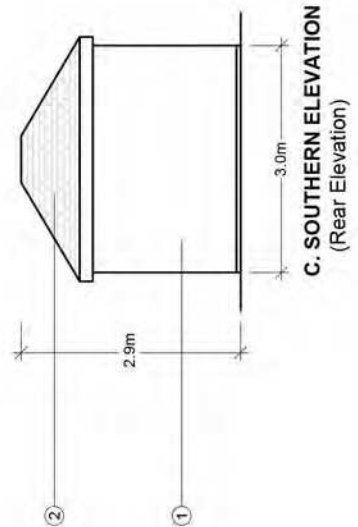
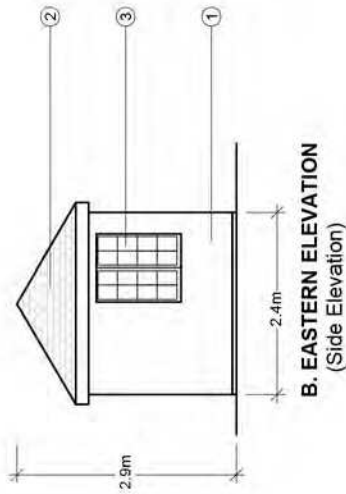
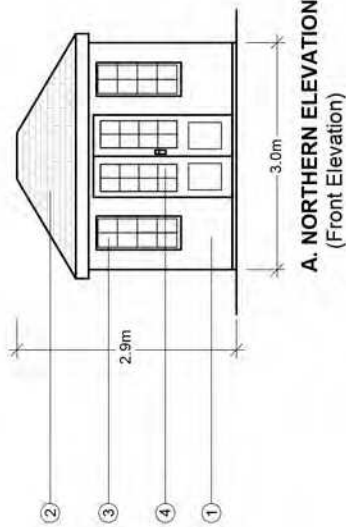
Drawing: **Proposed Main Entrance
Gates Elevation**

Scale:	Date:	Drawn:	Check:
AS SHOWN	11.08.16	JB	
Job No:	ER1601005	Doc No:	310
Rev:		Rev:	A

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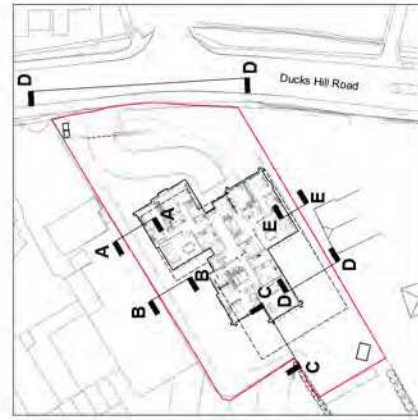
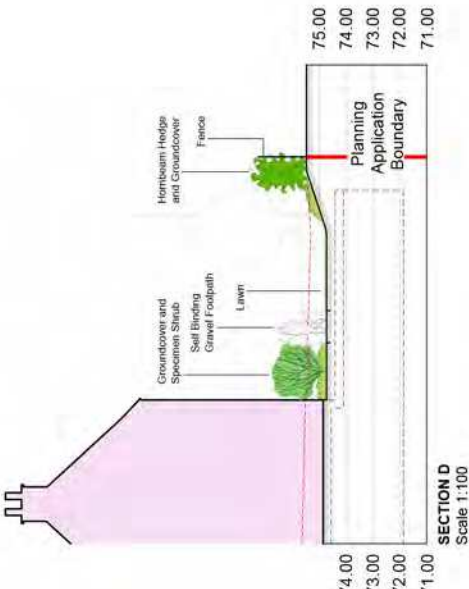
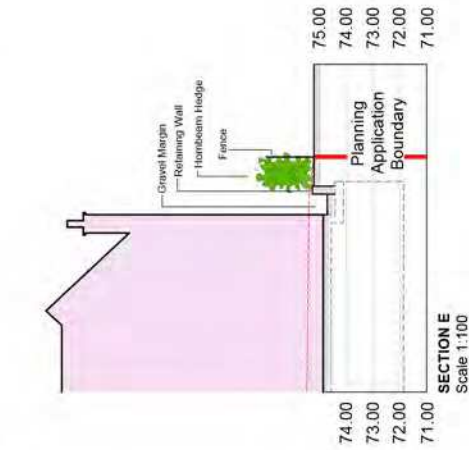
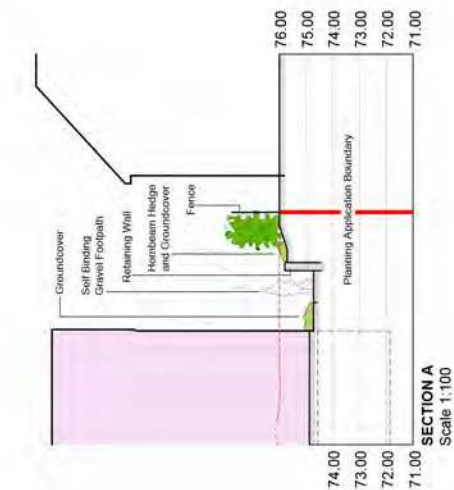
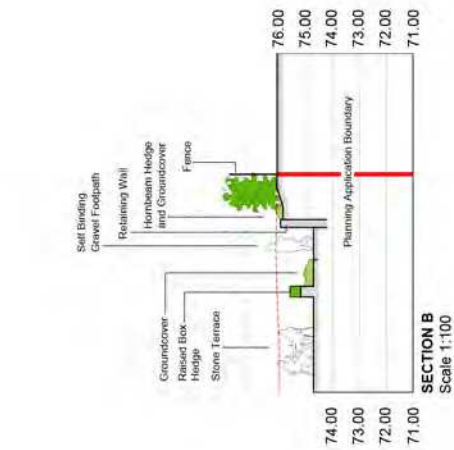
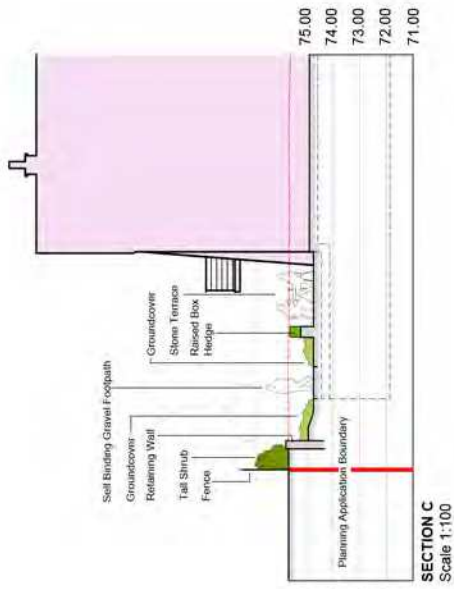


- ① EXTERIOR WALL
Weatherboard Cladding with
Farrow and Ball French Grey Paint
- ② ROOFING
Terracotta Slate Composite Tiles
- ③ WINDOWS
Georgian Style
- ④ DOORS
French double doors



REV NOTE	DATE AUTH	BCA	BARRY CHINN
		Landscape Architects	
CUSTOMER	PROJECT	EngineRoom	
		40 DUCKS HILL ROAD, NORTHWOOD,	
DRAWING	TITLE	INDICATIVE SUMMERHOUSE	
CONTRACT NUMBER	DWG NO.	04	
DATE	DRAWN	CHECKED	BY
AUG 2018	BARRY	BC	BT
ISSUE	PLANNING	CRG SHEET A2	
SCALE	1:50	CAD FILE: 2000-10-22_Plan and Section_C101.rvt.dwg	

NOTES

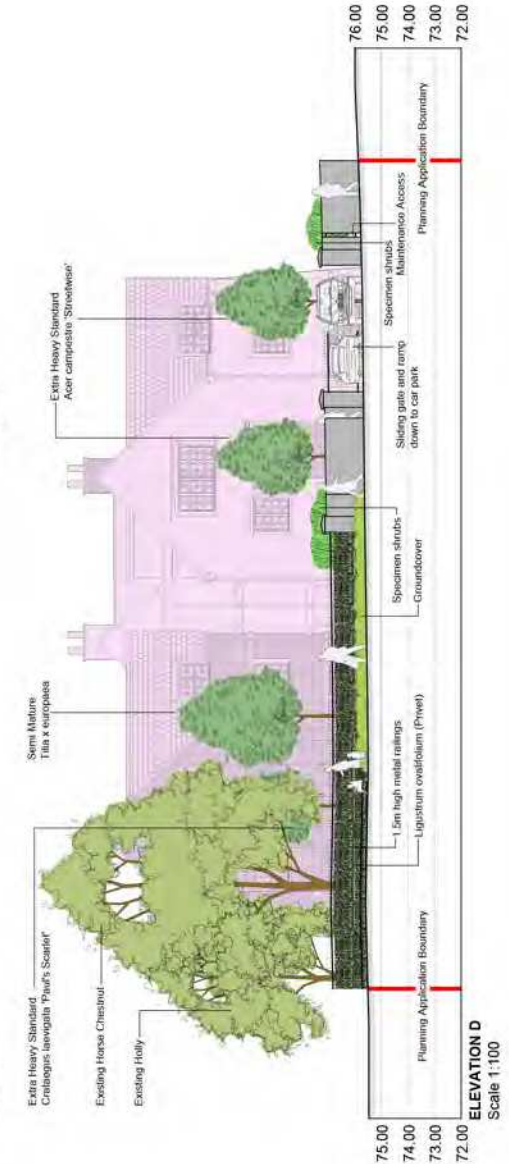


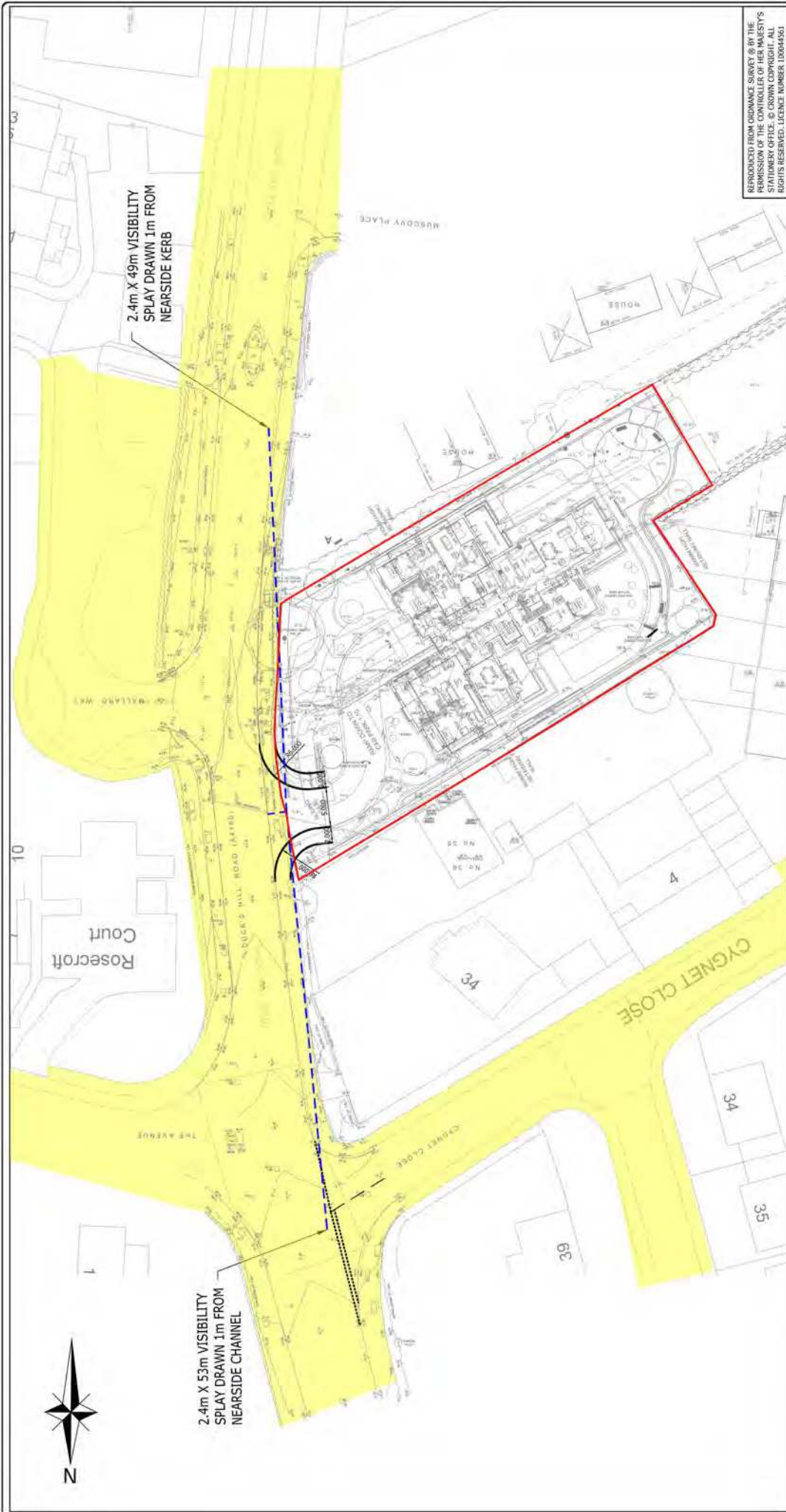
Existing Ground Level

BCA BARRY CHINN Landscape Architects
EngineRoom
PROJECT: 40 DUCKS HILL ROAD, NORTHWOOD.
DRAWING: LANDSCAPE CONCEPT SECTIONS

CONTRACT NUMBER	03
DATE	JULY 2018
DRAWN BY	MGO
CHECKED BY	BC
ISSUE	INFO
SCALE	1:100
CAUTION	1:100 (Plan and Section), 0:05 (1:100)

BCA BARRY CHINN Landscape Architects
EngineRoom
PROJECT: 40 DUCKS HILL ROAD, NORTHWOOD.
DRAWING: LANDSCAPE CONCEPT SECTIONS





KEY:

2.4m x 49m VISIBILITY SPLAYS (DRAWN TO 1m FROM NEAR-SIDE KERB)

2.4m x 53m VISIBILITY SPLAYS (DRAWN TO 1m FROM NEAR-SIDE CHANNEL)

ISSUED FOR INFORMATION ONLY



B	LAYOUT UPDATED	AA	DV	ML	01.03.17
A	TEXT ADJUSTED	SJR	KM	ML	02.08.16
REV. AMENDMENTS		DRN	CHK	APP	DATE

SCALE:	1:500 @A3	DATE:	20/07/16	DESIGNED:	SJR
DRAWN:	SJR	CHECKED:	KM	APPROVED:	ML
DRAWING NO.	161560 - 001				
REV.:	B				

CLIENT:
NEWSTONE DEVELOPMENTS LTD

PROJECT TITLE:
38 - 40 DUCKS HILL ROAD, NORTHWOOD

DRAWING TITLE:
VISIBILITY SPLAYS

ARDENT CONSULTING ENGINEERS

Suite 207, One Aile Street, London, E1 8DE
 T 020 7680 4088 F 020 7488 3756
 w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

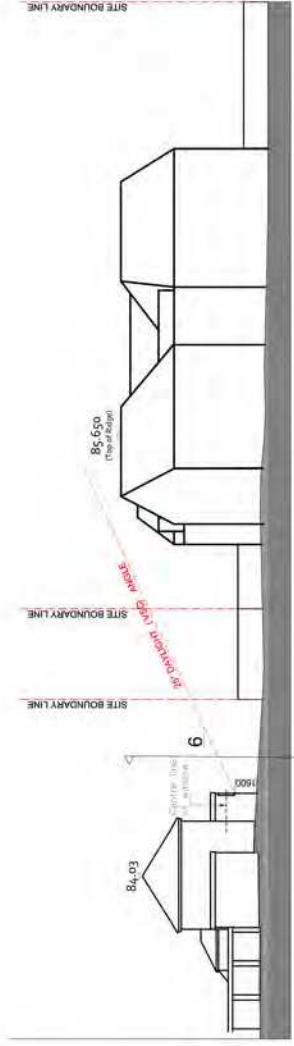
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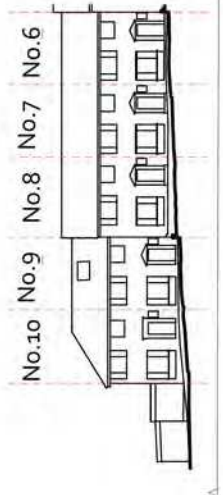
A=No. 38 Ducks Hill Road
B=No. 40 Ducks Hill Road



Proposed Section-Cygnets Close



Elevation 5
No. 10 Cygnets Close



Elevation 6-Cygnets Close
1:200

Proposed Section-Cygnets Close
1:200



Proposed South-West Elevation
1:100

A 23.03.17
Revised issues to suit amended floor plan
Date: 23.03.17
By: CHC

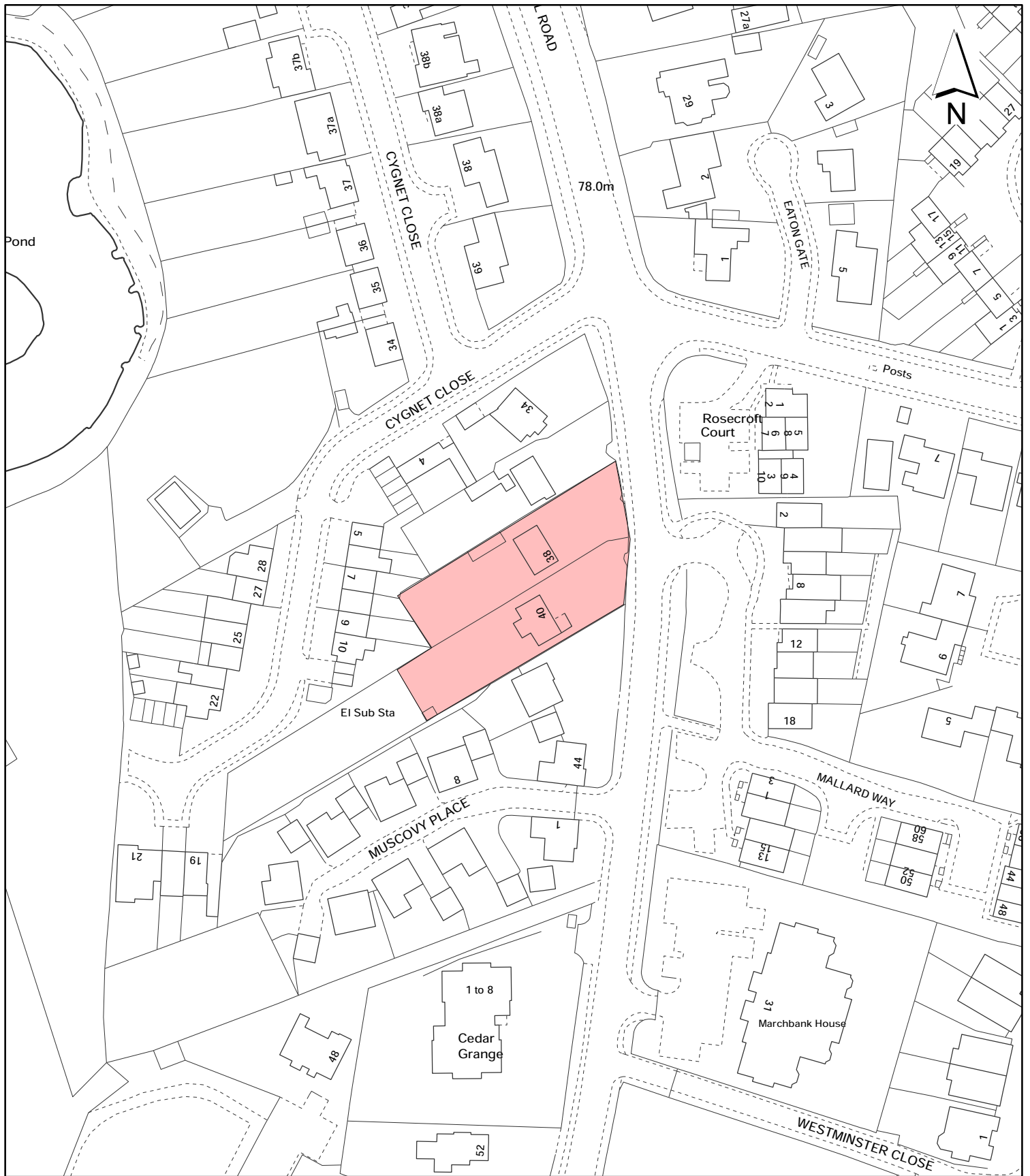
EngineRoom
EngineRoom
111 Elm Street
Marlborough Heath
Boris Avenue
Ipswich IP5 3RY

Client / Location:
38-40 Ducks Hill Road
Northwood

Drawing:
Daylight and Sunlight
Studies

Scale:	Date:	Drawn:	Checked:
AS SHOWN	13.07.16	JB	
Job No:	Draw No:	Rev:	
ER1601005	330	A	

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Notes:

 Site boundary

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Site Address:

38 - 40 Ducks Hill Road

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

Planning Application Ref:
71798/APP/2017/803

Scale:
1:1,250

Planning Committee:
North Page 136

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF ROBINS HEARNE AND LITTLEWOOD DUCKS
HILL ROAD NORTHWOOD

Development: Erection of 4 x two storey, 4-bed detached dwellings with associated parking
and amenity space (Outline application for access and layout with some
matters reserved).

LBH Ref Nos: 41674/APP/2017/381

Date Plans Received: 01/02/2017 **Date(s) of Amendment(s):**

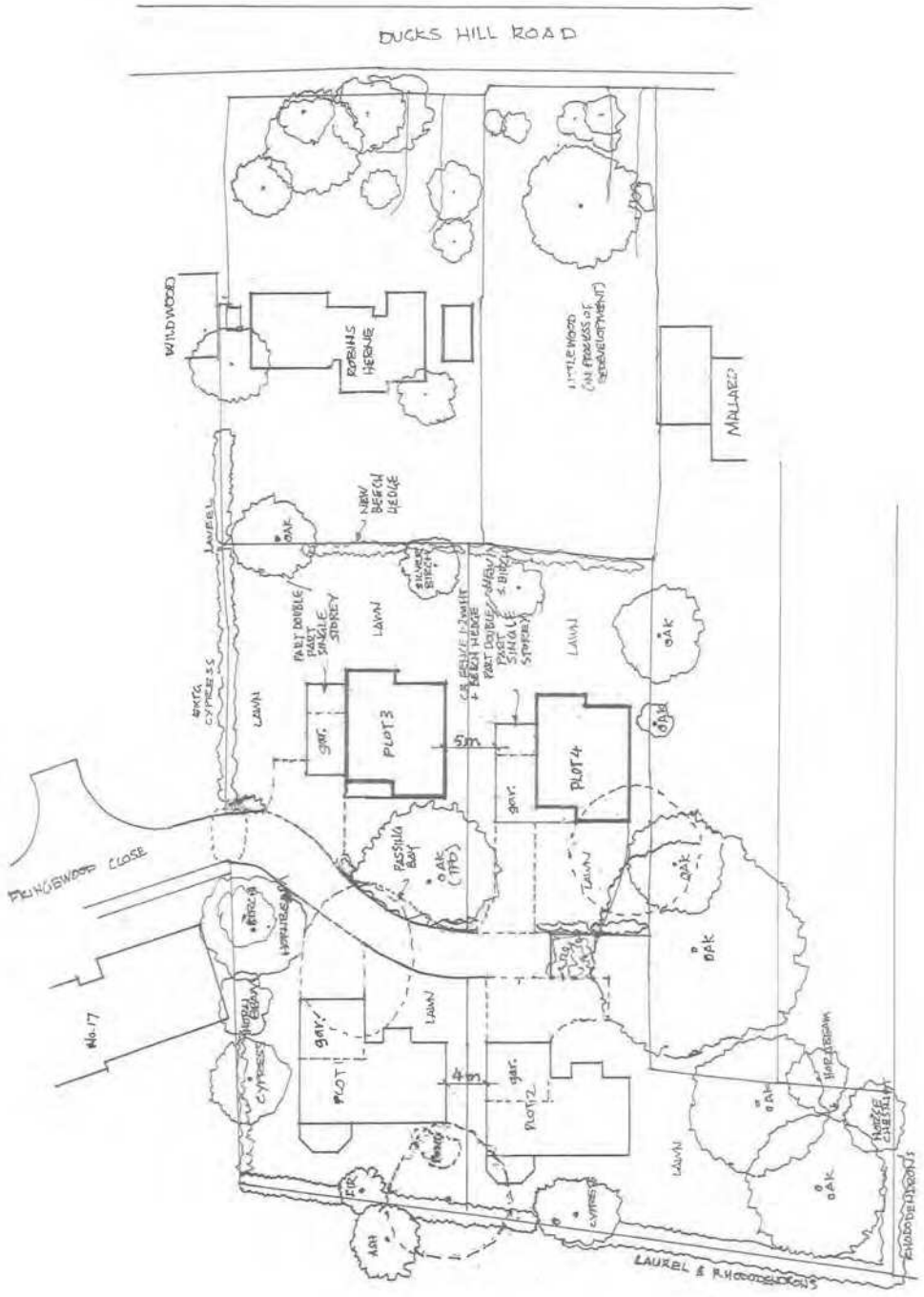
Date Application Valid: 06/03/2017



Ordnance Survey

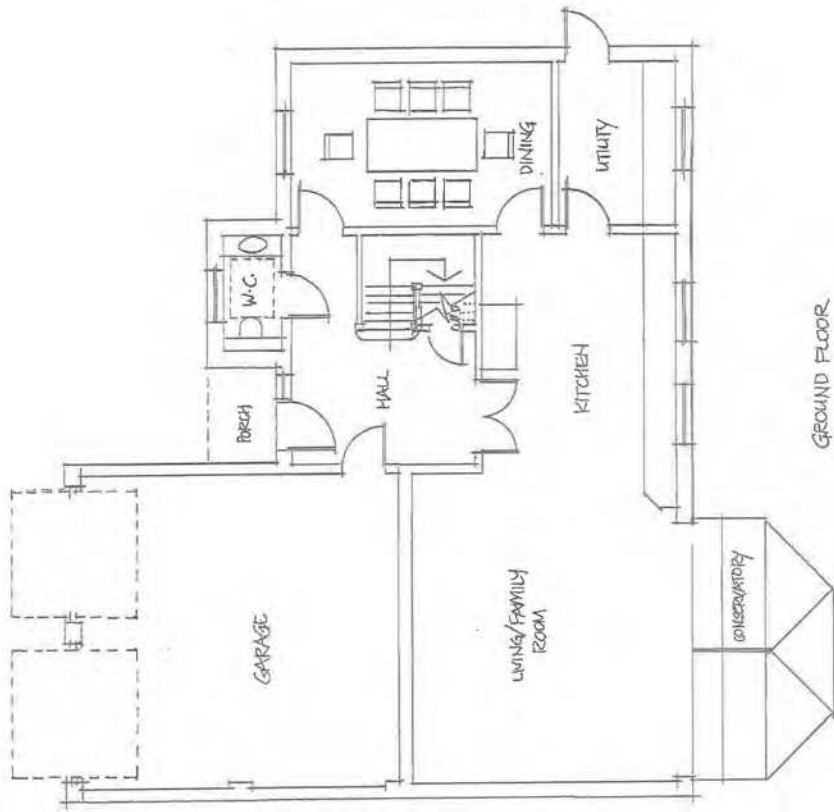
© Crown Copyright 2008 All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

- ADDITIONAL NOTES:
- PARADISE AREAS TO HAVE PERMEABLE CONSTRUCTION & NOBIG, GAISHI, HEAR OAK (TPO)
 - SUDS SCHEME TO BE ADOPTED & SUBJECT TO FUNDATION.
 - PLOTS 3 & 4 LAYOUT ALTERED AND HARD SURFACE AREAS REDUCED.

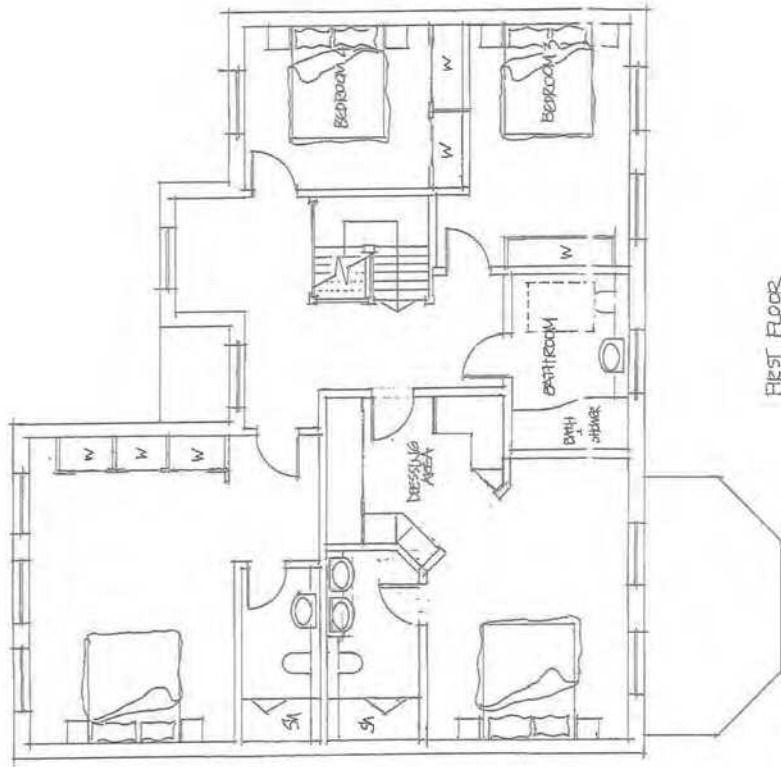


0 5 10 15 20
SCALE BAR 1:500

<p>NOTES:</p> <p>REV. A : AUG 2015 - CONSERVATORY REMOVED FROM PLOT 4</p> <p>REV. B : DEC 2016 - REVISED LAYOUT TO PLOTS 3 & 4</p> <p>REDUCTION IN HARD SURFACE AREA</p> <p>All dimensions must be checked on site and not scaled from this drawing.</p>	Client	Mrs D NEWTON	Scale	1:500	Drawing Title	SITE LAYOUT PLAN
	Job Title	Redevelopment of land to r/o Robbins Herne and Littlewood, Ducks Hill Road, Northwood	Drawn by	JJE	Drq No.	15. 17.1
			Date	Feb 2015	Rev	B



GROUND FLOOR



FIRST FLOOR



NOTES:-
10 DECEMBER 2009 ~ FLOOR PLAN AS REQUESTED (APPLICATION 13/66/NPT/2009/2443)

PROJECT:
LAND TO THE REAR OF
ROBIN'S HEDGE 4 LITTLEWOOD,
DUDES HILL ROAD, NORTHWOOD

DRAWING TITLE:
FLOOR PLANS (PLOT 1)

ACB ASSOC

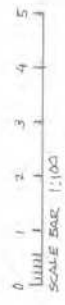
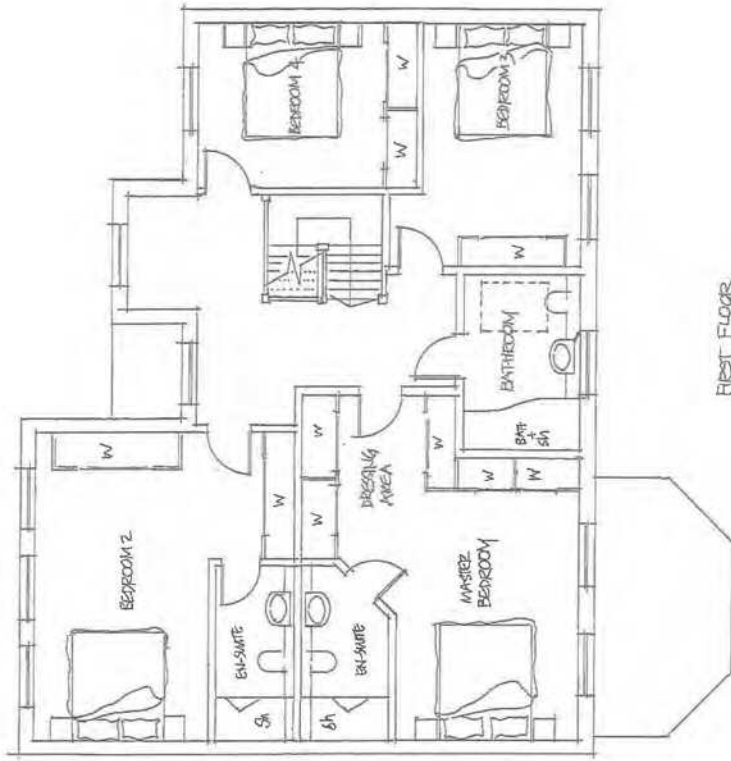
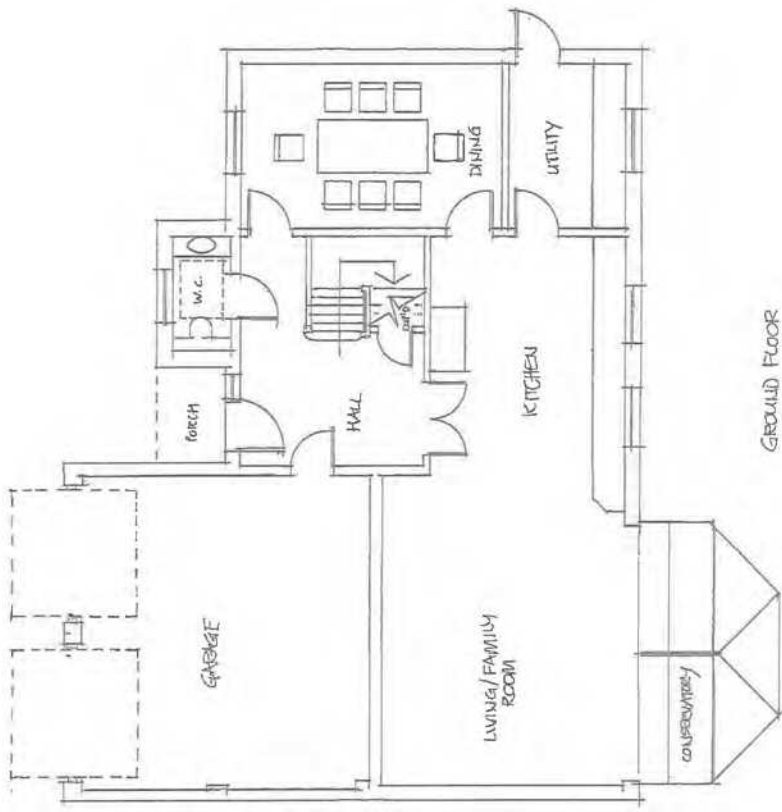
OAK HOUSE, WELLINGTON ROAD
SNAISHURST, BERKSHIRE GUY 9N
MOBILE: 07740 304 249

SCALE:
1:100

DATE:
DECEMBER 2009

DRAWING NO:
PH/FC/04

REV:



NOTES:-
DECEMBER 2009 - FLOOR PLANS AS REQUESTED (APPLICATION 866/APP/2009/2643)

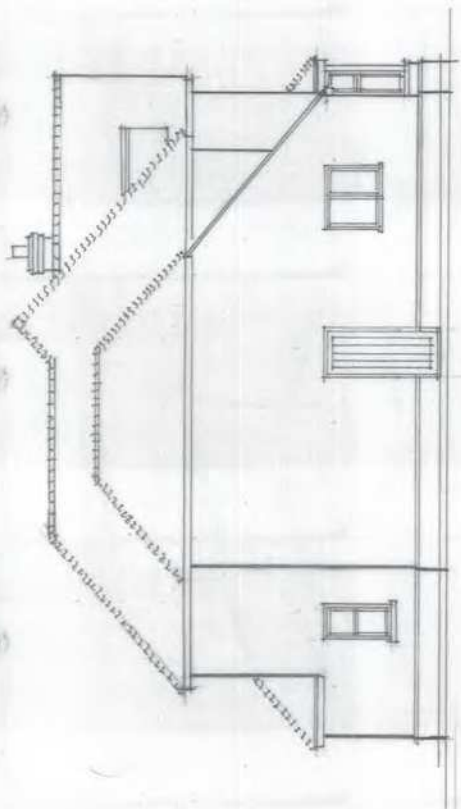
PROJECT:-
LAND TO THE REAR OF
ROBINS HERBIE & LITTLEWOOD,
STAGES HILL, ROWS, NERRIMWOOD

SCALE: 1:100
DATE: DECEMBER 2009

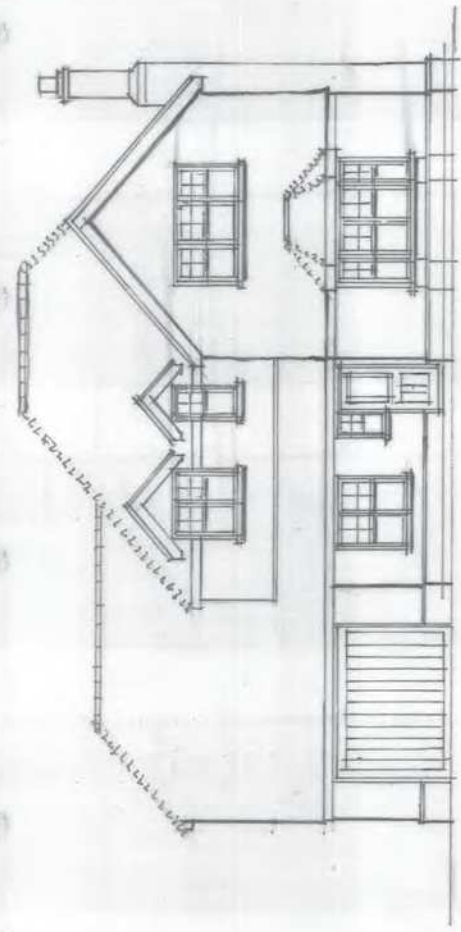
DRAWING TITLE:
FLOOR PLANS (PLOT 2)

DRAWING NO: DHE/FC/05
REV:

ACB ASSOC
OAK HOUSE, WELINGTON ROAD,
SANDHURST, BERKSHIRE GUY7 9AY
MOBILE: 07740 304 219

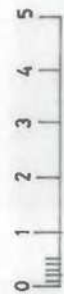


SIDE ELEVATION



FRONT ELEVATION

Job Title:
 REDEVELOPMENT OF LAND TO RIO ROBINS HEARNE AND LITTLEWOOD
 REDUCKS HILL ROAD NORTHWOOD
 on behalf of Mrs D NEWTON
 dwg title:
 ILLUSTRATIVE PLANS AND ELEVATIONS FOR PLOTS 3&4
 date: DEC 2016 dwg no: 15.17.2
 scale bar 1:100

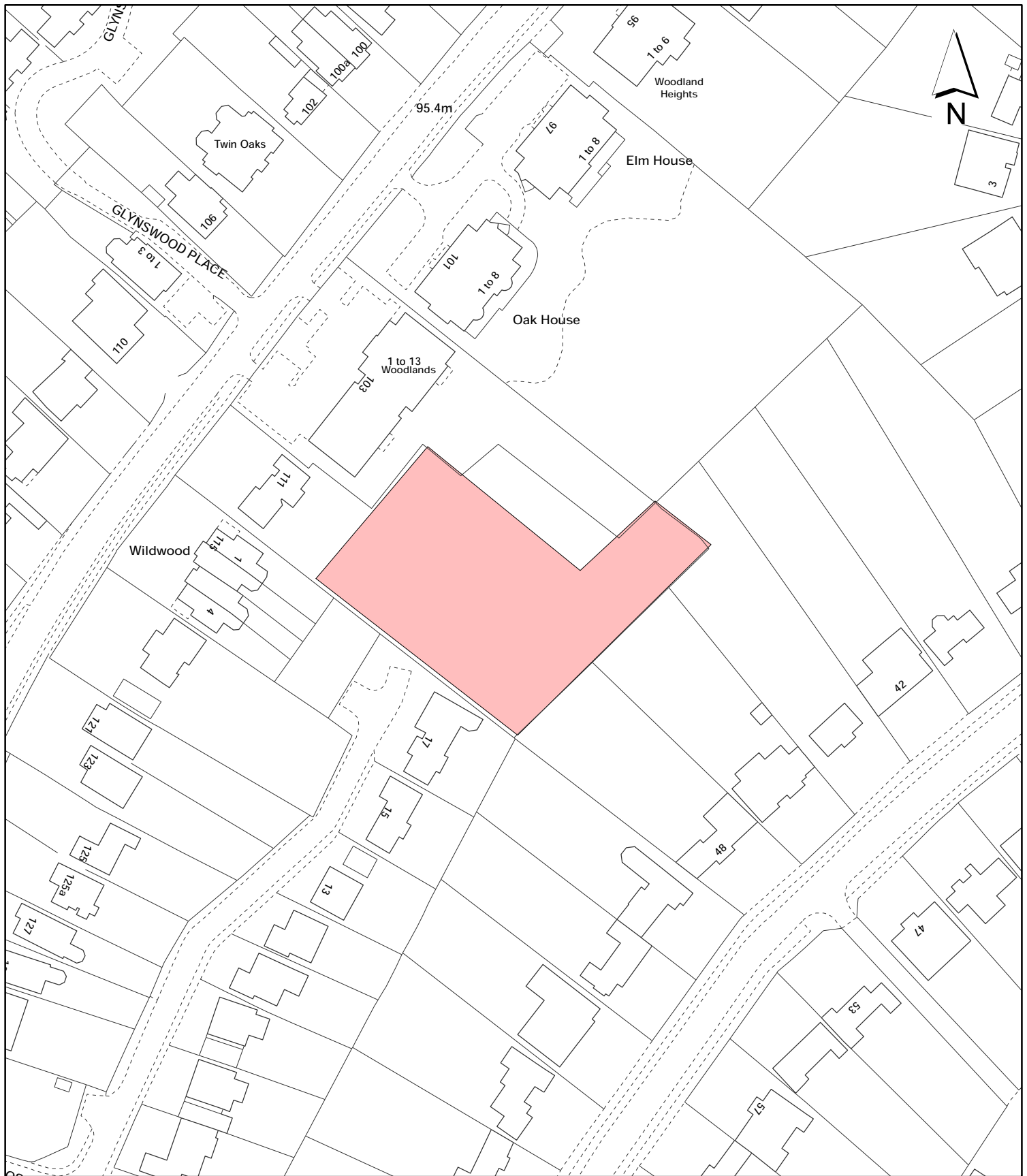


FIRST FLOOR PLAN



GROUND FLOOR PLAN





Notes:

 Site boundary

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Site Address:

**Land to the rear of
 Robins Hearne & Littlewood,
 Ducks Hill Road**

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

Planning Application Ref:
41674/APP/2017/381

Scale:
1:1,250

Planning Committee:
North Page 144

Date:
May 2017



Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping

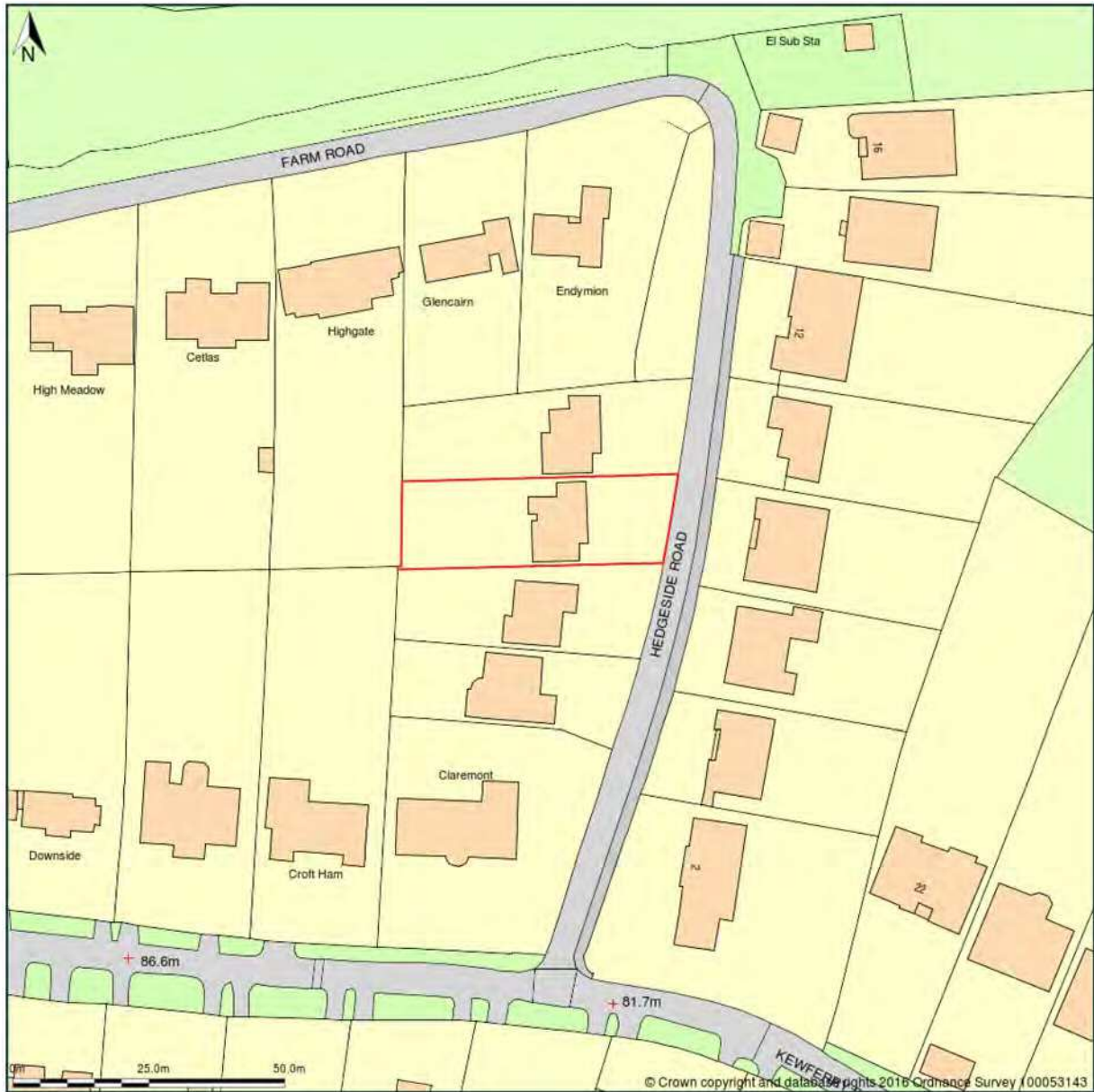
LBH Ref Nos: 38605/APP/2017/554

Date Plans Received: 16/02/2017

Date(s) of Amendment(s):

Date Application Valid: 21/02/2017

7, Hedgeside Road, Northwood, Hillingdon, HA6 2NX

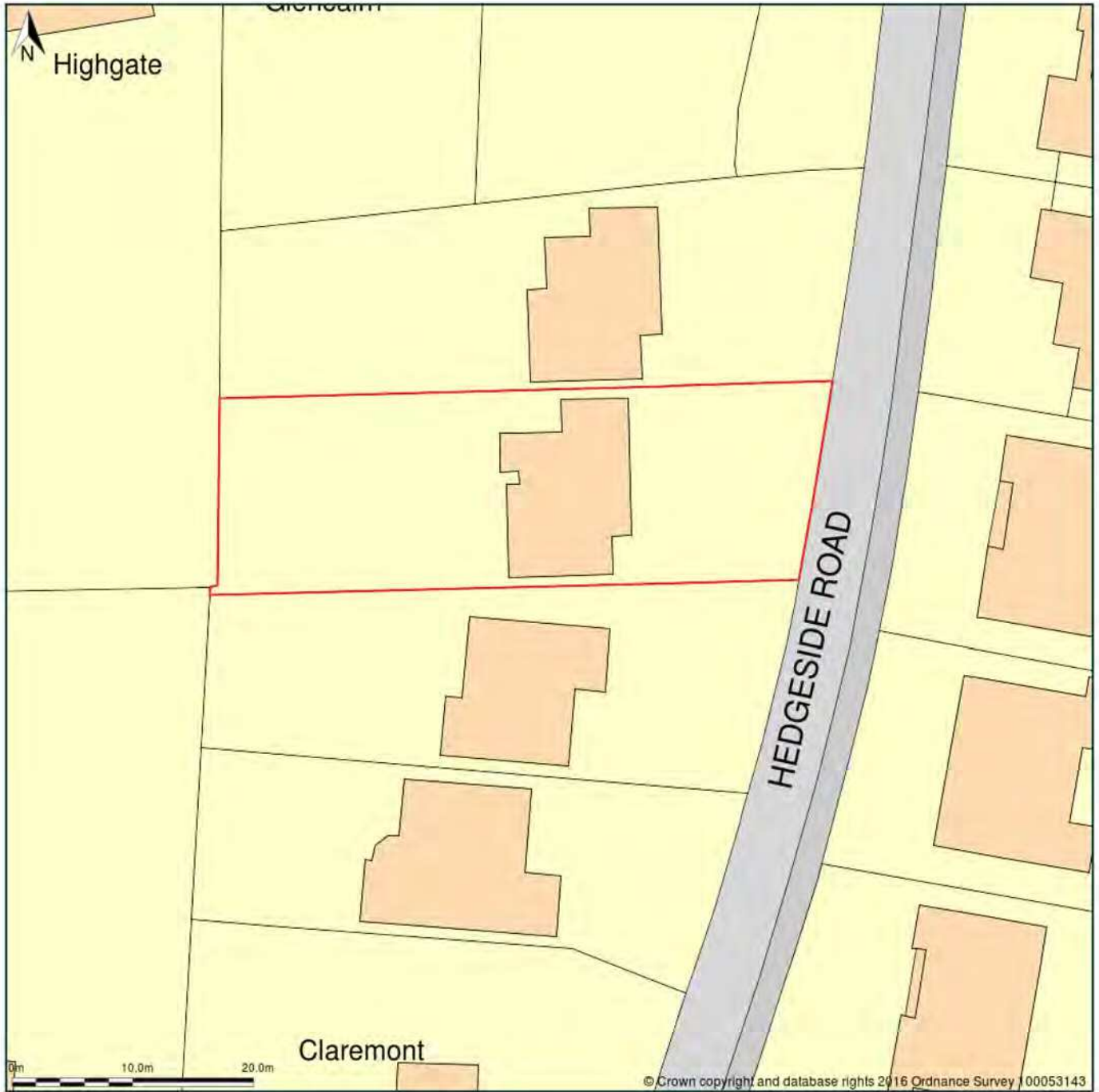


Site Plan shows area bounded by: 508041.9, 192089.1 508241.9, 192289.1 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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7, Hedgeside Road, Northwood, Hillingdon, HA6 2NX



Block Plan shows area bounded by: 508096.9, 192144.1 508186.9, 192234.1 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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NOTES:

1. Where applicable, this drawing must be read in conjunction with all relevant drawings issued by the Architect, Civil and Services Engineers.
2. Do not scale from this drawing.



No.	Description	Date

7 HEDGESIDE ROAD

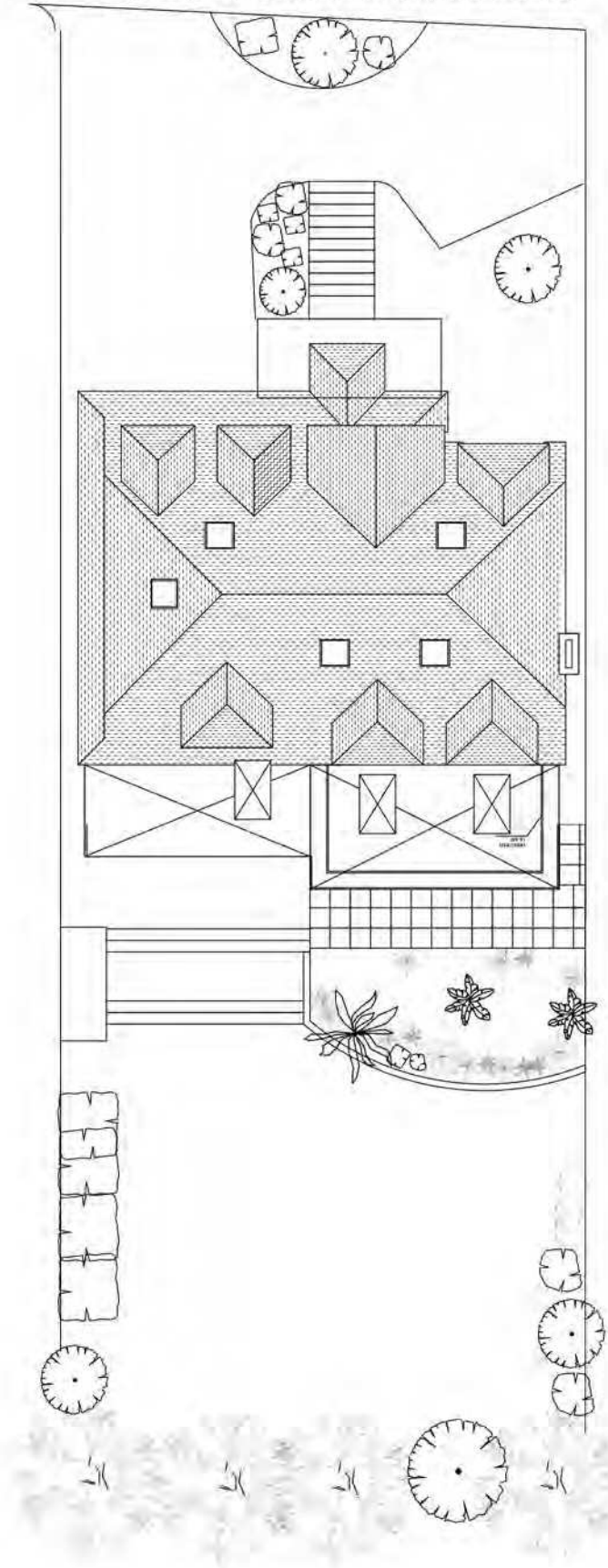
PLAN ON FRONT AND REAR GARDENS

Scale: 1:100 @ A1
 Date: FEB 2012
 Project: EP

A.E. Butler & Partners Limited
 Consulting Engineers & Civil Engineers
 The Lakes Building, 7th, 8th & 9th Floors
 100, Victoria Road, Victoria
 Tel: 01 442 23888 or 44 01 442 23884
 Email: aeb@butlerpartners.com

Drawing No: **4676/12**

PROPOSED PLAN ON FRONT AND REAR GARDENS
 (SCALE 1:100)



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NOTES

1. The drawing is to be read in conjunction with the Specification of Application and all relevant ARCHITECTS, CIVIL, and BUILDING SERVICES drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

NO.	DESCRIPTION	DATE
B	FORMERLY UPDATED AND CLOSED	10/2/2017
A	FORMERLY OPENED	20/10/2016
REV	DESCRIPTION	DATE

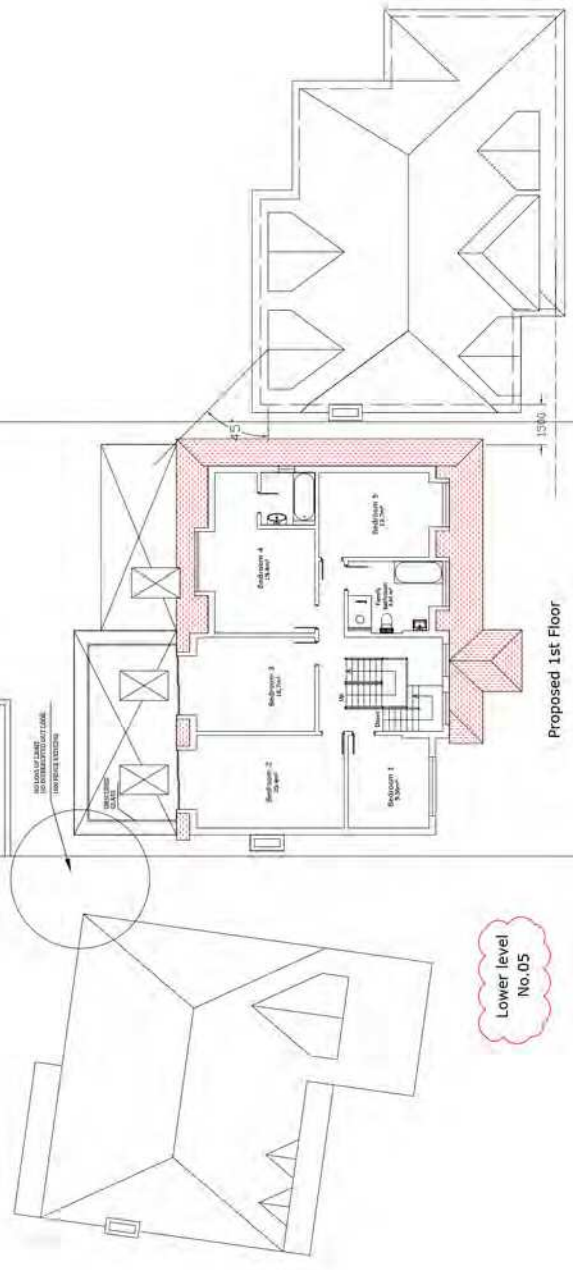
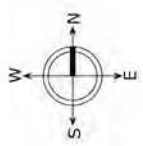
Client: _____
 Job File: _____

07 HEDGESIDE ROAD

Drawing Title: **Site plan**

Scale: 1:100 (A1) Date: 31.11.2016 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Services
 The Rectory Building, St. Michaels Road
 Huddersfield, West Yorkshire, HD1 1JY
 ☎ 44 (0) 1442 23838 ☎ 44 (0) 1442 23436
 Web: www.aebutlerpartners.co.uk
 Email: aebutlerpartners@aol.com

Drawing No. **4676/11** Rev. **B**



Lower level
No.05

Middle level
No.07

High level
No.09

Proposed 1st Floor

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NOTES

- The drawing is to be read in conjunction with the Specification of Application and all relevant Architects, civil, and building services drawings.
- IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
- FOUNDATION CONCRETE:** To have a minimum cement content of 330 kg/m³, and used with a water/cement ratio of 0.5.

NO.	DESCRIPTION	DATE
1	PREPARED/REVISION	14/12/2017
2	PREPARED/REVISION	21/12/2017
3	PREPARED/REVISION	21/12/2017

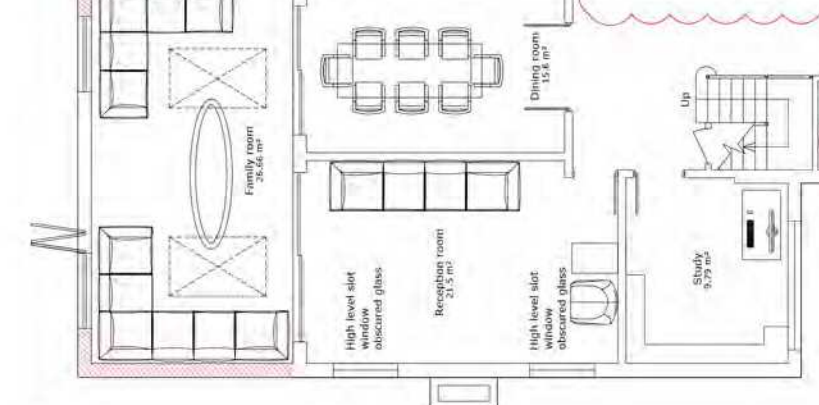
Client: _____
 Job No: _____
 Drawing Title: _____

07 HEDGESIDE ROAD
GROUND FLOOR PLAN

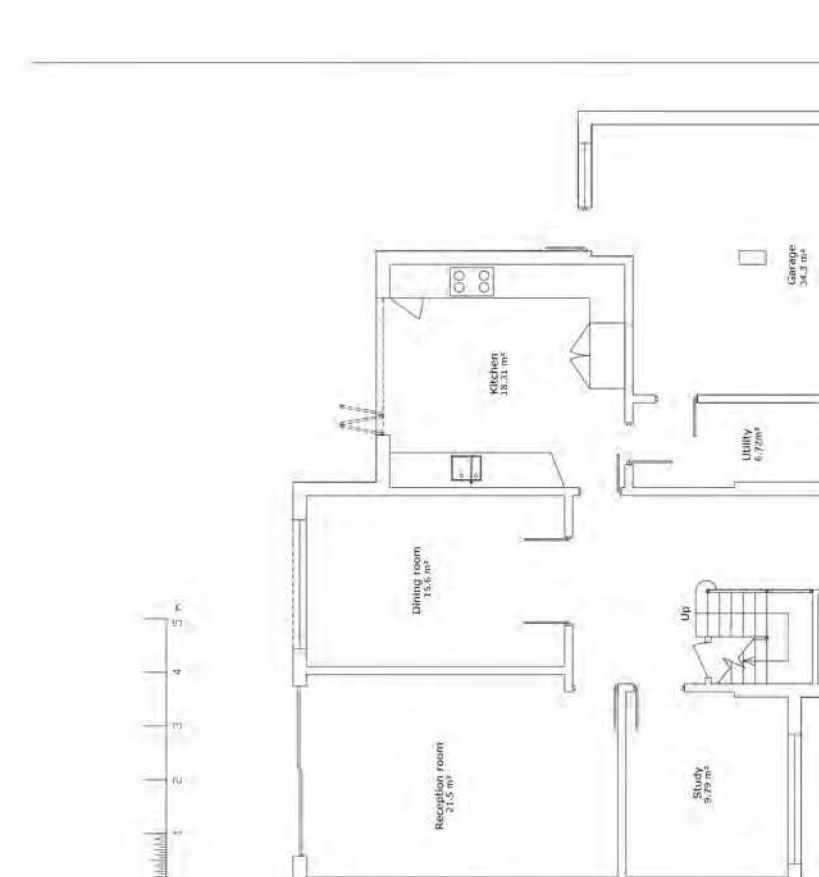
Scale: 1:50
 Date: 31/11/2018
 Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Rectory Building, 200, St. Andrew's Road
 Hove, Brighton BN1 2JX
 Tel: 01323 551111 Fax: 01323 551111
 Email: aeb@butlerpartners.co.uk
 Website: www.butlerpartners.co.uk

Company No: **467607**
 Reg. No: **D**



Proposed Ground Floor Plan



Existing Ground Floor Plan

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NOTES:

- The drawing is to be read in conjunction with the Specification of applicable and all relevant Architects, civil, and building services drawings.
- IMPORTANT: Check and verify all dimensions on site prior to any construction works.
- FOUNDATION CONCRETE to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

NO.	DESCRIPTION	DATE
A	FOR UPDATED	20.12.20

Client: **07 HEDGESIDE ROAD**

Use: **FIRST FLOOR PLAN**

Scale: 1:50
 Date: 11.11.2018
 Drawn: C.C.

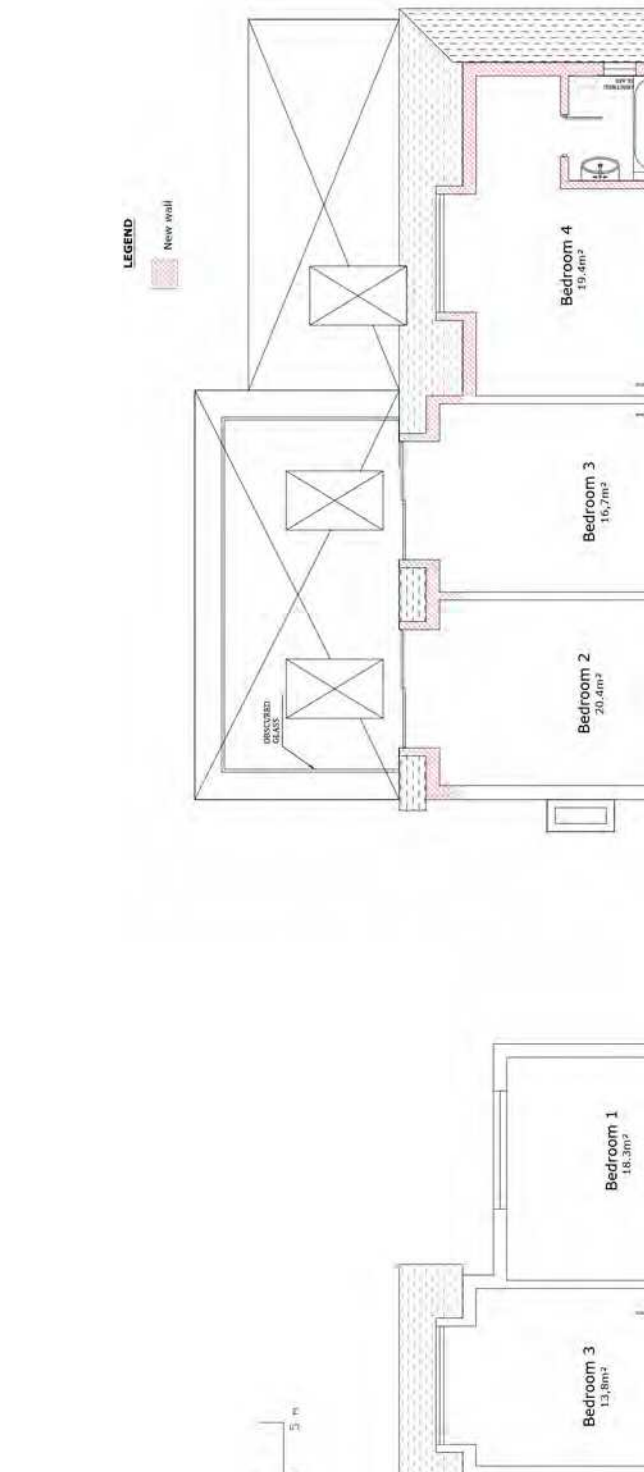
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Rectory, 111, High Street, Blandford, Dorset, BH9 1JL
 Tel: 01257 353333 Fax: 01257 353334
 Web: aebutlerpartners.co.uk
 Email: aebutler@bt.com

Drawing No: **4676/08**
 Rev: **A**

LEGEND

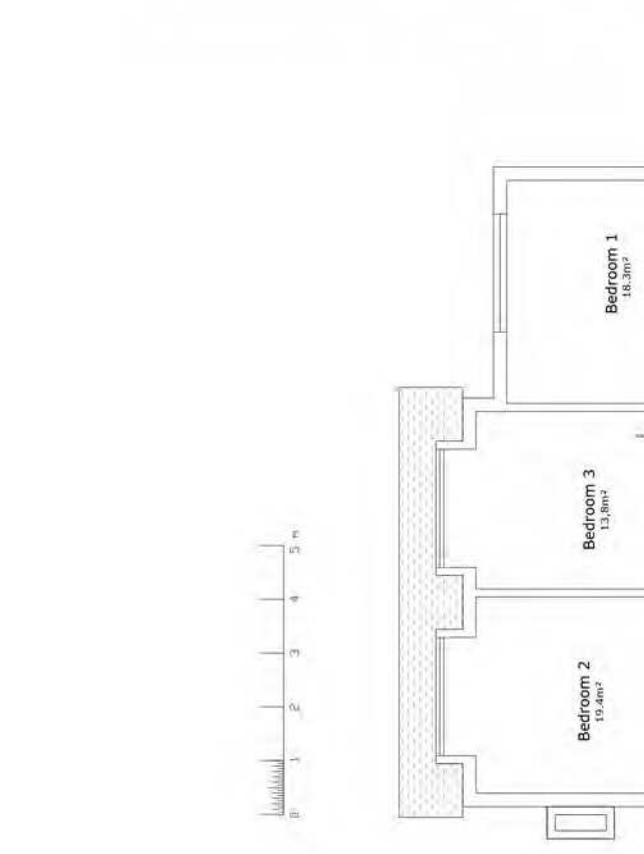
 New wall

 Obscured glass



Proposed 1st Floor

 0 1 2 3 4 5 m



Existing 1st Floor

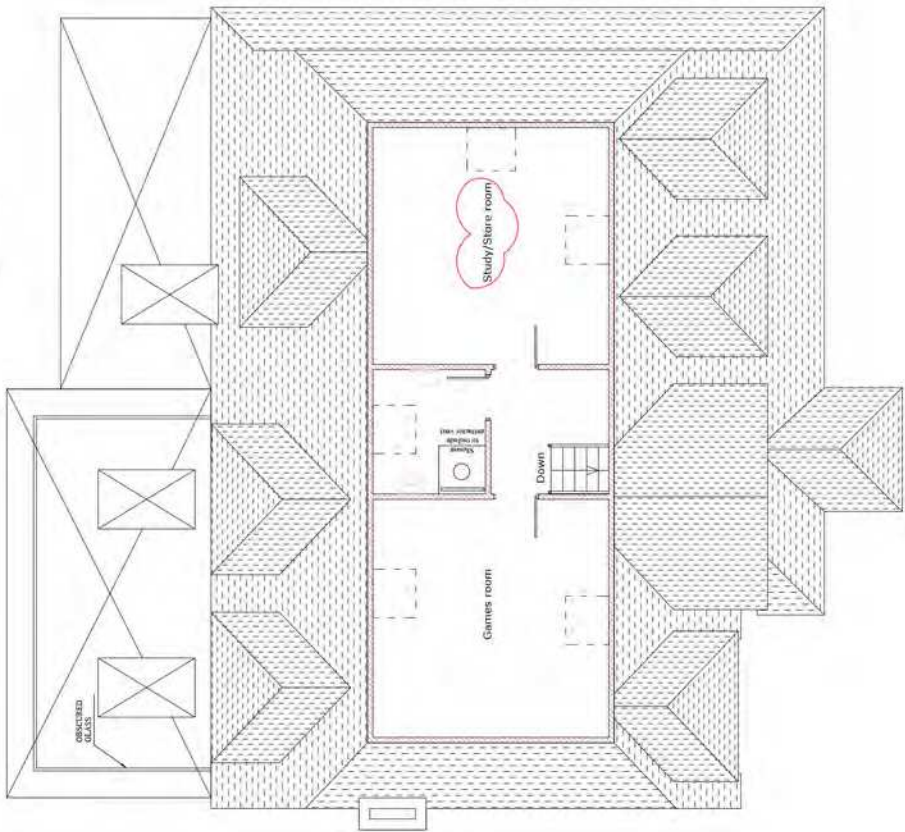
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NOTES

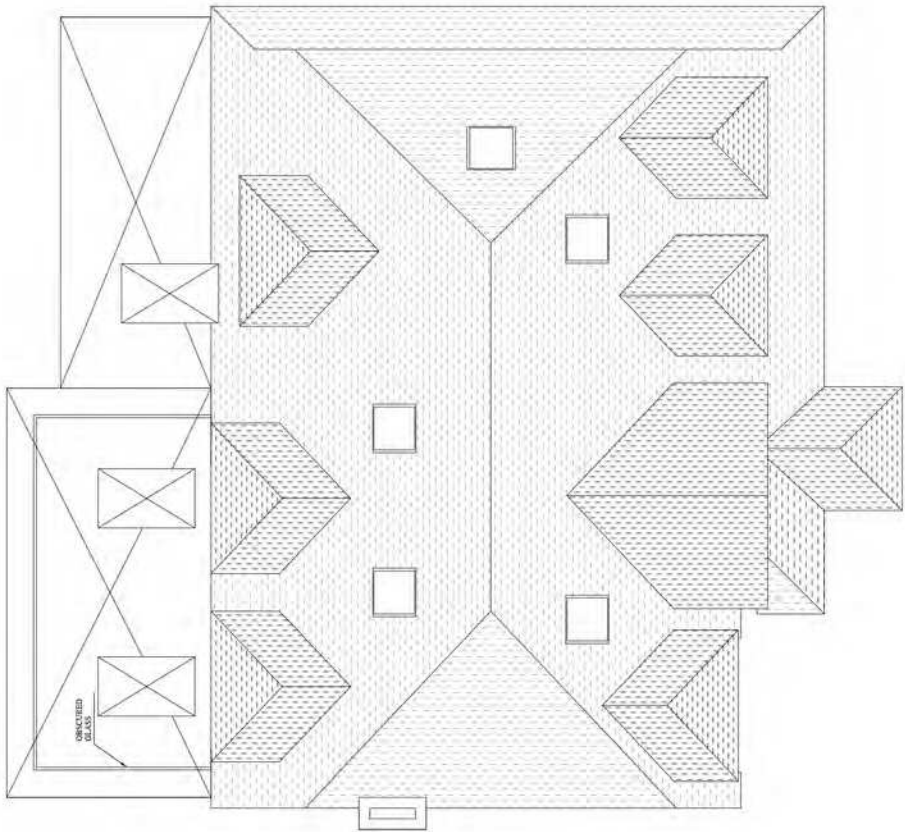
1. The drawing is to be read in conjunction with the Specification of applicable and all relevant Architects, civil, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.



LEGEND
 New wall



Proposed second floor Plan



Proposed roof Plan

REV	DESCRIPTION	DATE
D	DRAWING POSITIONAL CHANGED	16.02.2017
C	PLANS UPDATED	20.10.2016
B	REVISIONS	23.09.2016
A	PLANS UPDATED	23.09.2016

Client: _____
 Job File: _____

07 HEDGESIDE ROAD

PROPOSED PLANS

Scale: 1:50 @ A1 Date: 16.02.2017 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, St. Andrew's Road
 Harrogate, North Yorkshire, HG1 2JX
 ☎ 44 (0) 1442 23888 ☎ 44 (0) 1442 23484
 Web: aebulterpartners.co.uk Email: aebulter@aebs.co.uk
 Drawing No: **4676/03** Rev: **D**

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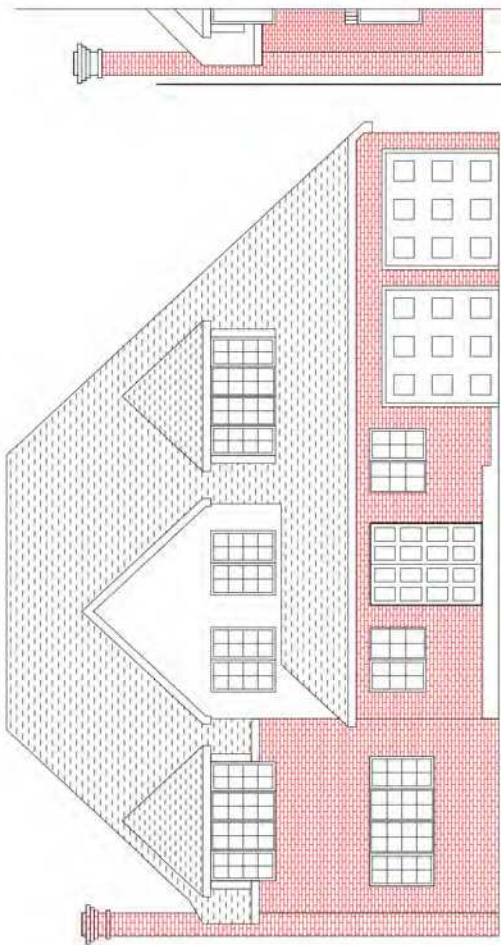
NOTES

1. The drawing is to be read in conjunction with the Specification (if applicable) and all relevant Architects, civil, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, mixed with a water/cement ratio of 0.5.

NO.	REVISION/DATE	DESCRIPTION	BY	DATE
A				

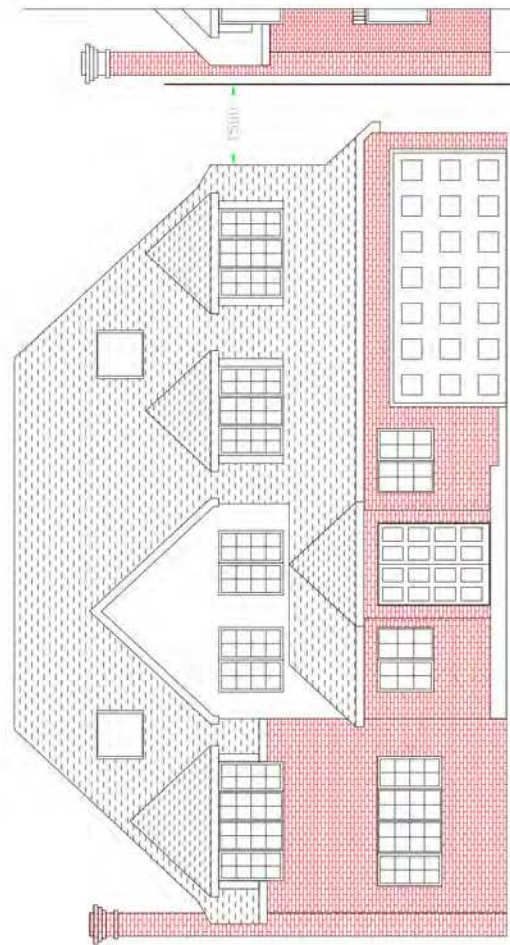
Client	
Job Title	07 HEDGESIDE ROAD
Drawing Title	FRONT AND REAR ELEVATIONS
Scale	1:50 @ A1 1:11.33 @ A2
Drawn	C.C.

A.E. Butler & Partners Limited	
Consulting Structural & Civil Engineers	
Building Surveyors	
The Rectory, Hedgely Road	
Hedgely, Hedgely Road, Hedgely, TXS	
☎ 44 (0) 1442 23888 📠 44 (0) 1442 23484	
Web - aebutlerpartners.co.uk	
Email - aebutlerpartners@aol.com	
Drawing No.	4676/09
Rev.	A



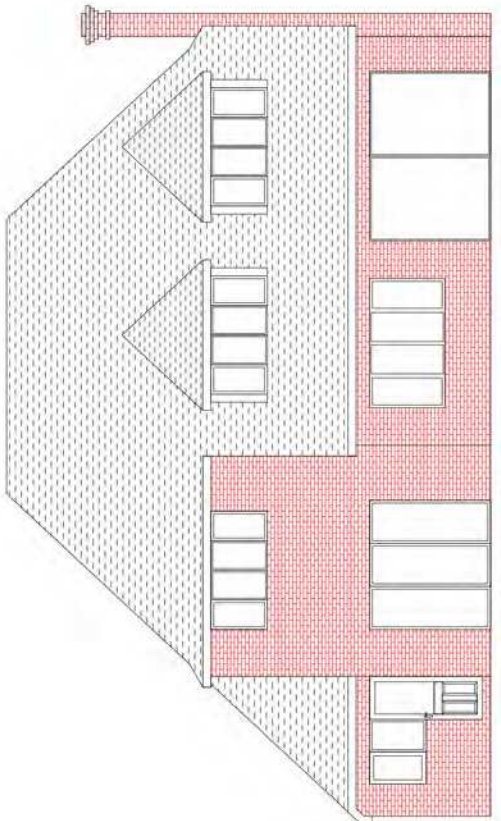
Existing front elevation

Boundary line

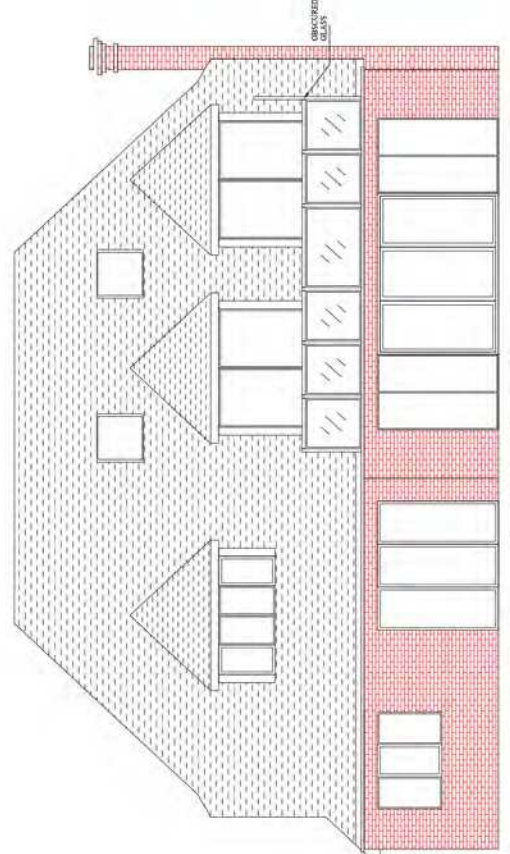


Proposed front elevation

Boundary line



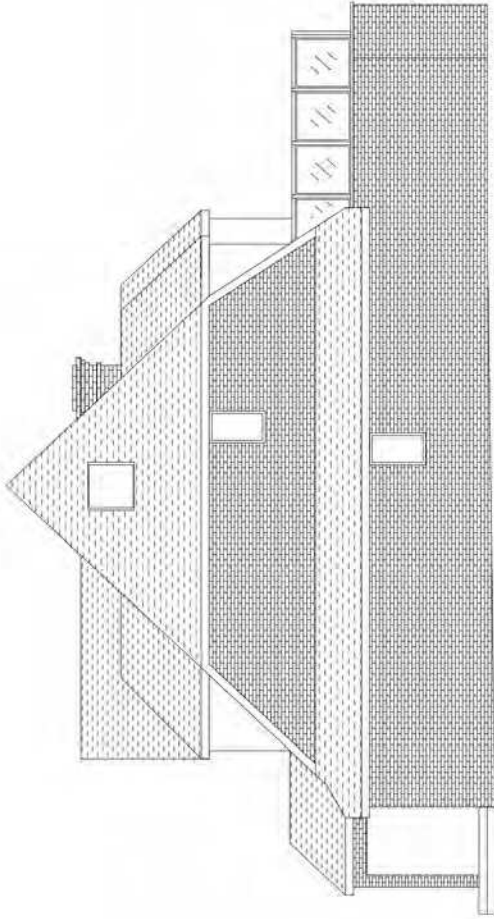
Existing rear elevation



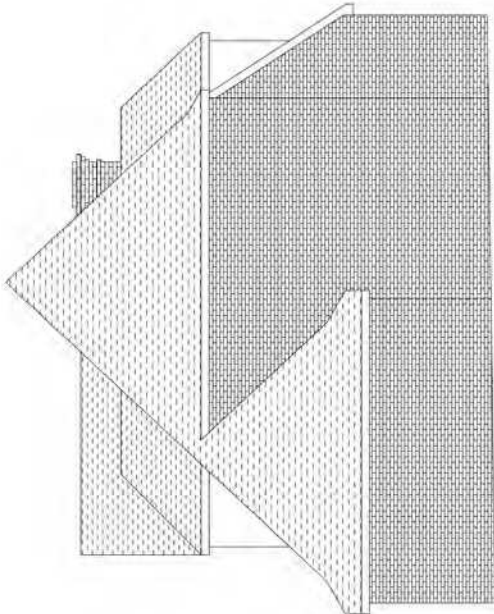
Proposed rear elevation

NOTES

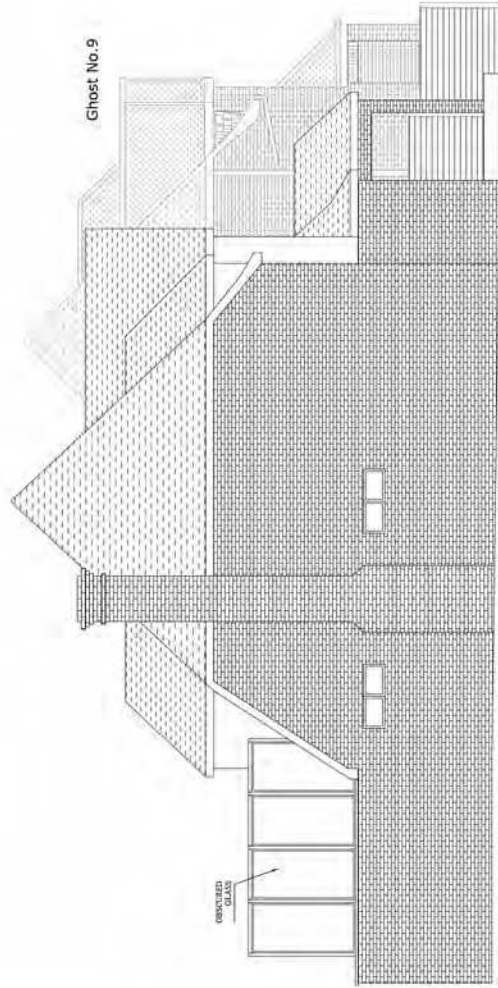
1. This drawing is to be read in conjunction with the Specification (if applicable) and all relevant Articles, Clauses and Building Regulations drawings.
2. IMPORTANT: Check and verify all dimensions and levels prior to any construction works.
3. FOUNDATION CONCRETE to have a minimum strength of 30 N/mm² combined with a water/cement ratio of 0.5.



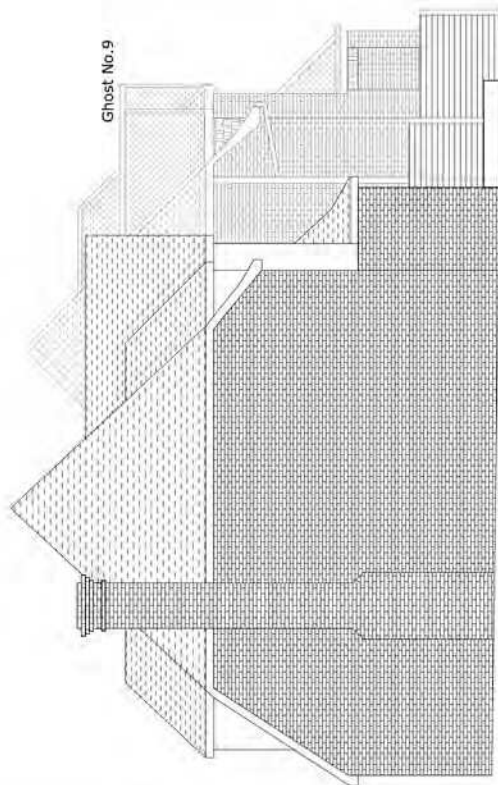
Proposed right hand elevation



Existing right hand elevation



Proposed left hand elevation



Existing left hand elevation

REV	DATE	DESCRIPTION
A	26/12/2016	ELEVATIONS/REVISED

Client: _____
 No Title: _____

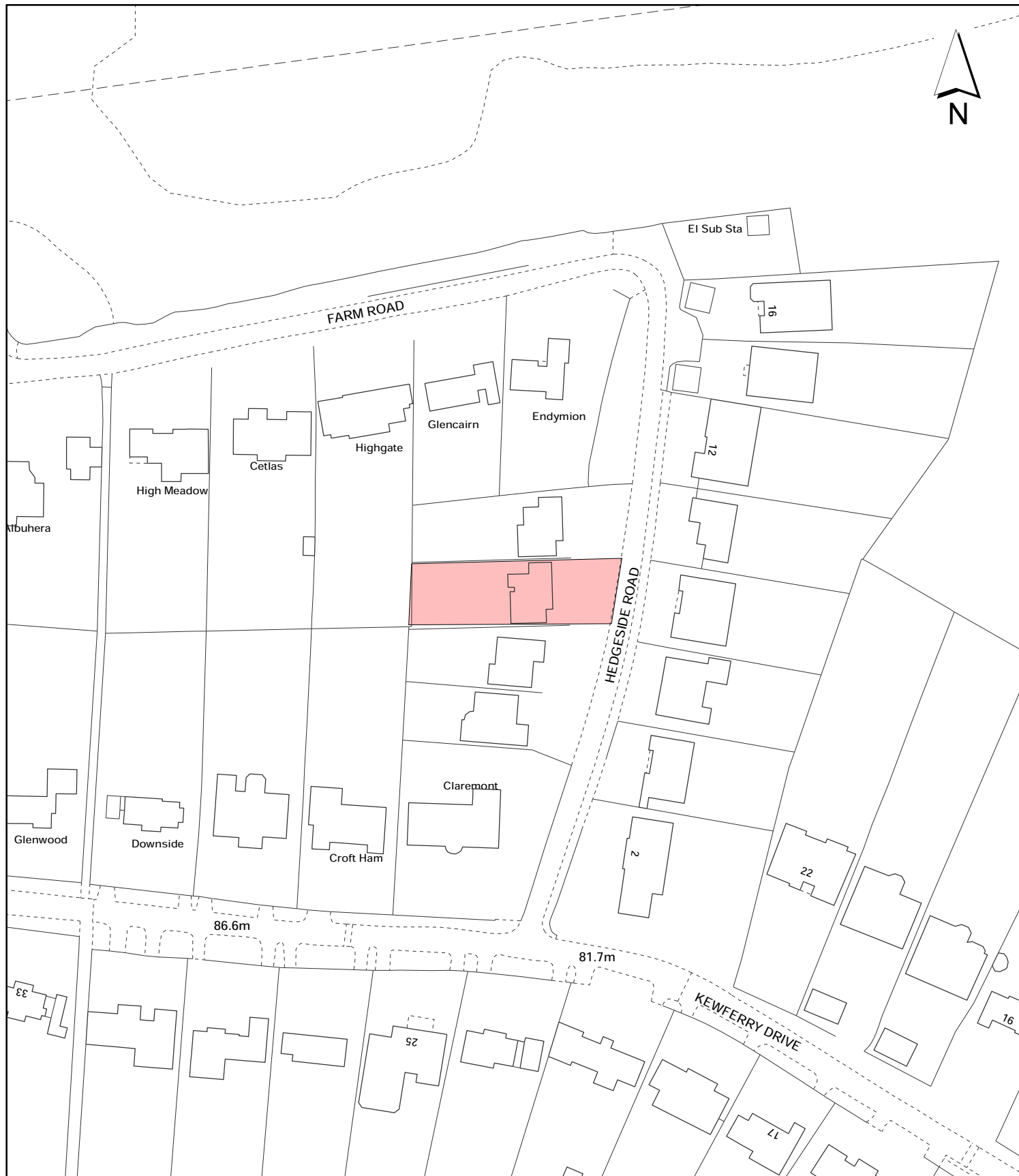
07 HEDGESIDE ROAD

LEFT AND RIGHT FLANK ELEVATIONS

Scale: 1:50 @ A1 | Date: 31.12.2016 | Drawn: C.C.

A.E Butler & Partners Limited
 Consulting Structural & Civil Engineers
 The Ilex Building 279, 299 Milled Road
 Huddersfield, West Yorkshire
 HD1 2JH | Tel: 01482 258388 | Fax: 01482 258384
 Web: www.aebutler-partners.co.uk
 Email: aebutler@aeand.com

Drawing No: **4676/10** | Rev: **B**



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

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

Planning Application Ref:
38605/APP/2017/554

Scale:
1:1,250

Planning Committee:
North Page 155

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 MANOR HOUSE DRIVE NORTHWOOD

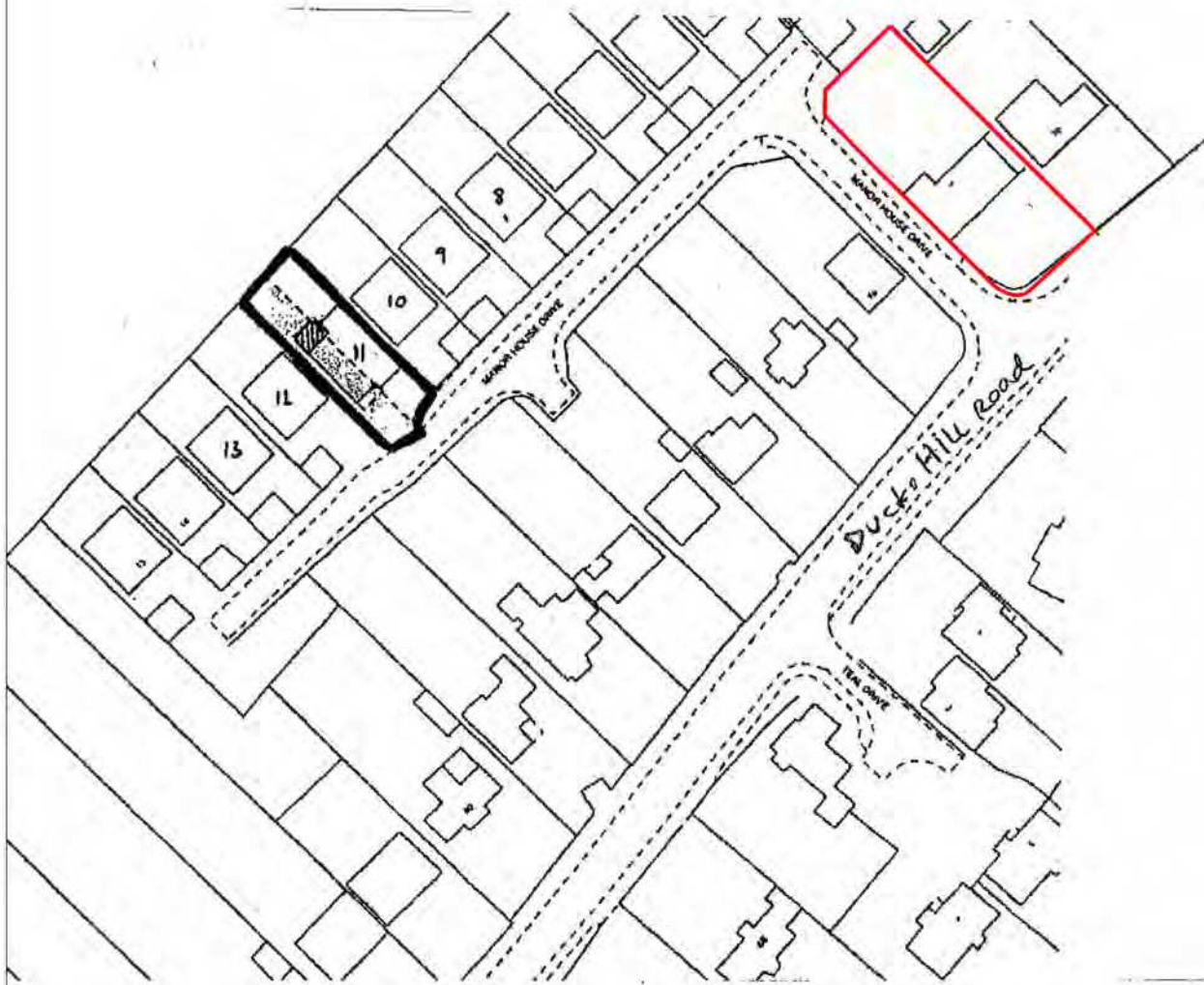
Development: Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.

LBH Ref Nos: 27306/APP/2016/4520

Date Plans Received: 16/12/2016

Date(s) of Amendment(s):

Date Application Valid: 17/01/2017



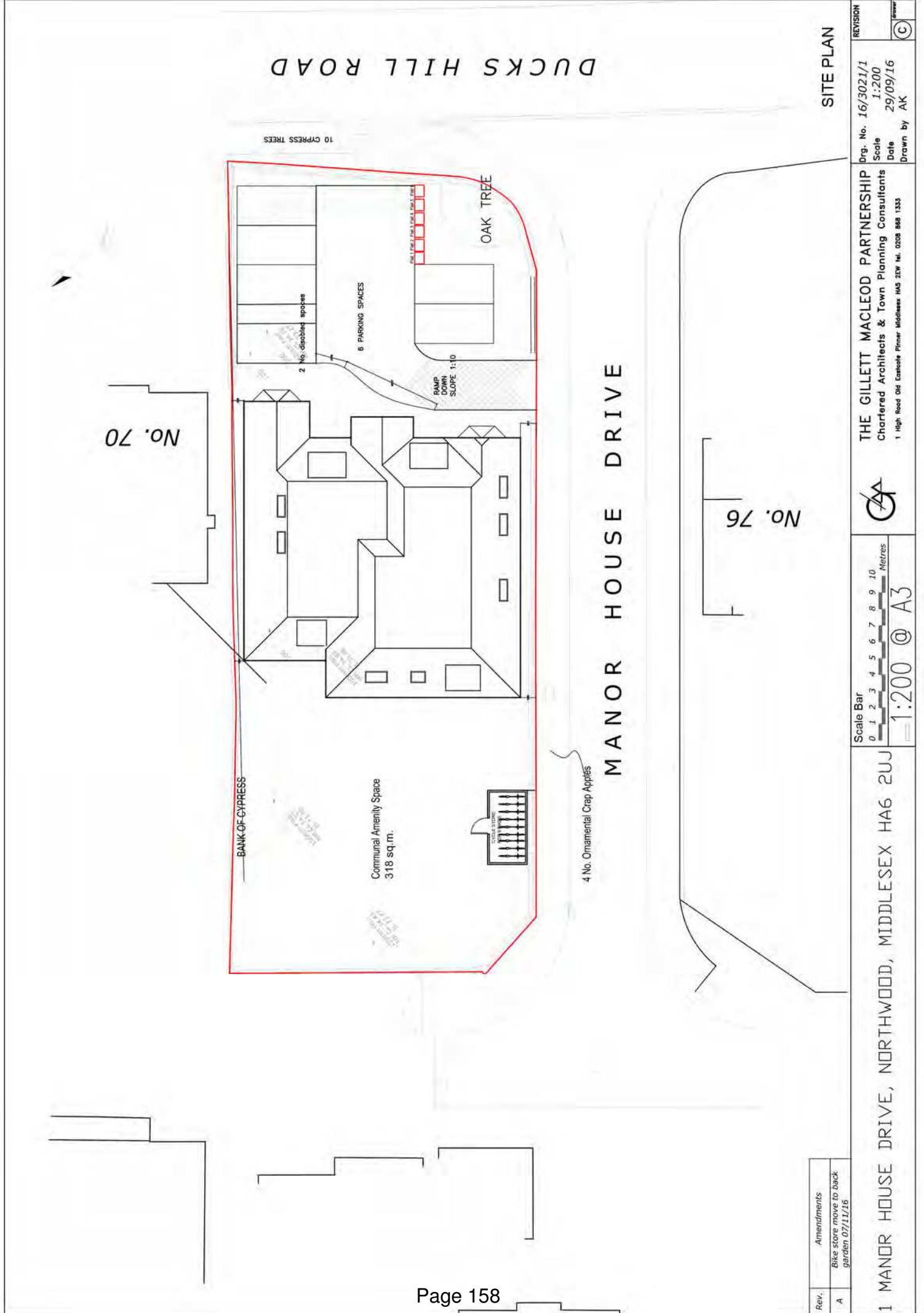
LOCATION PLAN

ADDRESS

**1 MANOR HOUSE DRIVE ,
NORTHWOOD ,
MIDDLESEX
HA6 2UJ**

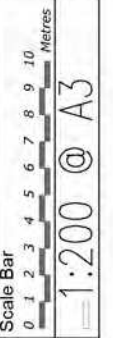


SCALE 1:1250



Rev.	Amendments
A	Bike store move to back garden 07/11/16

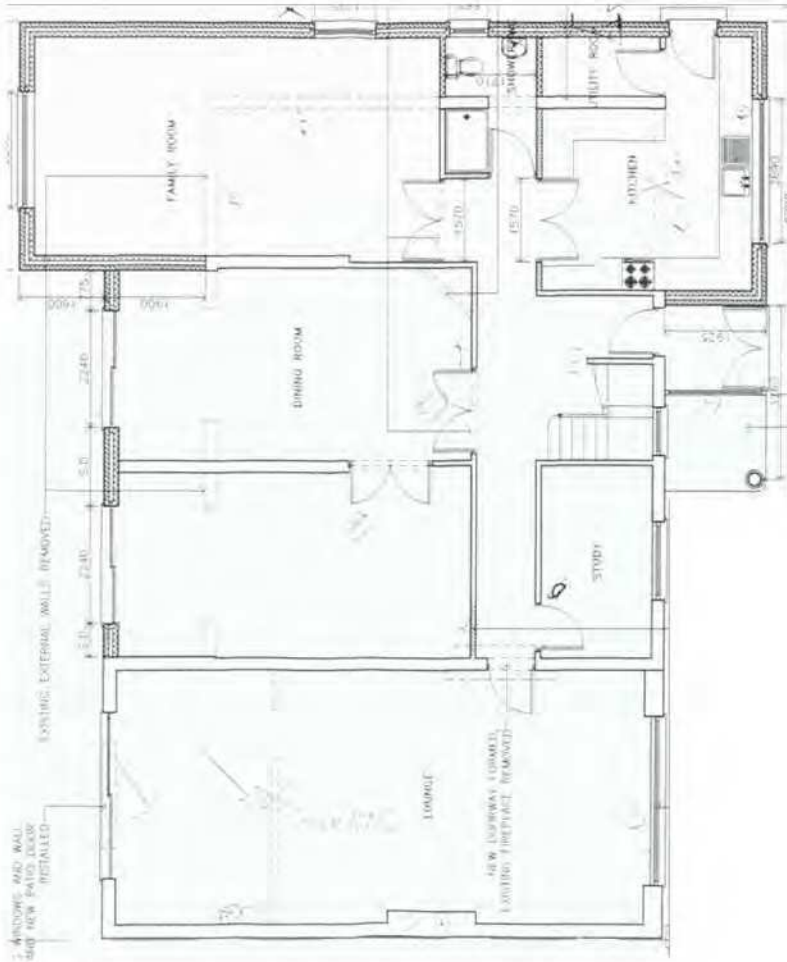
1 MANOR HOUSE DRIVE, NORTHWOOD, MIDDLESEX HA6 2UJ



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

REVISION	Drawn by
16/3021/1 1:200 29/09/16	AK

SITE PLAN



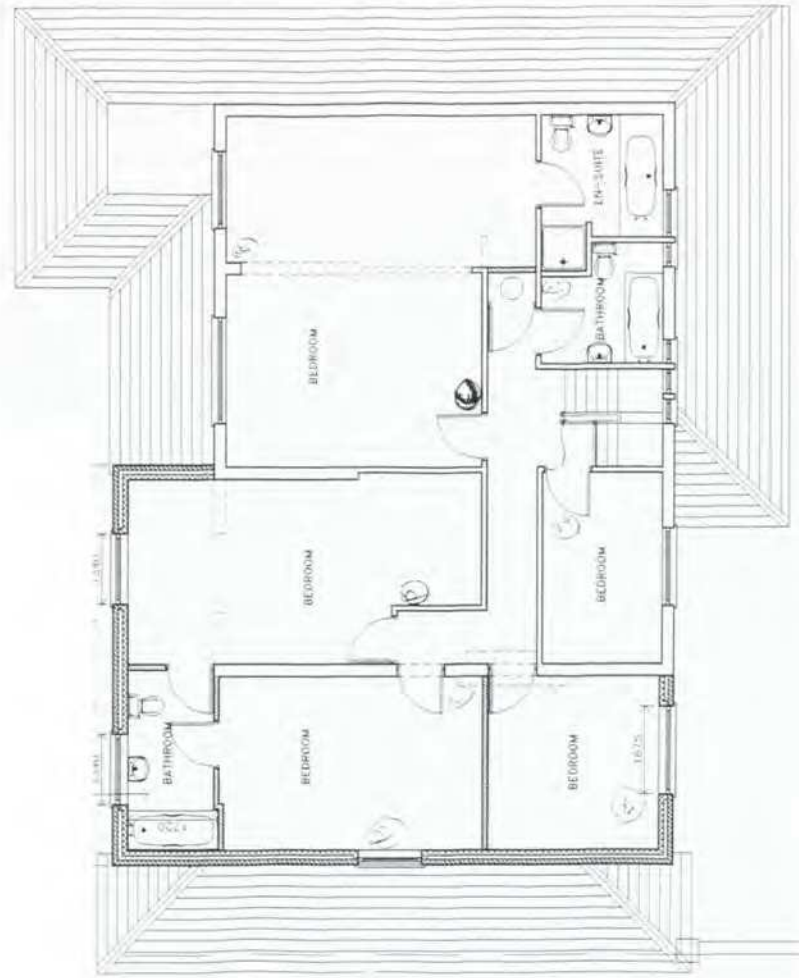
EXISTING
GROUND FLOOR PLAN

REVISION
 Drg. No. 16/3021/7
 Scale 1:100@A3
 Date 17/01/17
 Drawn by AK

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



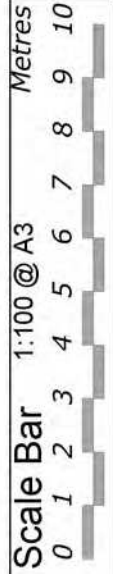
1 MANOR HOUSE DRIVE,
 NORTHWOOD, MIDDLESEX HA6 2UJ



EXISTING
FIRST FLOOR PLAN

REVISION
 Drg. No. 16/3021/8
 Scale 1:100@A3
 Date 17/01/17
 Drawn by AK

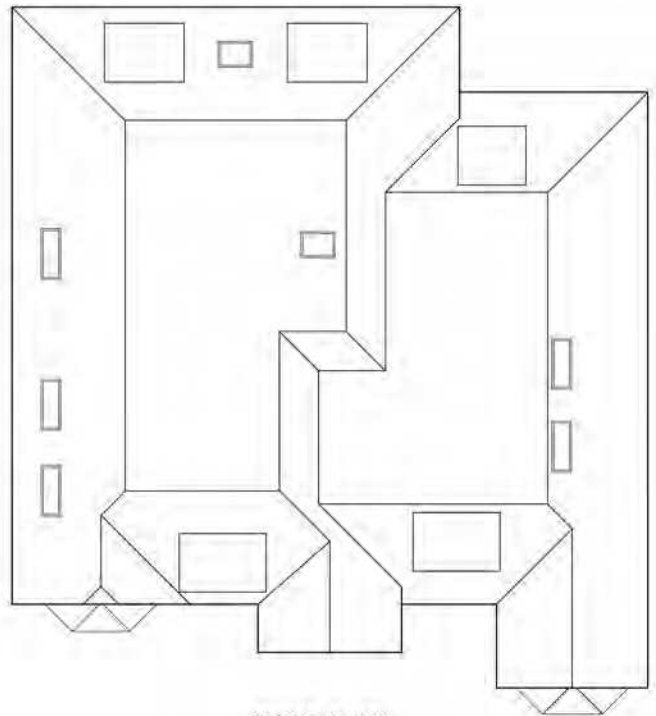
THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



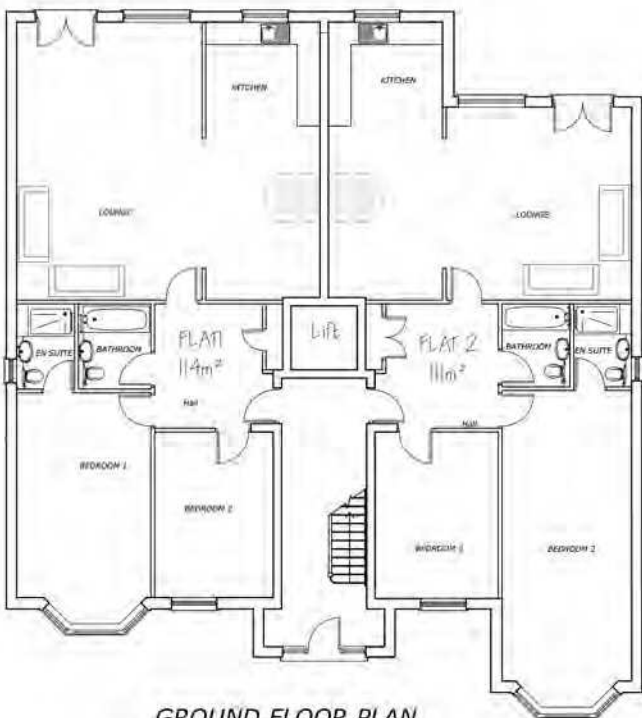
1 MANOR HOUSE DRIVE,
 NORTHWOOD, MIDDLESEX HA6 2UJ



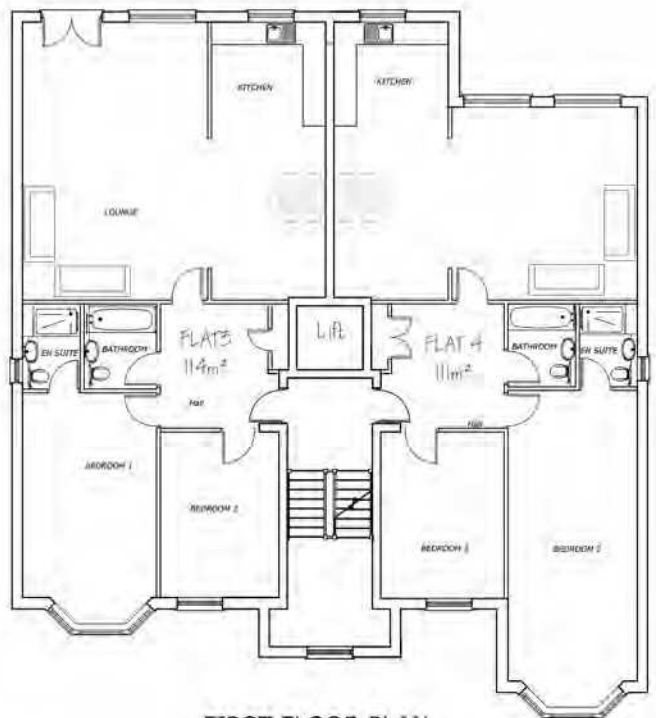
SECOND FLOOR PLAN



ROOF PLAN



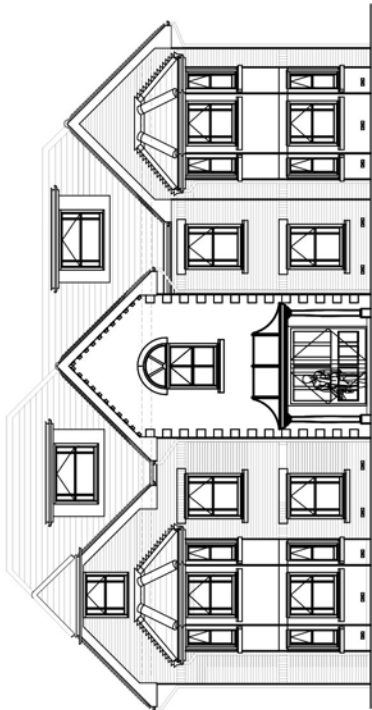
GROUND FLOOR PLAN



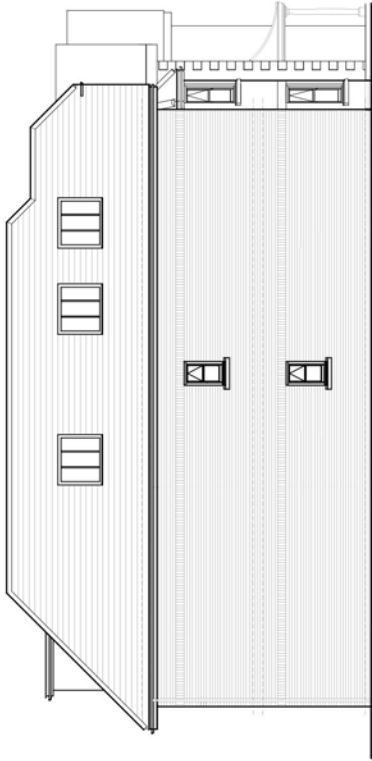
FIRST FLOOR PLAN

PROPOSED FLOOR PLANS

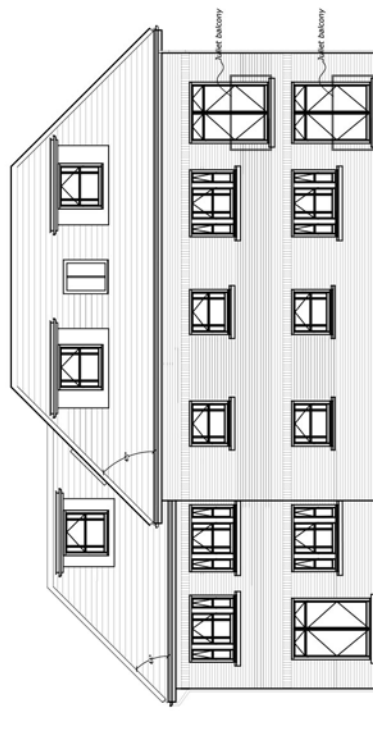
REV	AMENDMENTS
A	FRONT AND REAR ELEVATION CORRECTED 13/01/2017



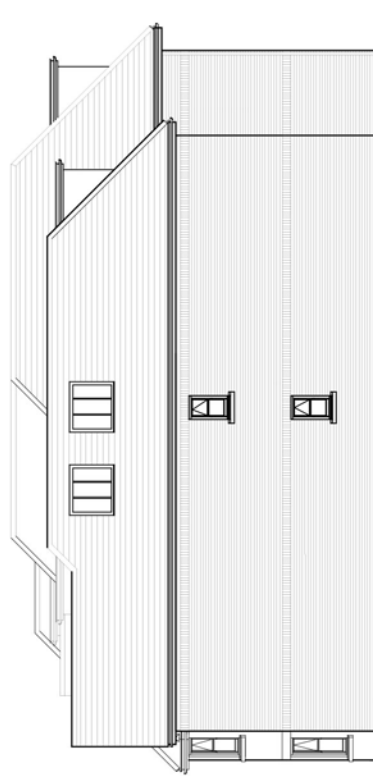
SOUTH EAST ELEVATION



SOUTH WEST

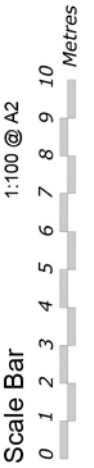


NORTH WEST



NORTH EAST

1 MANOR HOUSE DRIVE,
NORTHWOOD, MIDDLESEX HA6 2UJ



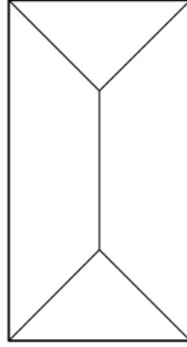
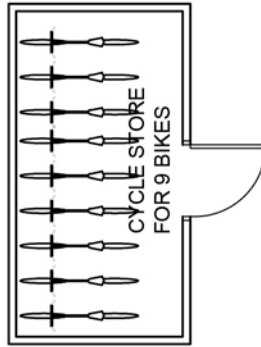
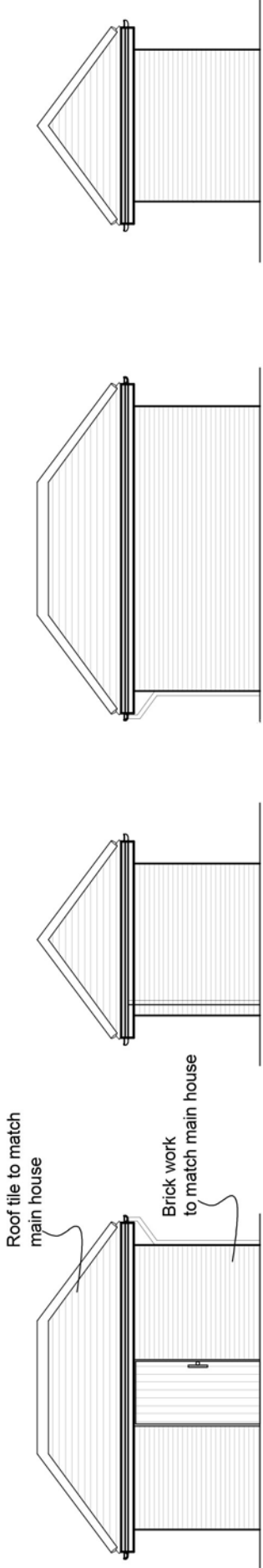
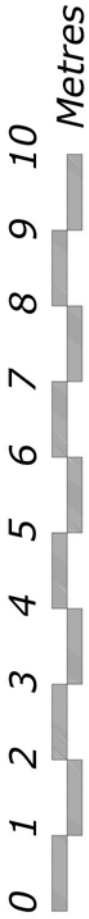
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333
Drawn by AK

PROPOSED
ELEVATIONS

Drwg. No. 16/3021/3A REVISION
Scale 1:100 A
Date 19/10/16
Drawn by AK



Scale Bar



CYCLE STORE PLANS AND ELEVATIONS

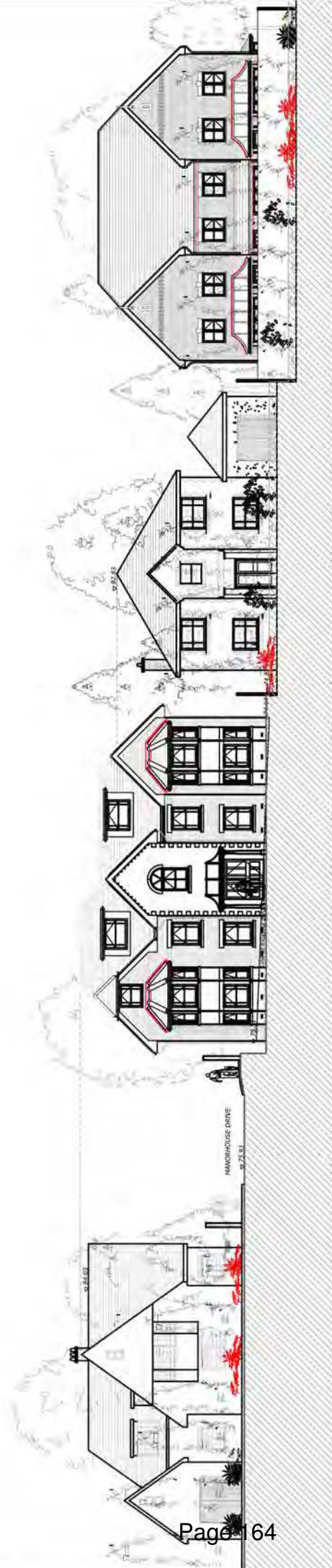
**1 MANOR HOUSE DRIVE,
NORTHWOOD, MIDDLESEX HA6 2UJ**



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

Drg. No. 16/3021/6
Scale 1:100@A4
Date 13/01/17
Drawn by AK

Scale Bar
 0 1 2 3 4 5 6 7 8 9 10
 Metres
 1:200 @ A3



STREET SCENE 1

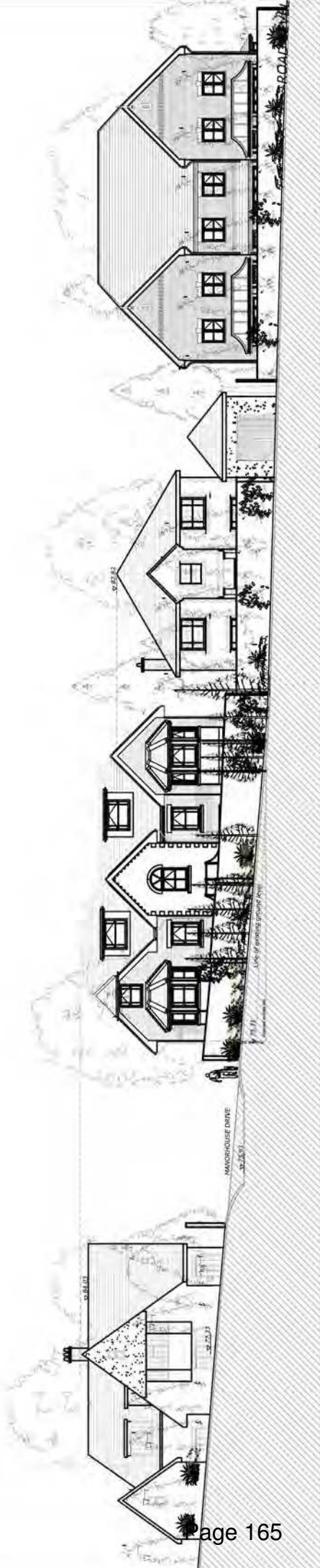
REVISION
16/3021/4
1:200
03/10/16
AK

THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Easton Pliner Aldersley HA5 2EW Tel. 0208 868 1333



1 MANOR HOUSE DRIVE , NORTHWOOD , MIDDLESEX HA6 2UJ

Scale Bar
 0 1 2 3 4 5 6 7 8 9 10
 Metres
 1:200 @ A3

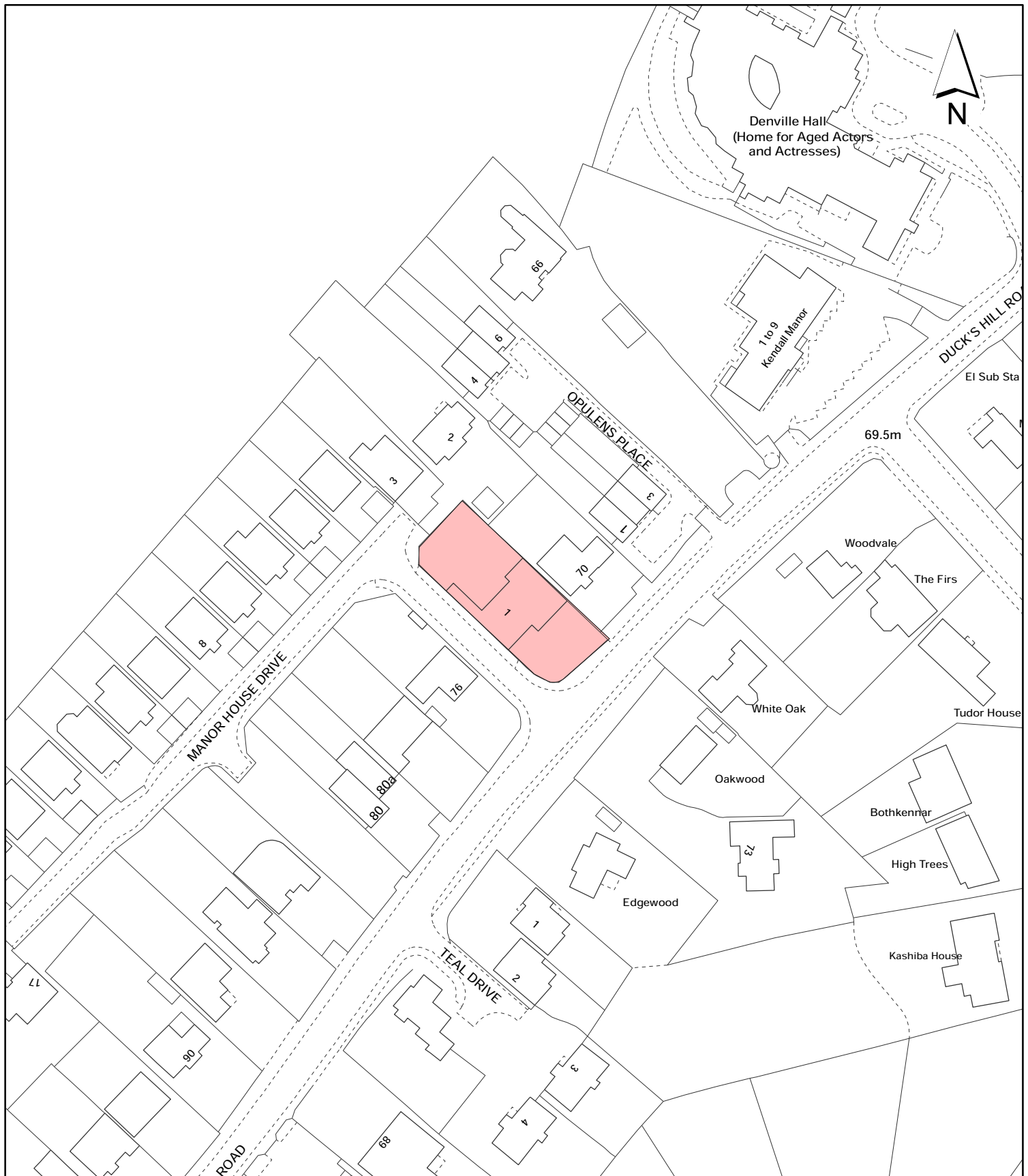


ADJOINING PROPERTY NO. 76 PROPOSED BUILDING ADJOINING PROPERTY NO. 70 ADJOINING PROPERTY NO. 68

DUCKS HILL ROAD(SOUTH EAST) ELEVATION

STREET SCENE 2

	THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Easton, Pinner, Middlesex HA5 2EW Tel. 0208 868 1333	Drg. No. 16/3021/5 Scale 1:200 Date 03/10/16 Drawn by AK	REVISION (C)
	1 MANOR HOUSE DRIVE , NORTHWOOD , MIDDLESEX HA6 2UJ		



Notes:

 Site boundary

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Site Address:

1 Manor House Drive

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

Planning Application Ref:
27306/APP/2016/4520

Scale:
1:1,250

Planning Committee:
North Page 166

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD SHOOTING BOX HIGH ROAD EASTCOTE
Development: Repositioning of existing vehicle entrance and associated groundworks to existing residential property.
LBH Ref Nos: 20652/APP/2017/905

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 13/03/2017

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Notes:

Drawing Status - Rev -A - ISSUED FOR PLANNING

Rev Details:

Ref - Date - Description
A. 2017-03-11 : Location plan updated

Mar 2017

REV -A

Architects

BICKNELL ASSOCIATES CHARTERED ARCHITECTS
42 Palace Road London N11 2PR

Consultant

**Proposed Garden Development for
Mr and Mrs Williamson at
The Old Shooting Box**

Location Plan

Project Manager	CNB	Project Number	SH/165CW
Drawn By	--	Scale	1:1250@ A3
Reviewed By	WLB	Drawing No.	

Date Jan 2017
CAD File Name SH/165CW/PL/004
PL-04-Location Plan



The Old Shooting Box, High Road, Eastcote, Pinner



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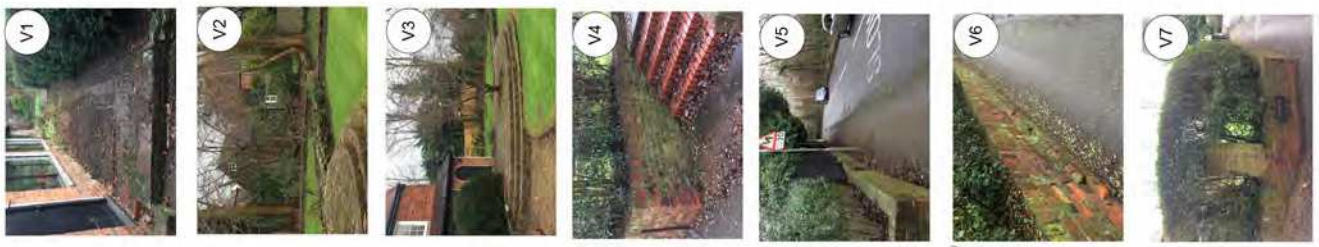
Date of Issue: 11 March 2017
Supplier By: Gemma Gray
Supplier Plan ID: 174697_1250
OS Licence Number: 100030848
Application Reference: 165CW Shooting Box

Notes:

GENERAL NOTE
 Drawings based on Client supplied information and are intended to illustrate a concept. Only to be used for client approval.

Note that detail Garden Planning and Layout still to be developed. This sketch layout is to establish general zoning and landscape layout.

Please note that all marked plan positions of photographs of photographs are approximate guidance only



Drawing Status - Rev. A - ISSUED FOR PLANNING
 Rev. Details:
 Ref - Date - Description
 A - 2017.05.11 - Amended file

Architects:
BICKNELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W11 2HR

Project Manager: CNB
 Design By: WLB
 Received By: WLB
 Date: Jan 2017
 CAD File Name: SH/165CW/PL/000

As Existing Garden Layout
 Proposed Garden Development for Mr and Mrs Williamson at The Old Shooting Box



Drawings are to be read in conjunction with the specification and any other documents forming part of the contract. The client is responsible for ensuring that the drawings are used for the purpose intended.

NOTES:

GENERAL NOTE

Drawings based on Client supplied information are provided to illustrate the general concept. Only to be used for client approval.

Note that detail Garden Planning and Layout still to be developed. This sketch layout is to establish general zoning and landscape layout.

Drawing Status - Rev. A ISSUED FOR PLANNING

Rev Details:
 REF: DATE: DETAIL
 A: 2017/03/11: Minor amendments to filling

Mar 2017 REV: A

Architects
BICKNELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W11 2PR

Proposed Garden Development for Mr and Mrs Williamson at The Old Shooting Box

AS Proposed Garden Layout

Project Number: SH/165CW
 Drawn by: CNB
 Scale: 1:100 @ A1 1:200 @ A3
 Reviewed by: WLB
 Date: Nov 2016
 CADD File Name: SH/165CW/PL/001

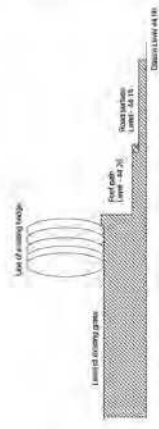


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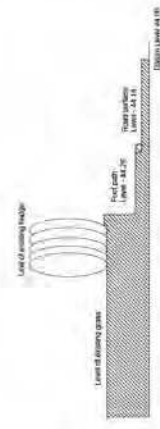
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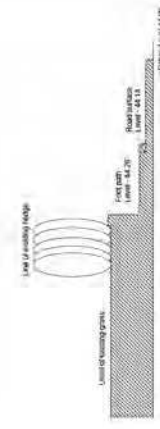
Note that detail Garden Planning and Layout still to be developed. This sketch layout is to establish general zoning and landscape layout.



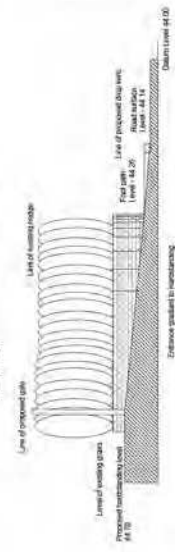
Section A-A - Existing



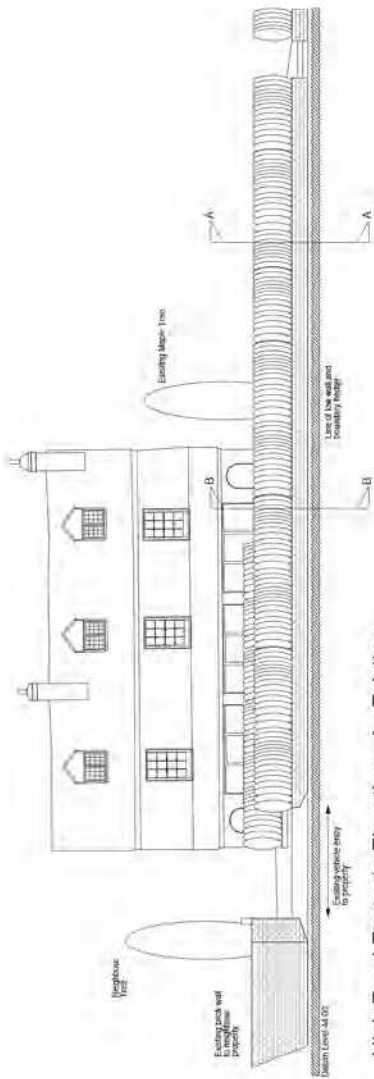
Section A-A - Proposed



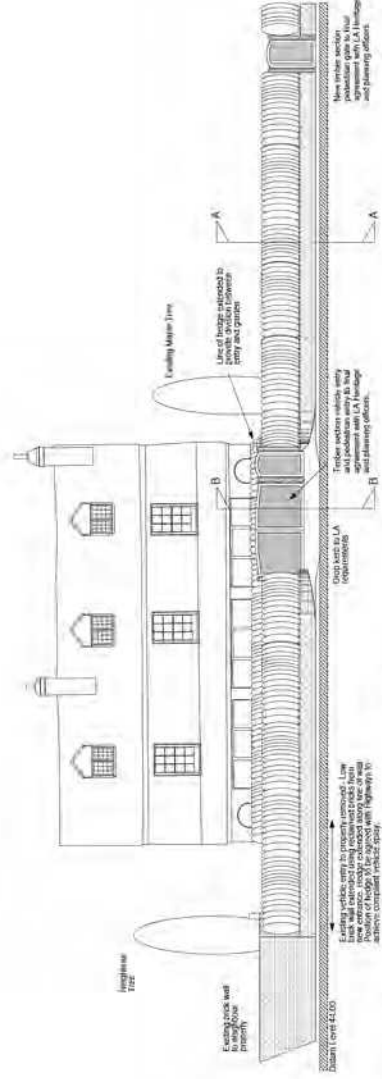
Section B-B - Existing



Section B-B - Proposed



High Road Eastcote Elevation - As Existing



High Road Eastcote Elevation - As Proposed



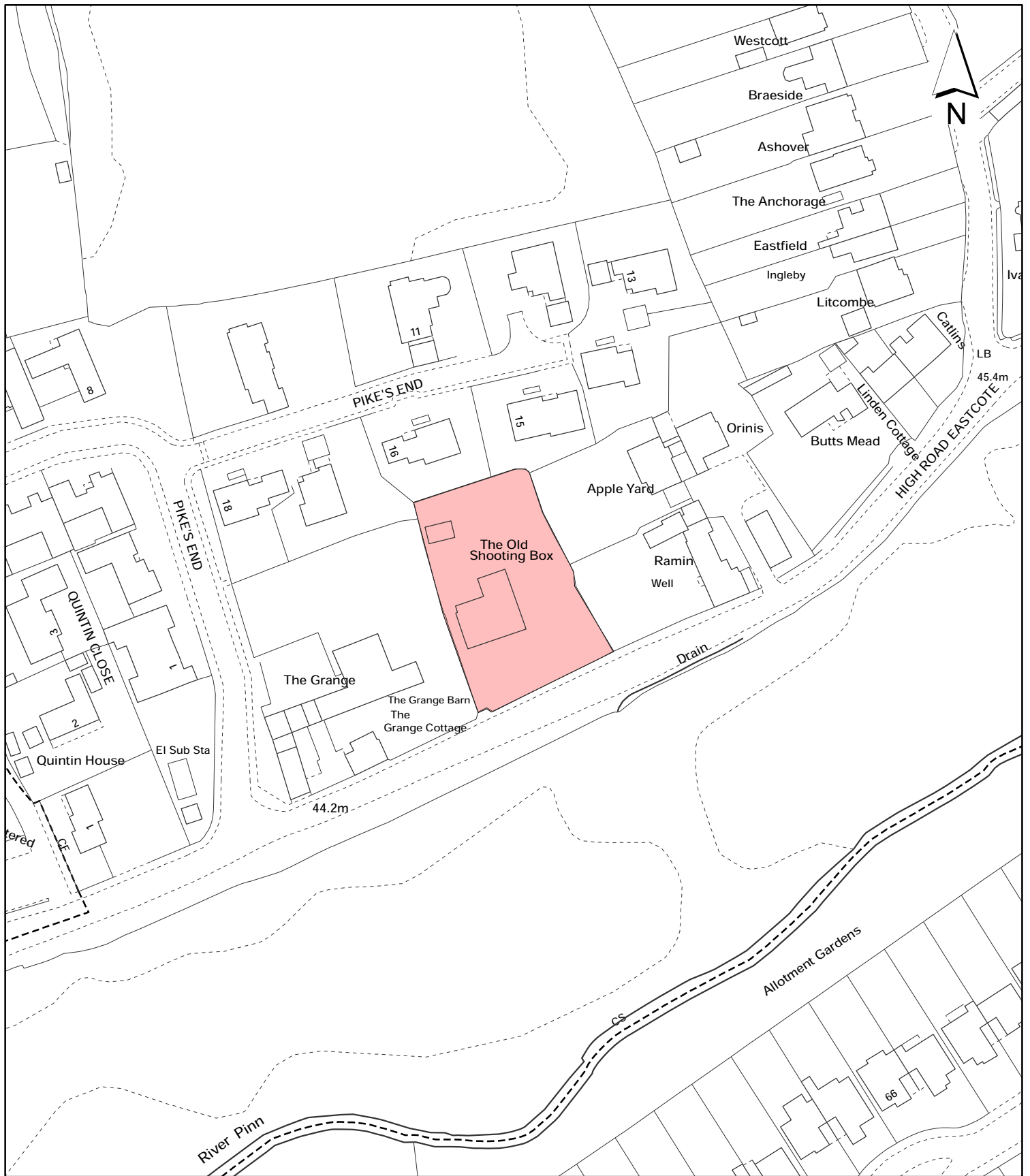
Entrance Dimensions

Drawing Status - Rev. A - ISSUED FOR PLANNING
 Filey Details
 Ref - D04 - D04
 A 2017/03/11 - Minor site amendments

Architects
 BICKWELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W1T 2HR

Proposed Garden Development for
 Mr and Mrs Williamson at
 The Old Shooting Box

Elevations and Sections
 Project Manager: CNB
 Designer: SH/165CW
 Scale: 1:100/50 @ A1 1:200/100 @ A3
 Date: Jan 2017
 File Name: SH/165CW/P/009



Notes:

 Site boundary

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Site Address:

**The Old Shooting Box
 High Road**

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

Planning Application Ref:
20652/APP/2017/905

Scale:
1:1,250

Planning Committee:
North Page 172

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD SHOOTING BOX HIGH ROAD EASTCOTE
Development: Repositioning of existing vehicle entrance and associated groundworks to existing residential property
LBH Ref Nos: 20652/APP/2017/906

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 13/03/2017

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Notes:

Drawing Status - Rev -A - ISSUED FOR PLANNING

Rev Details:

Ref - Date - Description
A. 2017-03-11 : Location plan updated

Mar 2017

REV -A

Architects

BICKNELL ASSOCIATES CHARTERED ARCHITECTS
42 Palace Road London N11 2PR

Consultant

**Proposed Garden Development for
Mr and Mrs Williamson at
The Old Shooting Box**

Location Plan

Project Manager	CNB	Project Number	SH/165CW
Drawn By	--	Scale	1:1250@ A3
Reviewed By	WLB	Drawing No.	

Date Jan 2017
CAD File Name SH/165CW/PL/004
PL-04-Location Plan



The Old Shooting Box, High Road, Eastcote, Pinner



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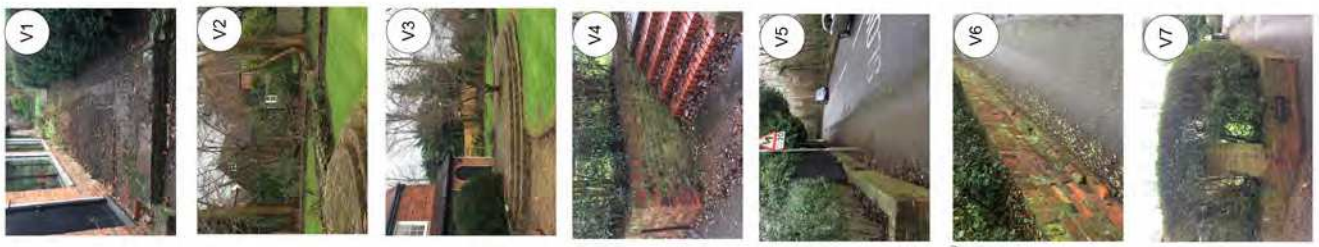
Date of Issue: 11 March 2017
Supplier By: Gemma Gray
Supplier Plan ID: 174697_1250
OS Licence Number: 100030848
Application Reference: 165CW Shooting Box

NOTES:

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Drawing Status - Rev. A - ISSUED FOR PLANNING
 Rev. Details:
 Ref. Date - Description
 A. 2017.05.11. Amended file

Mar 2017 REV. A

ARCHITECTS
 BICKNELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W11 2HR

Proposed Garden Development for Mr and Mrs Williamson at The Old Shooting Box

As Existing Garden Layout
 Project Number: SH/165CW
 Project Manager: CNB
 Scale: 1:100 @ A1 1:200 @ A3
 Drawn By: WLB
 Reviewed By: WLB
 Date: Jan 2017
 CAD File Name: SH/165CW/PL/000
 Pl. No. 00000000

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Drawing Status - Rev - A ISSUED FOR PLANNING

Rev Details:
 REF - DATE: DETAIL
 A - 2017/03/11, minor amendments to filling

Mar 2017 REV - A

Architects
BICKNELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W11 2PR

Proposed Garden Development for
**Mr and Mrs Williamson at
 The Old Shooting Box**

AS Proposed Garden Layout

Project Number: SH/165CW/PL001
 Drawn by: CNB
 Scale: 1:100 @ A1 1:200 @ A3
 Reviewed by: WLB
 Date: Nov 2016
 CADD File Name: SH/165CW/PL001

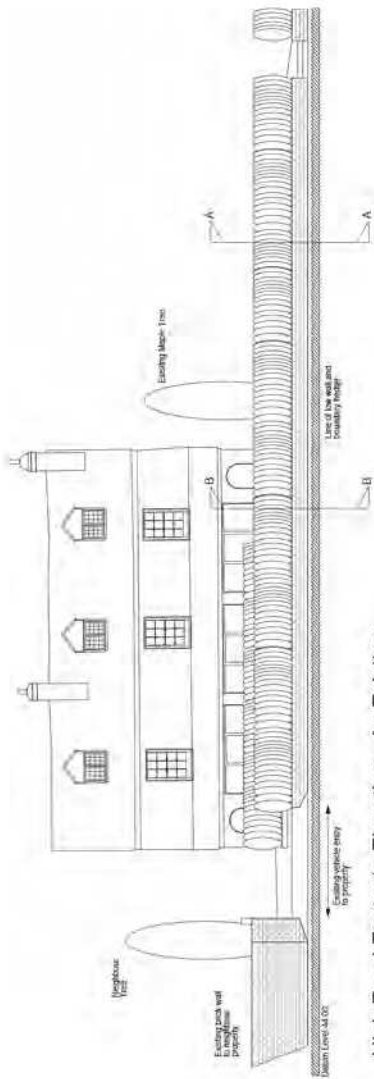
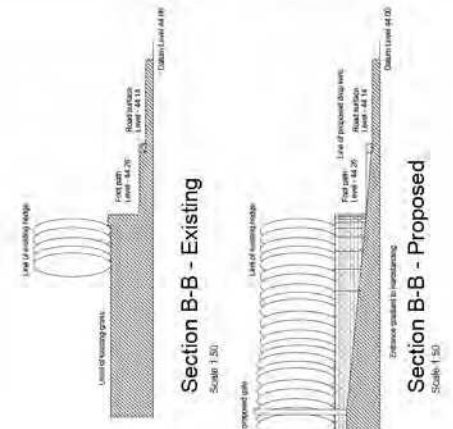
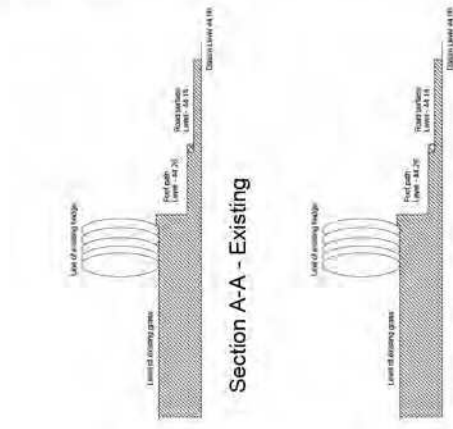


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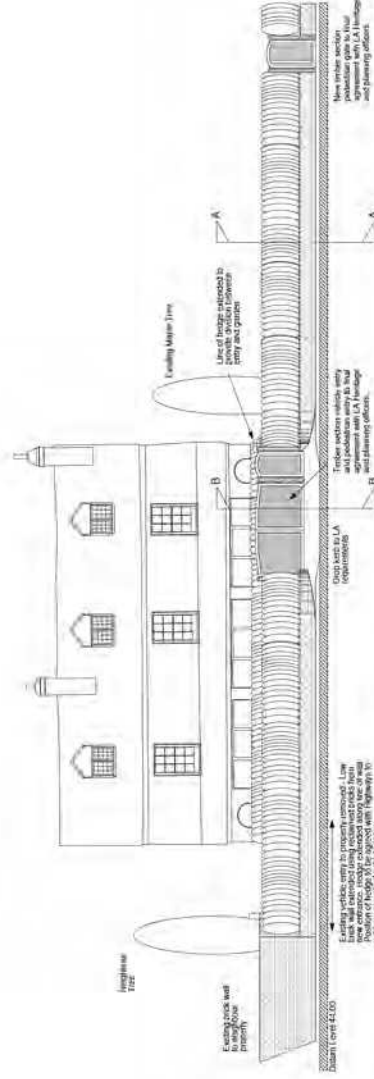
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High Road Eastcote Elevation - As Existing



High Road Eastcote Elevation - As Proposed



Entrance Dimensions

Drawing Status - Rev. A - ISSUED FOR PLANNING

Filey Details
 Ref - D01 - D04
 A 2017-03-11 - Minor site amendments

Architects
BICKWELL ASSOCIATES CHARTERED ARCHITECTS
 42 Palace Road London W11 2HR

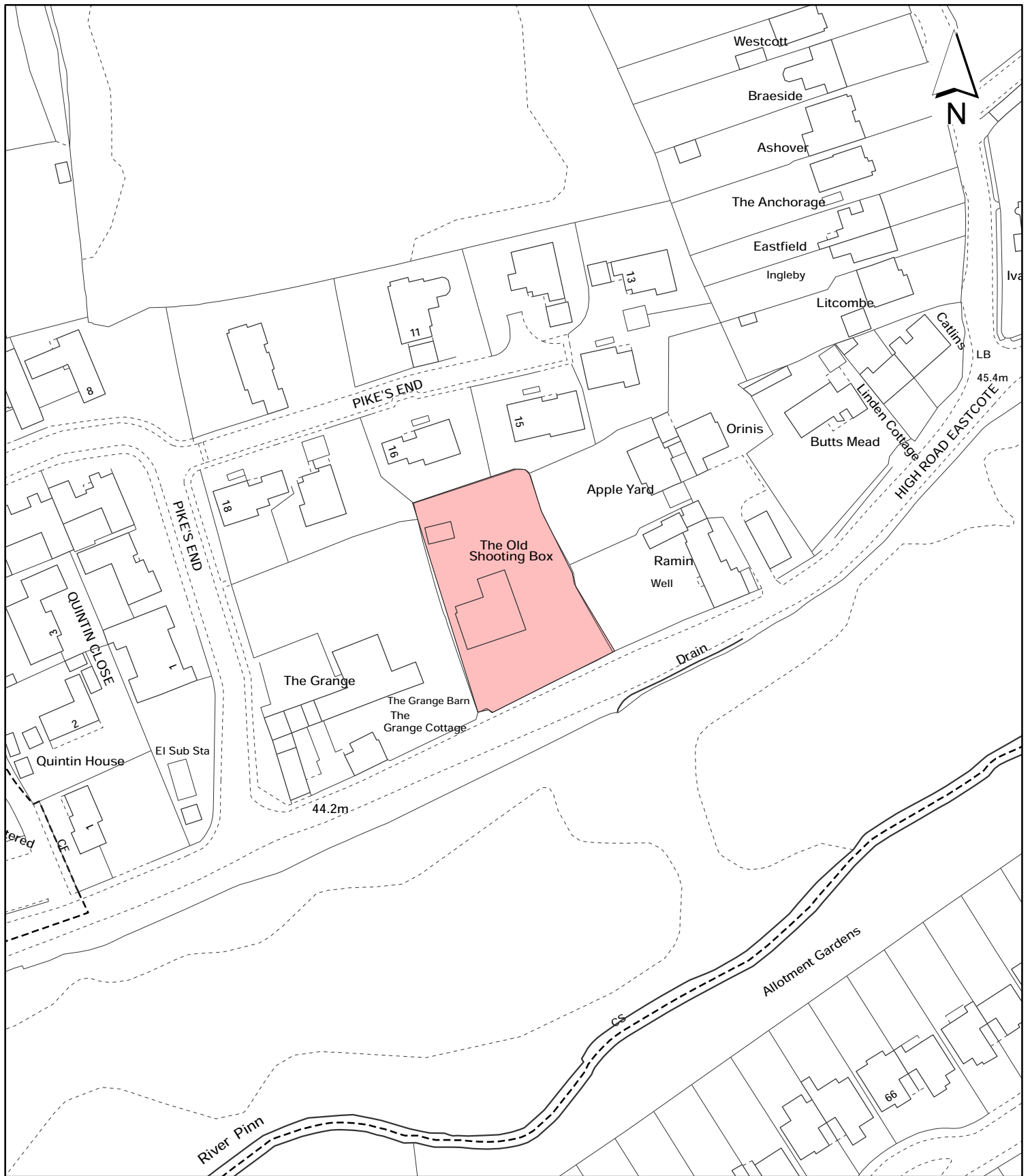
Client
 Proposed Garden Development for
 Mr and Mrs Williamson at
 The Old Shooting Box

Elevations and Sections

Project Manager: CNB
 Designer: SH/165CW
 Scale: 1:100/50 @ A1 1:200/100 @ A3
 Date: 11/01/2017
 Rev: 1

Rev: A
 Date: 11/01/2017

SH/165CW/P/L/009



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

Planning Application Ref:
20652/APP/2017/906

Scale:
1:1,250

Planning Committee:
North Page 178

Date:
May 2017



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