



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 13 JULY 2017

**Time:** 8.00 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

**Published:** Wednesday, 5 July 2017

**Contact:** Neil Fraser  
**Tel:** 01895 250692  
**Email:** nfraser@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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



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

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

## *Travel and parking*

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

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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

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

## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

## About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 20 June 2017 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### PART I - Members, Public and Press

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

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	51-53 Pembroke Road - 66982/APP/2017/1468	Manor	Two x 3-bed detached bungalows with associated parking and amenity space.  <b>Recommendation: Refusal</b>	9 - 24  103 - 118
7	2-6 Woodside -  70377/APP/2017/888	Northwood Hills	Two storey, 3-bed detached dwelling with habitable roof space and installation of vehicular crossover, parking and amenity space.  <b>Recommendation: Approval</b>	25 - 44  119 - 126

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## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	1d Kent Gardens - 71958/APP/2017/1872	Eastcote & East Ruislip	Single storey rear extension with glazed roof. Erection of boundary fence and hedging adjacent to eastern boundary.  <b>Recommendation: Approval</b>	45 - 56 127 - 134
9	66 The Drive - 4011/APP/2017/203	Ickenham	Erection of two storey detached building with habitable roof space for use as 5 flats: 4 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing building (Outline Planning Application with All Matters Reserved).  <b>Recommendation: Approval</b>	57 - 80 135 - 140
10	S106 Quarterly Monitoring Report		This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2017 where the Council has received and holds funds.	81 - 86

## 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.

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11	Enforcement Report	87 - 94
12	Enforcement Report	95 - 102

## PART I - Plans for North Planning Committee

**103 - 140**

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# Agenda Item 3

## Minutes



NORTH Planning Committee

20 June 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, Jazz Dhillon and Tony Eginton</p> <p><b>Councillors In Attendance</b> Councillor Nick Denys Councillor Jonathan Bianco</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning), Roisin Hogan (Planning Lawyer), Anisha Teji (Democratic Services Officer), Alan Tilly (Transportation, Policy and Projects and DC - Transport and Aviation Manager), Zenab Haji - Ismail (Principal Planning Officer) and James McClean Smith (Major Planning Applications Officer)</p>
18.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Oswell with Cllr Eginton substituting.</p>
19.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
20.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>
21.	<p><b>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</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
22.	<p><b>EASTCOTE SERVICE STATION - 3689/ADV/2017/16</b> (<i>Agenda Item 5</i>)</p> <p>Officers introduced the application and highlighted the addendum. The application sought permission to install 9x internally illuminated signs and 1x non illuminated sign.</p> <p>A petitioner addressed the Committee in objection of the proposal and made the following points:</p>

- Local residents did not accept the number and size of signs, illuminated or otherwise which had appeared on this site;
- The main issues concerned night time lighting. Unlike nearby sites which were in built up areas, this site was in a conservation area with the river pin behind and close to residential homes. The distance to the back of the homes was and may residents would suffer as a result of the illuminated signs, particularly in the winter when tree foliage would not protect them from the sites.
- Outside daytime the lights were stronger as they are surrounded by unlit area. In winter months the brightness would be felt for a longer period.
- The site was trading and all signs have been installed, along with others that have no permission. Whilst waiting for the Committee's determination on this application the applicant agreed not to turn on the canopy lights.
- Petitioners requested that the ESSO sign continue to be unlit outside day light hours. Illuminated front COOP sign had been installed contrary to the officer's report, which should also be unlit outside of day time hours. Petitioners requested that a condition was added to this effect.
- Petitioner welcomed the recommendation for pump lighting to be refused.
- Overall the petitioner requested for all lights to be unlit at night as canopy and shop lighting were sufficient. The petitioner suggested all lights be off between 10pm - 6am in the winter and summer months.

The Chairman of the Eastcote Conservation panel addressed the Committee and made the following points:

- The Eastcote Conservation panel fully agreed with the concerns raised by the petitioner and local residents.
- The panel had an aim to preserve all aspects of the conservation area.
- The new layout of the shop had affected the local area and meant that there was no "buffer" between the lighting and the river. The light level of the pin far exceeded the optimum.
- The area was also a site of importance for nature conservation and was covered by blue ribbon policies and blue chain policies. The excessive lighting was contrary to the policies.
- The company had not obliged with conditions previously imposed. The lack of fulfilling conditions showed how uncooperative the company had been.
- This current application had six lit panels, including Synergy, Coop, Costa Coffee, Esso and two petrol price indicators. This is five more than previous and the duplication was not necessary.
- The panel was of the view that extra lighting would be detrimental to the river, local residents and the conservation area.
- It was obvious to drivers that there was petrol station on the site and there was no need for excessive lightening.

The agents working on behalf of the applicant for the site addressed the Committee and made the following points:

- The applicant, MRH, now owned Eastcote service station but did not own during previous signage applications made. It could not therefore be held responsible for earlier failings.
- The site was recently redeveloped. It was the first collaboration between the applicant and the COOP group. It had to remain commercially confidential which is why there have been some discrepancies in the signage.
- The application had been re-modified to remove much of the illumination following

feedback and remove the shard element of shop signage.

- Night time illumination levels given off by the signs were based on individual perception.
- The application document showed that the degree of lights coming of the signs was very low and would be considered to be absorbed in the exiting neighbourhood
- The applicant was happy with the officer's report and the proposed conditions. The
- Illumination for the flag signs- there had been no objection by highways, the flag sign was what motorists saw from both sides of the road. It allowed drivers to slow their speed down and drive safely.
- The company had reduced the number of signs it usually used and had followed officer's recommendation.

Councillor Nick Denys addressed the Committee as Ward Councillor for Eastcote and East Ruislip. He agreed with the views put forward by the petitioner and Chairman of the Eastcote Conservation panel. He welcomed the refurbishment of the petrol station, with the addition of the COP shop and commended the positive local development. Eastcote village had kept its green feel and was not as lit up as nearby areas particularly in relation to street lighting. The service station in the village environment close to residents, wildlife the river did not work in the local area. The local residents were asking for more sensitivity.

Members of the Committee deliberated the application. The main issue was the canopy. Members noted that generally lighting had now changed as LEDs were being used. If the lit sign were off, drivers could assume that that service station was closed.

Members were concerned about the impact of light pollution on the river. The Ecology report had signed off the canopy lighting but Members considered that further lighting underneath the canopy could impact the river and this underpinned the refusal. There was a concern that there may be too much signage on the site and it may be cluttered if anything further was allowed. Members noted that there was an illuminated cash machine which was not part of the application.

Members noted that there had been some give and take by the applicant. According to the photo images, Members considered that the flag signs were not particularly lit up. However Members were advised not to read too much into photographs.

In the circumstances, Members compromised to accept the officer's report with the additional condition that the ESSO and COOP signs were switched off during the hours 10 pm - 6 am.

The officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.

**RESOLVED:**

- (1) The application be approved subject to an additional condition; and**
- (2) The Head of Planning be delegated authority to add a condition to ensure that the ESSO sign on the canopy and two CO-OP signs on the shop fascia are switched of between the hours of 10 pm - 6 am.**

23. **3 OLIVIA GARDENS - 4672/APP/2017/765** (*Agenda Item 6*)

Officers introduced the report, which sought planning permission for an outbuilding to be used as an office/ games room. Officers made a recommendation for refusal.

	<p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused as per the officer's recommendation.</b></p>
24.	<p><b>3 ALBANY CLOSE - 72581/APP/2017/1057</b> (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report, which sought planning permission for a conversion of roof space to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony. Officers made a recommendation for refusal.</p> <p>A petitioner in objection of the application addressed the Committee and raised concerns about properties directly overlooking their garden and blocking direct light into the room. The number and size of the windows proposed would also disrupt privacy. Increase in traffic and parking were also causing concerns as driveways and pavements were being blocked.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused as per the officer's recommendation.</b></p>
25.	<p><b>53-55 THE BROADWAY, JOEL STREET - 5564/APP/2016/3908</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report, which sought planning permission for the change of use of the first and second floor to a 24 hour gym from an office. Officers made a recommendation for approval.</p> <p>A petitioner, Chairman from Northwood Hills Residents' Association addressed the Committee, in objection of the application and made the following points:</p> <ul style="list-style-type: none"> <li>- There was concern about the number of people accessing the gym by public transport and vehicle.</li> <li>- Assessment of late and demand was also a concern to local residents as the applicant believed that the number of memberships could rise to 2177. The petitioner reported that 25 percent of these memberships would be for people outside the area. This would cause noise pollution and traffic congestion.</li> <li>- The petitioner questioned the traffic comparative statement, as it was being compared to a different area which did not include a roundabout and nearby schools.</li> <li>- The traffic situation in Joel Street was bad and traffic surveys had already been commissioned by the Council.</li> <li>- 16 car park spaces was just about feasible. With the proposal of 20 staff members, parking would be very limited. The opening of the pub underneath of the gym would also cause parking stress. 10 full time staff members and 5 full time staff this will impact the available parking.</li> </ul> <p>The applicant's agent addressed the Committee and made the following points:</p> <ul style="list-style-type: none"> <li>- This site was being used as an office space and the number of people visiting the</li> </ul>



offices was comparable to people who would be visiting the gym.

- The benefits of the scheme would include offering people with hectic work patterns access the gym.
- It was estimated that the number of people using the site at any one given time would be 100.
- There was no restriction on the current operation use. Extensive work with the council had ironed out any issues. The proposed conditions would protect residents neighbouring the sites.
- The applicant was committed to ensure that the gym did not impose an adverse impact on the local amenity of neighbours.
- The proposal would increase business in the local area and it was close to a tube station.

Councillor Bianco, Ward Councillor for Northwood Hills addressed the Committee. He explained that Northwood Hills was not a town centre but a suburb. All other shops had residential properties nearby. In the last few years Northwood Hills had seen significant improvement, which included improving the car parking for local shops. Most staff members would come by car. Parking was a significant issue and a 24 hours gym would cause issues for local residents.

Members discussed the practicalities of parking, with only 16 car parking spaces available for both staff and gym users. Members noted that this street had many shops offering refreshments and restaurants which meant that there was already limited parking. Parking would also be limited due to vehicles dropping off goods to the pub. The gym operating 24 hours would have illuminated lighting which would also impact local residents who lived nearby. Members did not accept the transport assessments.

Officers explained that that proposed development was in a suburban location with excellent transport links, served by three bus services and tube services. The last train left for Chesham at 10 30pm. The town centre had recently been improved and it was well lit and modernised. Joining a gym was a lifestyle; members paid money to use the service and had an incentive to use the gym. The more gym members used the gym the more familiar they would become with the area. Officers also commented that there are other 24 hour gyms in the Borough.

There were a number of conditions in the report to manage noise issues but Members were concerned about parking stress and light pollution. Members wished to overturn the officer's recommendation on highway grounds; mainly on the basis that there was parking stress in this area and this proposal offered insufficient parking.

A motion to overturn the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED - The officer's recommendation be overturned and the application be refused.**

26. **50 RODNEY GARDENS - 45146/APP/2017/1639** (*Agenda Item 9*)

Officers introduced the report, provided an overview of the application and highlighted the addendum. The application sought permission for the removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to matching existing; retention of extension once altered. Officers made a recommendation for approval.

	<p>The officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p><b>RESOLVED: The application was approved as per the officer's recommendation.</b></p>
27.	<p><b>78A THE DRIVE - 38308/APP/2017/1130</b> (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for roof extensions to provide additional space at first floor level.</p> <p>The officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p><b>RESOLVED: The application was approved as per the officer's recommendation.</b></p>
28.	<p><b>54 PARKFIELD ROAD - 20899/APP/2016/2376</b> (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report, provided an overview of the application and highlighted the addendum. The application sought planning permission to build two x 2 storey dwellings with habitable roof space, outbuildings to rear, installation of vehicular cross over to front and associated landscaping works, involving demolition of existing bungalow. Officers made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p><b>RESOLVED: The application was approved as per the officer's recommendation.</b></p>
29.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p><b>RESOLVED -</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report be agreed;</li> <li>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</li> </ol> <p>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</p>
30.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p><b>RESOLVED -</b></p> <ol style="list-style-type: none"> <li>3. That the enforcement action as recommended in the officer's report be</li> </ol>

	<p>agreed;</p> <p>4. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</p>
	<p>The meeting, which commenced at 7.45 pm, closed at 9.30 pm.</p>

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

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

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND TO REAR OF 51 AND 53 PEMBROKE ROAD RUISLIP

**Development:** Two x 3-bed detached bungalows with associated parking and amenity space.

**LBH Ref Nos:** 66982/APP/2017/1468

**Drawing Nos:** 160154(02)001  
Site Photos document ref:160154 dated Sep 16  
160154(02)002  
17.2094.01  
C85578-SK-001  
C85578-SK-002  
160154(02)005  
160154(02)003  
160154(02)004  
160154(02)007  
160154(02)008  
160154(02)006  
160154(02)009  
S09-314-100  
Design & Access Statement Appendix A  
Design & Access Statement ref 160154 dated April 17

**Date Plans Received:** 24/04/2017                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/05/2017

### 1. SUMMARY

Planning permission is sought for the erection of two 3-bed detached bungalows with associated parking and amenity space in the rear gardens of Nos. 51 and 53 Pembroke Road.

The proposal would have no undue impact on the residential amenities of the adjoining occupiers, which could be controlled by planning conditions. The standard of accommodation for future occupiers would be acceptable. There would be no undue impact on parking demand, pedestrian and highway safety. However, the proposal would harm the character of the site and surrounding area and be detrimental to the visual amenity of the area and the street scene by reason of the layout, siting and scale of the buildings and would not respect or improve the existing pattern of buildings contrary to Policy 7.4 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (HDAS Residential Layouts). The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

- 1            NON2            **Non Standard reason for refusal**

The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character. The loss of the garden land will be detrimental to the visual amenity of the area and the street scene by reason of the driveway access, layout, siting and scale of the buildings and would not respect or improve the existing pattern of buildings contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (HDAS - Residential Layouts) and the National Planning Policy Framework (2012 as amended).

**2 NON2 Non Standard reason for refusal**

These proposals involve the development of garden lands of some individual magnitude, and which adjoin similar gardens. Gardens are considered to be a priority habitat within the London Biodiversity Action Plan. Policy 7.19D of the London Plan requires these habitats to receive appropriate protection in the planning process. Similarly, Policy BE1 of the Hillingdon Local Plan Part 1, seeks to ensure development on gardens does not erode biodiversity in suburban areas. The biodiversity of the site is therefore important, and has been generally recognised in previous recent appeal decisions, but without necessarily being documented, and nor have steps (apart from the general provision of new planting) been suggested to protect or enhance such biodiversity to compensate for the loss of the site to the development the subject of these proposals. Accordingly the development is contrary to Policy BE 1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.19D of the London Plan (2016)

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2016) and national guidance.

- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.



BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

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

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

#### **4**

You are advised that the Council has examined housing supply as part of the Housing Trajectory and is satisfied that the supply of development land is sufficient and as such there is not a pressing need for the development proposed at the application site.

### **3.            CONSIDERATIONS**

#### **3.1           Site and Locality**

The application site comprises land located to the North of Nos .51 and 53 Pembroke Road and is formed from part of the the rear gardens of these properties. The site is approximately 0.25 hectare in area. To the North, the site is bounded by the rear gardens of Nos. 5, 6 and 7 Green Walk. These properties in Green Walk are within the Ruislip Manor Way Conservation Area. The site is bounded to the East by the rear garden of No .55

Pembroke Road and to the West, by the side boundaries of No.32 Brickwall Lane and No.49 Pembroke Road. The land slightly undulates and there are mature trees and hedges to the North, East and West boundaries.

The surrounding area is residential in character, comprising and is made up of bungalows with accommodation in the roof space and two storey detached properties, but it is also open garden land where previous proposals for development on this and adjacent sites have been rejected. The houses are generally set back a short distance from the road, behind short driveways, and have relatively long and open gardens to the rear. The site is within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

Full planning permission is sought for the erection of two 3 bed detached bungalows with associated parking and amenity space.

Each of the proposed plots would be 30-35 m in depth and 20 m in width. The buildings would each be 10 m in width, 14 m in depth and 7 m in height. Both dwellings would be the same design. The two new dwellings proposed would be separated by a new hedge. Substantial landscaping is suggested.

The proposed dwellings would be accessed from a new 3.7 m wide driveway set between Nos.51 and 53 Pembroke Road. The driveway would extend by some 40 m from Pembroke Road and terminate in a turning head in front of the two proposed houses. Two parking spaces for each house would be provided off the turning head.

The proposal is an amendment to a previously refused scheme (66982/APP/2013/109). An appeal against the refusal was also dismissed. The amendments comprises:

1. The buildings have been reduced from 2½ storey houses to bungalows.
2. The width of the dwellings have been reduced by 1.7 m.
3. The width of the hardstanding has been reduced by 0.4 m.
4. New tree planting is shown.

### 3.3 Relevant Planning History

66982/APP/2010/1004 Land To Rear Of 51 And 53 Pembroke Road Ruislip

Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space.

**Decision:** 27-09-2010 Refused **Appeal:** 17-06-2011 Dismissed

66982/APP/2011/2221 Land To Rear Of 51 And 53 Pembroke Road Ruislip

Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space

**Decision:** 06-12-2011 Refused **Appeal:** 15-06-2012 Dismissed

66982/APP/2013/109 Land To Rear Of 51 And 53 Pembroke Road Ruislip

2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space.

**Decision:** 16-04-2013 Refused

**Appeal:** 30-10-2013 Dismissed

66982/APP/2014/475 Land Adj To 51 & 53 Pembroke Road Ruislip

Two storey, 3-bed attached dwelling with associated parking and amenity space involving alteration to existing roof of No.51 installation of bin store and cycle store and alterations to existing vehicular crossover.

**Decision:** 25-06-2014 Approved

66982/PRC/2016/194 Land To Rear Of 51 And 53 Pembroke Road Ruislip

Proposed development of 2 x 3 bed bungalows on land to the rear of 51-53 Pembroke Road

**Decision:** 11-01-2017 NFA

### **Comment on Relevant Planning History**

There have been a number of applications involving the the application site. The relevant recent applications are summarised below:

66982/APP/2013/109: Application for planning permission the erection of 2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space. This application involved the use of the sizeable garden area to the rear of the site and was refused on the following grounds:

1. The proposed development would result in the inappropriate development of gardens. Additionally the size and scale of the houses in this location would appear over-sized, imposing and overly dominant when viewed from the public highway and other near by properties. The development by virtue of the loss of gardens, its size and design would erode the character, biodiversity, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore 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, 7.4, 7.6 and 7.19D of the London Plan (July 2011) and the National Planning Policy Framework.

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.

An appeal against the refusal was dismissed on grounds of harm to the character and appearance of the area.

66982/APP/2014/475: Application for planning permission for the erection of 3 bed house attached to 51 Pembroke Rd. This application was recommended for approval subject to completion of S106 legal agreement. However, the application was not determined.

Land to the East was also subject to development proposals including a scheme for

sheltered apartments which was dismissed at appeal 59838/APP/2007/3639.

## **UDP / LDF Designation and London Plan**

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

### Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

H4 Mix of housing units

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

OE7 Development in areas likely to flooding - requirement for flood protection measures

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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

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

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 5.1 (2011) Climate Change Mitigation

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

- LPP 7.3 (2011) Designing out crime  
LPP 7.6 (2011) Architecture  
LPP 8.3 (2011) Community infrastructure levy

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **7th June 2017**

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

## **6. Consultations**

### **External Consultees**

14 Neighbouring dwellings and the Ruslip Residents Association were notified of the proposed development on 5th May 2017. A site notice was also erected on 12th May 2017.

10 responses including a petition with 75 signatures were received. 1 of the responses received supports the application and 9 raised objection to the proposal on the following grounds:

1. Loss of garden land.
2. Infilling of back gardens resulting in an overcrowded environment;
3. Harm to the character and appearance of the area.
4. Loss of privacy.
5. Harm to existing trees.
6. Harm to highway and pedestrian safety.
7. Over-development.
8. The side of the garden of No.55 Pembroke Road would become exposed by the proposed development and provide additional openings for potential intruders to our property.
9. The proposed development would destroy the current landscaping for ever;
10. Harm to wildlife.
11. The proposal is similar to the previously refused schemes.
12. Poor access.
13. The proposal would set precedent in the locality.
14. The proposal would increase traffic in the locality.
15. The proposal would put pressure on the existing infrastructure.

One comment draws attention to a desired legal agreement associated with 66982/APP/2014/475: but that decision was not issued and therefore the legal agreement does not restrict this proposal.

### **Internal Consultees**

HIGHWAYS OFFICER:

This application is to construct two 3 bed bungalows in the rear gardens of 51/53 Pembroke Ruislip. There is a long planning history on the site with numerous applications and appeals for constructing housing at the rear of the two properties. There was a recent pre-app on this site for a development similar to the application. Highway issues was not a reason for previous refusals. Pembroke Road is a busy classified road on the Council's road network.

There are parking restrictions outside the property in order to keep the road clear of parked cars during busy periods. The property has a PTAL value of 3 (moderate) which suggests there will be a reliance on private car at the site. The proposal involves creating an access to the rear of the properties to construct an private access road to develop 2 x 3b dwellings along with car parking and cycle parking.

The existing dwellings should provide at least 2 car parking spaces at the front of the property and the new dwellings also provide 2 car parking spaces per dwelling so at least 8 car parking spaces on the site and this should be conditioned. The proposals will create additional traffic but that is not likely to be significant. The proposals could also mean increasing the width of the existing vehicular crossover. The landscaping should not interfere with visibility splays and this should be conditioned.

There is no information provided on refuse/recycling storage or bin collection but this can be conditioned. On the basis of the above comments I do not have significant highway concerns over the application.

#### TREES AND LANDSCAPING OFFICER

This site is occupied by the large back gardens between and to the rear of 51 and 53 Pembroke Road. This area is characterised by a mix of detached and semidetached residential properties within spacious plots.

There is a wide gap between these two houses, with unfettered access onto Pembroke Road. There are no significant trees, protected or otherwise, or other landscape features close enough to the site to constrain development.

This site has been the subject of several previous applications which have been refused on appeal. No trees of merit will be directly affected by the proposal, although existing boundary vegetation should be protected during the development process. The proposed site layout provides a generous spatial arrangement both for the new bungalows and the existing houses. Indicative planting on plan and described in the D&AS confirms that it is intended to supplement existing boundary planting with new soft landscaping within the site. This will provide screening, privacy and visual amenity - subject to detail.

#### RECOMMENDATION

No objection subject to conditions RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

#### CONSERVATION OFFICER:

The existing detached houses on the site, Nos.51 & 53, are attractive 1930s villas, two of a group of six similarly designed houses, with front and side hedges and long rear gardens. There are views through the generous gaps between the houses to the rear gardens, which include a glimpsed view of tall shrubs and trees; all of which contribute to the area's green and spacious character. To the rear of the site is the Ruislip Manor Way Conservation Area.

There is a significant planning history to the site regarding the development to the rear of Nos.51 & 53. These have been refused and the decisions upheld at appeal. The last application for 2 bungalows on the site was not too dissimilar to the current proposal. It was also dismissed at appeal (APP/R5510/A/13/2198574). The Inspector mentioned at paragraph 14 that 'the proposal would harm the character and appearance of the area'.

The issue regarding the principle of the development of this site has been subjective in the past. There have been differences in opinion of the three previous appeal Planning Inspectors, particularly in relation to the value of the existing garden. This was duly noted by the last Inspector where he noted 'rear gardens tend to back on to one another and this makes a significant contribution to the area's attractive green, open and spacious character...the appeal site adds significantly to this attractive character' (paragraph 7). The view of this team is that the gardens do have considerable local value and contribute positively to the character and appearance of this part of the street. There is a concern that if this proposal is agreed, it could lead to further applications for similar developments, in turn causing incremental damage to the street scene and established local distinctiveness of the area. The Inspector from the most recent appeal stated at paragraph 10 that, 'the proposed development would introduce built development into an area where none currently exists...this would significantly erode those green, open and spacious qualities...' The proposal



would result in the loss of the green character of the back garden areas and intensifying the developed nature of the plot.

The setting of the proposed properties would be dominated by the driveway access, with a substantial area of hard surfacing. The proposal would essentially subdivide the existing two plots into quadrants which would not follow the established urban grain of the area. There are concerns with the loss of existing greenery and the reliance on new planting to screen the buildings and access way from the road and Nos. 51 & 53.

The proposed scheme includes two, 3-bed bungalows designed in a manner to reflect the typical 1930s (Metroland) bungalow style which can be seen around the area. The two properties would be positioned towards the side boundaries to the site leaving a larger gap between them. The layout of the proposed buildings is slightly different to the previously refused scheme the two bungalows appear to have smaller footprints and do not have accommodation in the roof. There are concerns regarding the substantial pitched roof forms. They would be quite tall element, disproportionate to the ground floor aspect of the property and would not be considered subservient. 1930s bungalow within the surrounding area, are modest in nature with shallow pitched roof forms. Ideally the height of the roof should be lowered in order to reduce the bulk and height of the proposed buildings and ensure they are minimal in regards to their built form. In line with the advice contained in the NPPF, the Council is keen to encourage good new sustainable design whilst retaining local distinctiveness.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

#### **LONDON PLAN**

Policy 3.5 of the London Plan (2011 consolidated with alterations) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.'

#### **NPPF**

Para 53 of the NPPF states:

".53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area...".

#### **LOCAL POLICY**

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) makes it clear that new developments should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

The policy also requires new development to enhance the local distinctiveness of the area, be appropriate to the identity and context of Hillingdon's townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.

#### **WEIGHT TO BE GIVEN TO PREVIOUS PLANNING APPEALS**

Notwithstanding the weight that should be given to the comments issued in the various appeal decisions at this site, the various Inspectors have drawn differing opinions to the

definition of 'backland' development and the Local planning policies maintain a resistance to inappropriate development of residential gardens, as required by regional and national planning policies. As such, the application is not considered to comply with the Local Plan and as such objection is raised to the principle of the development.

#### **7.07 Impact on the character & appearance of the area**

The NPPF sets out economic, environmental and social planning policies with a presumption in favour of sustainable development. It also indicates that development should respond to local character.

Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan indicate that development should make a positive contribution to the local character, public realm and streetscape.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE4 requires new developments within or on the fringes of conservation areas to preserve or enhance those features which contribute to their special architectural and visual qualities.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings. Section 4.27 of SPD; Residential Layouts (2006), states that careful consideration should be given to the location of surrounding buildings, their orientation, building lines, frontages and entrances. Building lines within schemes should relate to the street pattern. Section 5.11 of the SPD; Residential Layouts also states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

The site is adjacent to Ruislip Manor Way Conservation Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed elevations should take account the lines and openings and local details and proportions of adjoining properties.

The houses along Pembroke Road are well spaced, with gaps in between affording ample views to the garden land behind. The gap between Nos 51 and 53 Pembroke Road is wider than elsewhere on the street and affords views through to the garden land behind. These add to the character and appearance of the area.

The proposal is an amendment to a previous scheme which was refused permission and dismissed at appeal. In that, the size of the proposed buildings including the hardstanding area has been reduced somewhat. However, the proposal would still introduce built development into an area where none currently exists. This would significantly detract from the green, open and spacious qualities of the locale. Furthermore, the footprint of the proposed buildings would be larger than the nearby buildings. Therefore, given the siting and size, the proposed buildings would appear dominant and imposing when viewed from the public highway.

The layout of the proposed development would be dominated by the driveway access, with a substantial area of hardstanding. It would thereby appear incongruous and fail to respond to and reinforce the locally distinctive pattern of development.

When dismissing the previous scheme at appeal, the Inspector considered that:

"It is proposed to build two bungalows, with accommodation in the roof. The proposed development would introduce built development into an area where none currently exists. I consider that this would significantly erode those green, open and spacious qualities, as identified above, which contribute to the attractive character of the area.

Further to the above, the proposed bungalows would have considerably larger footprints than nearby houses, including those fronting Pembroke Road. I find that this would lead the proposed bungalows to appear dominant and imposing. The impact of this would be exacerbated by the proposed rooms in the roof leading the roofs of the proposed buildings to be substantial in height and scale. Consequently, what is currently an attractive green and open site would become a site dominated by built development.

I note that the proposed dwellings would be reduced in height and slightly further apart than was the case in a previously refused application. However, I find that the proposal would still result in prominent, substantial buildings dominating the appeal site."

Whereas the bungalows would be less visually prominent, there will still be a significant change to the appearance of this part of Pembroke Road.

Consequently, it is concluded that the proposed development would harm the character of the surrounding area and be detrimental to the visual amenity of the street scene by reason of the layout, siting and scale of the buildings and would not respect or improve the existing pattern of buildings contrary to Policy 7.4 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (HDAS -Residential Layouts).

#### **7.08 Impact on neighbours**

Paragraph 17 of the NPPF indicates that decisions should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 3.5 of the London Plan requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity. Paragraph 4.11 of HDAS (Residential Layouts) states that the 45<sup>o</sup> principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15 m. Paragraph 4.12 requires a minimum of 21 m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed houses would be over 21 m from the private amenity spaces of the houses in Pembroke Road, Windmill Hill, Green Walk and Brickwall Lane. This distance is sufficient to ensure that the proposal would not have an overbearing, over dominant or visually intrusive impact on the residential amenities of the occupiers of the houses in those streets. Furthermore, this distance would also ensure that the proposal would not result in a loss of privacy, through overlooking, would not result in a significant increase in

overshadowing and loss of sunlight/daylight to those properties, and would create a satisfactory residential environment for the occupiers of the new houses.

The use of the driveway would result in an increase in noise and disturbance to the occupiers of Nos.51 and 53 Pembroke Road. However, this increase is considered not to be so significant as to justify a refusal of planning permission.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of adjoining houses through over dominance, visual intrusion, overshadowing and overlooking, in accordance with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The new windows would provide adequate outlook and natural light to the rooms they would serve, in accordance with the Local Plan and paragraphs 4.9 and 4.12 of the HDAS: Residential Layouts.

#### **7.09 Living conditions for future occupiers**

The national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. For a single storey 3 bedroom 4 persons dwellings, the requirement is 74 sq.m.

The floor space of each of the proposed dwellings would be 94.2 sq.m. It would exceed the minimum standards of policy 3.5 of the London Plan and Technical Housing Standards.

Hillingdon Local Plan Saved Policy BE23 and HDAS: Residential Layouts requires 60-100 sq.m of private amenity space should be provided for three bedroom houses. The proposed private amenity space would comply with this figure. The existing properties would each retain a rear garden of over 100 sq.metres. As such, the proposal would comply with the above guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The proposed development would provide 2 car parking spaces each for the proposed new dwelling, No.51 Pembroke Road and No.53 Pembroke Road. Therefore, sufficient off street parking would be provided in accordance with the Council's adopted parking standards. The Highways Officer has reviewed the access arrangement and considers them to be acceptable, given that cars can exit and enter the site in forward gear. The proposed development is considered to comply with Policies AM7 & AM14 of the Hillingdon Local Plan (November 2012).

The Council's adopted standards requires the provision of two cycle storage spaces within the site. The plans indicate that a cycle store would be provided in the rear garden of the site and this could be secured by condition and with this attached, the development would comply with Policy AM9 of the Hillingdon Local Plan (November 2012)

#### **7.13 Provision of affordable & special needs housing**

Not applicable to the current application.

#### **7.14 Trees, landscaping and Ecology**

##### **TREES AND LANDSCAPING**

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.

There are no significant trees, protected or otherwise, or other landscape features close enough to the site to constrain development.

New planting is proposed within the site. Therefore, there is no objection to the proposal on tree grounds subject to conditions RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

#### **BIODIVERSITY/ECOLOGY**

Private gardens within London form the largest areas of greenspace, providing people with their first contact of nature. Recent pressures of garden development and intensive build projects have put increasing pressure on garden space, and in turn the wildlife that they support. As a consequence, gardens are considered to be a priority habitat within the London Biodiversity Action Plan. Policy 7.19D of the London Plan requires these habitats to receive appropriate protection in the planning process.

Policy BE1 of the Hillingdon Local Plan Part 1, seeks to ensure development on gardens does not erode biodiversity in suburban areas (such as the application site).

At this site, the loss of the garden space to this proposal will result in a substantial decrease of priority habitat area, put further pressure on the existing biodiversity of the garden, increase impermeable surfaces, and result in the loss of carbon sinks.

Furthermore, the existing gardens, together with the surrounding gardens represent a larger network of natural space to the benefit of wildlife. The proposed development will sever some of these natural links and put further pressure on wildlife at a local level. Objection is raised to the proposal in this regard.

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. The application has demonstrated a waste storage area along the shared access set approximately 9 m from the edge of the highway to allow access by refuse collectors on Pembroke Road. As such the proposal is considered to comply with this advice.

#### **7.17 Flooding or Drainage Issues**

The site is not within a Flood Zone or Critical Drainage Area. Therefore, subject to a condition relating to sustainable urban drainage systems, the development is considered acceptable in this regard.

#### **7.19 Comments on Public Consultations**

No further comment required.

#### **7.20 Planning obligations**

The proposal would be LBH and Mayoral CIL liable. Presently caclulated the figures would be;

LBH CIL £ 21,703.29

London Mayoral CIL £ 8,497.94

Total £ 30,201.23

CIL contributions could overcome previous issues surrounding infrastructure impacts.

### **10. CONCLUSION**

The proposed development would harm the character of the surrounding area and be

detrimental to the visual amenity of the street scene by reason of the layout, siting and scale of the buildings and would not respect or improve the existing pattern of buildings. Consequently, the application is recommended for refusal.

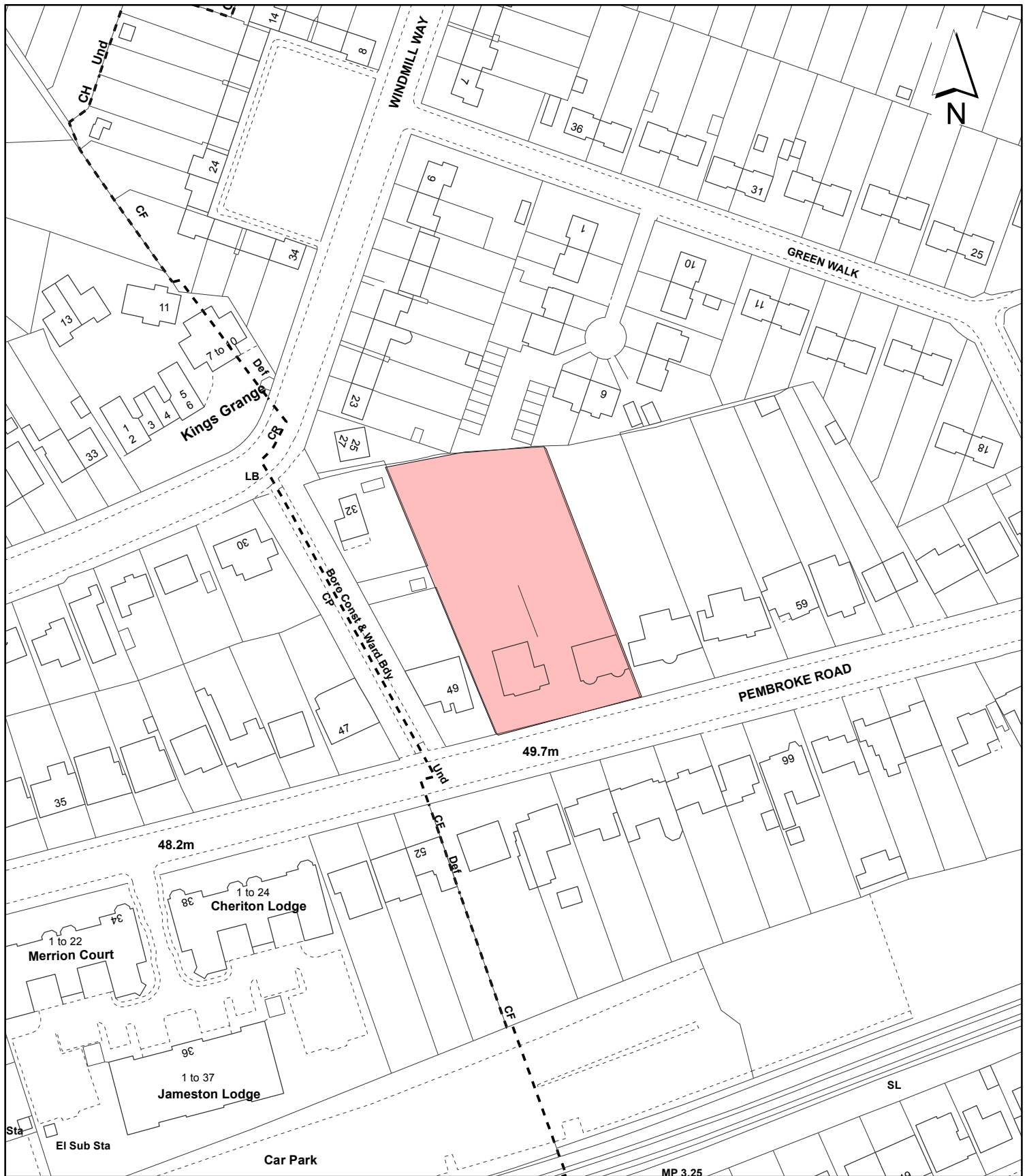
#### **11. Reference Documents**

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)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework  
Letters making representations.

**Contact Officer:** John Asiamah

**Telephone No:** 0189525030





**Notes:**

 Site boundary

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Site Address:

**51-53 Pembroke Road**

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

Planning Application Ref:  
**66982/APP/2017/1468**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 23**

Date:  
**June 2017**



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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

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

**LBH Ref Nos:** 70377/APP/2017/888

**Drawing Nos:** 1251/P2/6  
1251/P2/1  
Design & Access Statement  
1251/P2/4A  
1251/P2/5  
1251/P2/3A  
1251/P2/2A

**Date Plans Received:** 09/03/2017                      **Date(s) of Amendment(s):**

**Date Application Valid:** 24/03/2017

### 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 compliments or improves the amenity and the character of the area.

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

It is therefore recommended for approval. This recommendation is on balance, and recognises that the Committee refused the most recent previous similar application.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            RES3            **Time Limit**

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

#### REASON

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

#### 2            RES4            **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1251/P2/2A; 1251/P2/3A and 1251/P2/4A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**3 RES7 Materials (Submission)**

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

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

REASON

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

**4 RES13 Obscure Glazing**

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

REASON

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

**5 RES12 No additional windows or doors**

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

REASON

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

**6 RES14 Outbuildings, extensions and roof alterations**

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

REASON

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

**7 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been

submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

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

### **8 RES10 Tree to be retained**

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

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

#### REASON

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

### **9 RES8 Tree Protection**

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

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

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

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

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

**REASON**

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

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

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

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

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

**REASON**

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

**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.

I52



## **2 Compulsory Informative (1)**

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

## **3 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## **4 I47 Damage to Verge - For Council Roads:**

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

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

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

## **5 115 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **6 125 Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises an area of open land situated on the Eastern side of Woodside Road and was formerly an area of garden attached to no. 2. The land was landscaped and well maintained, enclosed on three sides by mature well established hedgerows and partitioned from no. 2 by a closeboard fence. At the time of the last officer site visit a section of the front hedge had been removed and replaced with two site gates. The front section of the site has been concreted and the remainder laid with hardcore.



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

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

### 3.2 Proposed Scheme

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

It is noted that the proposal also includes a cinema room (11 sq m) and en-suite shower room within the loft space, which would be capable of use as an additional bedroom. Therefore for the purposes of the evaluation of this application, this development is assessed as a 4 bed property.

### 3.3 Relevant Planning History

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

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

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

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

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

**Decision:** 16-11-2016 Withdrawn

70377/APP/2016/4221 Land Between 2 & 6 Woodside Road Northwood

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

**Decision:** 22-02-2017 Refused

#### Comment on Relevant Planning History

70377/APP/2016/4221 - Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front (refused). An appeal against this decision was lodged on 2nd May 2017, no decision has been made on this appeal to date.

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

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

The previously decided recent application was refused on the scale and design of the

proposed dwelling which would appear a cramped and visually unsympathetic form of development which was out of keeping with the ASLC.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

###### Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

###### Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H5 Dwellings suitable for large families

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

LPP 7.4 (2016) Local character

NPPF National Planning Policy Framework

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

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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **1st May 2017**

## 6. Consultations

### External Consultees

40 neighbours and the Gatehill Residents Association were consulted for a period of 21 days expiring on the 20 April 2017. A site notice was also erected on the site gates to the front, expiring on 1 May 2017.

There were 29 responses to the consultation raising the following issues:

- House not in keeping with the character of the estate and seems excessive given the size of the plot.
- The loss of the garden is contrary to policy.
- Does not enhance the character of the Gatehill Estate.
- This is the fourth application and is pretty much the same. There is negligible reduction and is still cramped and visually unsympathetic
- The canopy is forward of the building line.
- The front canopy is out of character with the area.
- The garden area at 107 sq.m is the bare minimum and not in keeping with an area characterised by generous space standards.
- Less than average width plot for the area.
- The exterior chimney reduces the width from the boundary to 75 cm so in breach of policy.
- Loss of privacy.
- Loss of defensible private amenity space for no. 2.
- The South close board fence is ugly and out of keeping with the estate contrary to policy.
- Too much hard standing to the front.
- Does not comply with lifetime homes.
- This proposal needs to be studied carefully on technical grounds and principles of safe building construction simply because of its intended size and design in such a small gardens space between two existing homes.
- Loss of light.
- Described as 3 bed when it is 4.
- Insufficient parking.
- Set a precedent for other gardens to be sold off and developed.
- Over development.
- The applicants are abusing the system and should be banned from any more applications and wasting everyone's time and energy. They are adopting a lets tire them our tactic.
- Visual intrusion and loss of outlook.
- There is a misapprehension that this garden had a dwelling on it in the past but this is untrue it has always been garden.

One petition against the proposal of 253 signatories has been submitted detailing the following issues:

- The land is Greenfield undeveloped garden.
- Development of gardens contrary to Local and National policy.
- Breach of restrictive covenants.
- Detrimental impact on the immediate street scene, the wider Gatehill Farm Estate, which is an Area Of Special Local Character.
- Loss of open views between the properties.
- Character of the area derived from its planned layout, low density street scape, homogeneity in plot

sizes and number of large attractive and well detailed detached houses.

- The ASLC character assessment identifies importance of dominant features such as; well landscaped gardens, boundary hedges and grass verges; curving road layout and topography creating attractive street scene and providing short and long views within the area. This proposal is contrary to out of keeping.
- Size of plot out of keeping with wider area contrary to policy.
- Little difference from the previous submission.
- Design out of character.
- Rear garden space insufficient.
- Proposal within 1.5 m of the boundary contrary to policy.
- The North boundary is incorrectly positioned in relation to 6 Woodside Road on the applicants plans.
- Overlooking/visual intrusion/loss of outlook.
- Loss of daylight/sunlight.
- Loss of defensible private amenity space for no. 2.
- The South boundary treatment contrary to policy.
- Excessive hardstanding to front.
- No mention of replacing TPO 99 T.10 Malus Purpurea. In addition he has removed all the shrubs and grass and mature trees to the front plus part of the hedging.
- Does not adhere to lifetime homes.

Officer response: The issues raised are duly noted. Each application is assessed on its own merits having regard to the individual proposal and currently adopted plans. Issues relating to construction and proximity to boundaries are covered within Building Regulations and the Party Wall Act. Restrictive covenants are civil issues and any grant of planning approval does not override the requirement to comply with any other legal constraints. Issues relating to boundaries and site ownership are not material planning considerations in the assessment of a proposal. Notwithstanding the details submitted advising the inaccuracies of the boundary details, the agent has responded to advise that they have reviewed the details and can confirm they have been to site several times to take accurate measurements within the plot to all boundaries, so the plans put forward by 'DDA' are accurate and the distances from the proposed dwelling to the boundaries are correct and comply with policy. If planning approval was granted, a legal site reconciliation plan will be carried out to ensure that boundary locations on site are correct in respect to legal ownership, & distances from the proposed dwelling to all boundaries comply. Any approval would be conditioned to require the proposal to be built in accordance with the approved plans, which would require the correct set in from the boundary as shown. Failure to do so would invalidate any permission. The South boundary treatment with the erection of the fence between the site and the existing dwelling was formally erected under permitted development rights and as such is not subject to policy considerations. All other issues are addressed in the report.

Northwood Residents Association - We endorse the comments made in the letter 20 April 2017 from Christine Turnbull.

Northwood Hills Residents Association - There have been many applications and appeals for this site. The proposal takes away all rear amenity space for no. 2 leaving only front and small amount of the side, this is contrary to the NPPF and garden grab. The proposed side elevation would take light away from the extension at no. 2, the rooms will become dark and dreary. The applicant continues to argue this plot was originally for development but this area has been garden for decades so what was or was not planned in the distant past is of no relevance.

#### **Internal Consultees**

Access Officer - Any grant of planning permission should be conditioned for compliance with Category 2 M4(2) of Building Regs.

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

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

The current scheme has reduced the width of the house very slightly, but the depth to a significant degree. This has enabled the frontage to be set further back on the visual line between the front wall of No. 6 and the corner of No. 2. This is welcomed as it would render the house less obtrusive in the street scene. The applicant has now demonstrated that there would be a reasonable area of planting in the front garden. Acceptable.

Trees/Landscaping - The site is covered by TPO 99. However, no protected trees remain on site. The front hedge will be removed to accommodate the development but will be replanted as part of the site layout/landscape plan together with new tree planting. No objection subject to condition.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

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

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

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

It should also be noted that the Inspectors Report (following refusal of planning application 70377/APP/2016/3826) did not consider the principle of the development (ie, backland development) to be unacceptable or a material consideration in the decision which was made. The principle reasons for the appeal having been dismissed related to design concerns and the impact of the proposals on the ASLC.

### **7.02 Density of the proposed development**

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

this policy should be resisted.

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

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

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

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

The proposed dwelling measures 8.2 m in width by a maximum of 12.2 m in depth and has a maximum height of 8.45 m. This includes two storey projections to the front and rear with additional single storey elements to the front and rear. The street scene is characterised by attractive, good quality, plain neo vernacular style houses, set in large, mature tree lined gardens with deep grass verges and, often good quality front hedges.

The Conservation Officer has advised that this proposal has been amended from the previously negotiated scheme to further reduce the width slightly and the depth more significantly, which enables the frontage to be set further back on the visual line between the front wall of no.6 and the corner of no. 2. This renders the house less obtrusive in the street scene. The applicant has also demonstrated that there would be a reasonable area of planting in the front garden.

The scheme has been much improved and it is now considered to respect the line of the adjacent and corner buildings between which it would sit. As such it is considered that the proposed dwelling would respect the architectural character and appearance of the Gate Hill Estate ASLC and would comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

### **7.04 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. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.



Furthermore Policy BE6 advises new dwellings within the Gatehill Estate ASLC should be constructed on plots of a similar average width to the surrounding development; be constructed within a similar building line and be of a similar proportion to the adjacent houses and reflect the architectural style. Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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

#### **7.08 Impact on neighbours**

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

It is noted that concern was raised over the position of the boundary as shown on the submitted plans, suggesting that the boundary of the site had been moved further North. This is refuted by the applicant who has signed a declaration as part of the application submission to indicate all land included in the application is in their ownership. Any approval would have to be carried out in complete accordance with the approved plans. Inability to do so due to errors in the plans would render any planning decision invalid.

The proposed dwelling is set parallel to no. 2 and at an angle with no. 6. The rear wall of the proposed dwelling is set back very slightly from the line of the rear of no. 6 with the single storey projection of 1 m in depth set back 1.6 m from the shared boundary and 2.6 m from the side wall of the neighbouring property. The two storey rear projection is 2 m in depth and set back 5 m from the neighbouring boundary. At the front the properties are set 5.1 m apart. It is noted that there are windows on the side elevation of no. 6 facing the application site and these include 2 at ground floor, 2 at first floor and 1 serving the loft space; however these are all secondary windows, serving the lounge and dining room at ground floor level; two bedrooms at the first floor and a games room in the loft space. The only windows proposed in the new dwelling on the side elevation facing no.6 serve a bathroom and a secondary window to the kitchen, which could be conditioned to be obscure glazed and fixed shut below 1.8 m. The proposal does not compromise the 45 degree line of sight from the first floor rear windows.

To the south the two storey rear projection of the proposed dwelling is slightly deeper than the rear of the main dwelling of no. 2, but set back from the rear of the single storey side and rear extensions. It is set back 1.5 m from the boundary and 2.5 m from the side wall of the single storey element. It is noted there are windows on the side elevation of no. 2 facing the application site. The first floor windows are set back 7.2 m from the proposed flank wall of the new dwelling; the ground floor window, although not significantly impacted by the proposed dwelling, faces a 1.8 m high boundary fence set 1 m away. Plans for the approved alterations to no. 2 under application 46761/APP/2016/1533 indicate the window serves a reception area.

There is a garage to the front and there are additional windows to the rear. The proposed side windows facing no.2 are all secondary windows or serve bathrooms or the stairs and can be conditioned to be obscure glazed and fixed shut.

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

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

#### **7.09 Living conditions for future occupiers**

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed floor space of approximately 172.00 sq.m is in excess of the minimum requirements and therefore is considered acceptable.

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

The proposal provides approximately 107 sqm of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).



#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

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

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

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

#### **7.11 Urban design, access and security**

These issues are considered in other sections of the report.

#### **7.12 Disabled access**

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

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Although the site is covered by TPO 99, no protected trees remain on the site and there are none which merit a protection order. The plans indicate the retention of the North boundary hedge and the fruit trees to the rear. The Tree Officer has advised that the site layout plan indicates the site layout plan shows protective fencing to protect the trees at the far end of the site and the mature hedge along the front boundary will be replanted together with new tree planting as part of the landscape plan. They have raised no objection subject to suitable conditions for tree retention and protection and the submission of a landscape scheme.

Concern has been raised regarding the loss of a 'rear' garden or defendable private amenity space' for no. 2 as a result of this proposal. Previous discussions identified that no. 2 was originally orientated toward Gatheshill Road, although it is numbered as 2 Woodside Road. Notwithstanding this no. 2 is now orientated towards Woodside Road and the garden area to the South provides a large fully enclosed private garden area for that property providing in excess of 350 sq.m of usable amenity space. Comments have advised this is indefensible and would be lost if the tall hedge was removed or died. However given that former garden area currently under consideration was also only adjacent to the road and separated from the wider area by a tall hedge, the retained garden space provides no greater or lesser level of privacy than the area of garden lost.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

### **7.19 Comments on Public Consultations**

The issues raised have been addressed in the report.

### **7.20 Planning Obligations**

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

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

The relevant amounts in this case presently are;

LBH CIL £19,856.20

Mayor of London CIL £ 7,774.71

Total £27,630.91

### **7.21 Expediency of enforcement action**

Not applicable to this application.

### **7.22 Other Issues**

None.

## **8. Observations of the Borough Solicitor**

### **General**

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

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

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

### **Planning Conditions**

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

### **Planning Obligations**

Members must be satisfied that any planning obligations to be secured by way of an

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

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

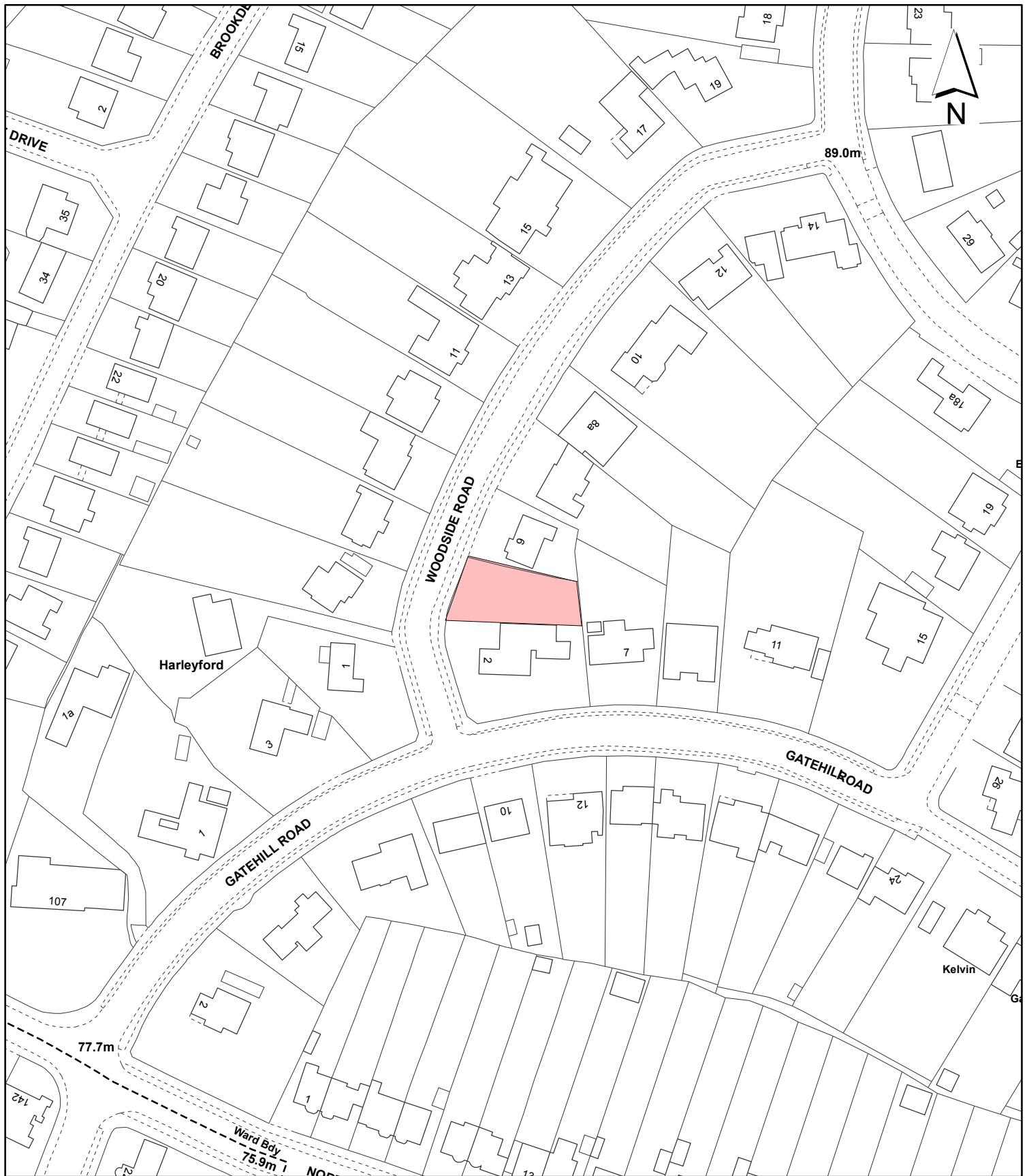
On balance, the proposed dwelling is considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

### **11. Reference Documents**

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

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**2-6 Woodside**

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

Planning Application Ref:  
**70377/APP/2017/888**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 43

Date:  
**June 2017**



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## Report of the Head of Planning, Sport and Green Spaces

<b>Address</b>	1D KENT GARDENS RUISLIP	
<b>Development:</b>	Single storey rear extension with glazed roof. Erection of boundary fence and hedging adjacent to eastern boundary.	
<b>LBH Ref Nos:</b>	71958/APP/2017/1872	
<b>Drawing Nos:</b>	Proposed Site Plan with Fence and Hedge - 1136SG_FUL: SH 2 Rev A Proposed Block Plan - 1136SG_FUL: SH 6 Rev B Proposed Site Plan - 1136SG_FUL: SH 7 Rev B Proposed Rear Elevation - 1136SG_FUL: SH 9 Rev B Proposed Side Elevation and Section AA - 1136SG_FUL: SH 10 Rev B	
<b>Date Plans Received:</b>	22/05/2017	<b>Date(s) of Amendment(s):</b>
<b>Date Application Valid:</b>	22/05/2017	

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The site is occupied by a semi-detached three-storey, four bedroom dwelling which has red brick elevation walls with additional render and tile hanging to the front and side aspects. The site occupies a corner plot and the front and side lawns are currently open with the rear garden enclosed by an approximately 1.8 metre high red brick wall. A single-storey red brick, hipped roof building is positioned at the far end of the rear garden and accommodates garages that serve 1D Kent Gardens and the adjoining property. An unauthorised timber picket fence that had been erected along the side boundary of the site has been removed.

The site is located on the edge of a modern development of residential dwellings and small blocks of flats that occupy the former RAF Eastcote site. Buildings consist of a relatively dense arrangement of two and three-storey buildings, a large proportion of which are terraced or semi-detached. Buildings are set back from the road with open lawns to the front and these spaces, along with additional grass verging, help to maintain a degree of openness within the surrounding environment.

### 1.2 Proposed Scheme

The proposal involves the construction of a conservatory style extension, attached to the rear elevation along with the demolition of the existing red brick rear garden wall and replacement with a new boundary fence and hedge that will extend out to the side boundary, thereby providing an enlarged enclosed rear garden.

The rear extension would be built across the full width of the rear extension and match the neighbouring conservatory extension in terms of projection to the rear and height. The roof of the extension would be mono-pitched and the side elevation would consist of a red brick wall.

The proposed expansion of the rear garden would involve land already within the curtilage

of the dwelling, albeit unenclosed at this time. The size of the plot itself would therefore not be increased as a result. The enlarged garden would be enclosed using existing treatment to the western boundary and a new fence and hedge along the northern and eastern boundary, which flanks Lime Grove. The fence would involve a close boarded element of 1.5 metres in height with an additional timber trellis of 0.3 metres height mounted on top. The fence will be set back from the road and a new privet hedge planted in front of it. Once this hedge has established the fence will be removed and the hedge will be maintained at 1.5 to 2 metres in height.

### 1.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

**Decision Date:** 06-03-2006      **Approved**      **Appeal:**

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

**Decision Date:** 31-03-2008      **Approved**      **Appeal:**

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF. 10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF. 10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

**Decision Date:** 26-11-2008      **Approved**      **Appeal:**

71958/APP/2016/2145 1d Kent Gardens Ruislip

Single storey rear extension

**Decision Date:** 16-01-2017      **Refused**      **Appeal:**

71958/APP/2017/524 1d Kent Gardens Ruislip

Single storey rear extension, installation of timber fence and demolition of existing brick wall (Part Retrospective)

**Decision Date:** 11-04-2017      **Refused**      **Appeal:**

72153/APP/2016/3134 37 Coleridge Drive Eastcote

Single storey rear extension.



**Decision Date:** 07-12-2016

Refused

**Appeal:**10-FEB-17

Allowed

### **Comment on Planning History**

Previous applications for a conservatory at the site have been refused due to the amount of rear garden space that would be retained following construction of the conservatory falling below the Council's minimum space standards for rear private, usable amenity space (71958/APP/2016/2145) and the expansion of the rear garden to mitigate against the loss of rear garden being out of keeping due to their effect of enclosure within the surrounding open environment (71958/APP/2017/524).

A recent appeal decision relating to a single-storey extension at a nearby property, 37 Coleridge Drive, was approved despite the remaining amenity space falling below Council SPD standards (Planning reference 72153/APP/2016/3134 - Appeal Reference: APP/R5510/D/16/3166215). The Appeal Inspector, in setting out their reasoning's, stated that the garden area, as built, already fell below SPD standards and that the remaining garden would provide adequate space for outdoor seating, play equipment and a domestic shed. Furthermore, they stated that the increase in the size of the living accommodation as a result of the extension would allow for more flexible living conditions. This interpretation represents a material consideration in determining this application.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- 14th June 2017

## **3. Comments on Public Consultations**

A site notice was displayed adjacent to the site and immediate neighbours were also sent a letter notifying them of the proposed development and inviting comments.

No comments from members of the public have been received.

LANDSCAPE OFFICER:

This site is occupied by a recently built two-storey semi-detached house at the junction of Lime Grove and Kent Gardens. The plot is larger than that of the neighbouring property. However, there is a brick garden wall set well back from the boundary which leaves the residents with an extremely limited area of private garden /amenity space. Most of the garden space lies outside the boundary wall where it is perceived to be public open space. This is difficult to control or maintain by the owner for whom it provides no direct benefit.

The application follows pre-application discussions with James Rodger and a meeting on site, when I met the owner to review the situation. The submission proposes a compromise whereby the the brick wall is removed and replaced by a timber fence which will incorporate most of the space as private garden for the benefit and enjoyment of the occupants. The fence will be set back slightly from the footway and kerb and an evergreen hedge planted and maintained by the owner. This will continue to benefit the public realm - in accordance with the original design intention. The increased size of the rear garden also accommodates the proposed conservatory while leaving a reasonable area of usable private garden.

The proposal reflects the outcome of pre-application discussions with the applicant. No objection subject to conditions.

(OFFICER COMMENT): Recommended condition has been added.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

AM7 Consideration of traffic generated by proposed developments.

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

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

#### **5. MAIN PLANNING ISSUES**

VISUAL IMPACT:

The proposed conservatory would be single-storey in height and modest in other dimensions and would therefore be partially screened from view within the street scene by site boundary treatment. It would also not appear overly prominent within the street scene due to its modest dimensions and the fact that it would be stepped in from side boundary of the site which borders Lime Grove. In any case, a rear extension of this size is considered to be a feature that would be expected within a residential setting and examples of similar extensions are indeed present at surrounding plots, including the adjoining property, 1C Kent Gardens.

The proposed revisions to the siting and appearance of the enclosure screening for the rear garden would result in a hedge and fence being positioned adjacent to the highway at Lime Grove in places, thereby removing a portion of the existing open lawn area to the side of the dwelling. It should be noted that this particular external amenity area is not included in land managed by the estate company. The owner of the property therefore is responsible

for the upkeep of the land, albeit it is not within their garden. This is atypical of the wider estate where almost all amenity areas outside garden boundaries are maintained by the estate management company (this matter has been verified through the title deeds for the property).

A previous scheme involving a similar expansion to the rear garden area was refused under application 71958/APP/2017/524. However, a revised scheme has been submitted, following consultation with the Council's Highways and Landscape Officers. The proposed scheme involves the erection of a temporary fence which will be positioned to the rear of new hedge planting. Once the hedging is established, the fencing will be removed and the hedging will be maintained at a sympathetic height. A condition will be attached to any approval to secure these works. The overall outcome will involve the loss of part of the open green area to the side of the dwelling but this will be mitigated against through the use of hedging which will possess a verdant and natural quality as boundary treatment and therefore avoid the presence of more urbanised features close to the highway.

It is therefore considered that the proposed development is in accordance with Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan (2016).

#### RELATIONSHIP TOWARDS EXISTING BUILDING:

The proposed extension, due to its modest footprint and single-storey height, will appear visually subservient towards the existing dwelling. It will be built across the full width of the rear elevation and, as such, will not impact upon the symmetry of the building. Its roof top will be set below first floor window sill height so as to prevent an awkward or cramped appearance to the rear elevation. The red brick plinth and flank elevation walls will replicate the appearance of the elevation walls of the existing building, strengthening visual integration.

It is therefore considered that the proposed development satisfies Policy BE 15 of the Local Plan and Policy 7.6 of the London Plan.

#### IMPACT UPON NEIGHBOURING RESIDENTS:

The proposed extension is a single-storey structure that will adjoin an existing conservatory at 1C Kent Gardens and be of a similar height and depth. As such, it is not considered that it would appear overbearing towards neighbouring residents nor would it result in any undue increase in overshadowing. Views from ground floor windows will not look directly towards any habitable room windows at neighbouring properties and, in any case, will be interrupted by site boundary treatment. It is therefore not considered that any unacceptable overlooking impact will arise. It is therefore considered that the proposed development satisfy the requirements of Policies BE 20 and BE 21.

The proposed boundary fencing will be positioned adjacent to the road and not directly impact upon any adjoining properties. The proposed development is therefore in accordance with Local Plan Policy BE 24.

#### IMPACT UPON OCCUPANT AMENITIES:

The proposal involves expanding the area of the rear amenity space through the repositioning of enclosure treatment. The enlarged garden area, not including the footprint

of the proposed extension, will be approximately 75 m<sup>2</sup>, which will remain below SPD standards which stipulate that a 4 bedroom dwelling should be provided with 100 m<sup>2</sup> of private amenity space. The existing garden is 60 m<sup>2</sup> in area and, as such, already below standard. There are clear parallels with the case at 37 Coleridge Drive, as described in depth in section 1.3, where the inspector found that an under provision of amenity space was not reason enough to refuse planning permission given that the site is originally developed failed to meet the standards and there would be adequate space for domestic activities. It is therefore considered that the proposed development, which involves a net gain in private amenity space, would provide acceptable living standards for future occupant and that the aforementioned appeal decision informs and justifies this position.

The proposed development is therefore considered, on balance, to satisfy the requirements of Local Plan Policy BE 24.

#### HIGHWAY IMPACT:

The proposed fencing will not extend as far as the front of the site and will therefore not obstruct visibility splays at the junction between Kent Gardens and Lime Grove. It is therefore not considered that the proposal would result in any highway safety concerns.

It is therefore considered that the proposed development would be in accordance with Local Plan Policy AM 7.

It is therefore recommended that the application is approved, subject to relevant conditions

## 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, numbers [ ] 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** COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Landscape Maintenance

2.a Landscape Maintenance Schedule.

2.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE 13 and BE 38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE 13 and BE 38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 T4 Temporary Building - Removal and Reinstatement**

The timber fence hereby permitted shall be removed and the land restored to its former condition on establishment of the privet hedge or after a period of 5 years, whichever is the earlier.

REASON

The fencing, by reason of its appearance is not considered suitable for permanent retention in order to prevent a long term impact on the character and appearance of the

surrounding area in accordance with Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.4 of the London Plan (2016).

**6 HO4 Materials**

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

**REASON**

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

**INFORMATIVES**

**Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision

	of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.



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

**Contact Officer:** James McLean Smith

**Telephone No:** 01895 250230



## Report of the Head of Planning, Sport and Green Spaces

**Address** 66 THE DRIVE ICKENHAM

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

**LBH Ref Nos:** 4011/APP/2017/203

**Drawing Nos:** 17/3079/3 Rev B  
17/3079/2 Rev C  
17/3079/2  
16/3079/1

**Date Plans Received:** 19/01/2017      **Date(s) of Amendment(s):** 19/01/2017

**Date Application Valid:** 19/01/2017

### **DEFERRED ON 10th May 2017 FOR FURTHER INFORMATION .**

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

The application was heard at the Planning Committee on the 10th May 2017 and was deferred so that further information could be provided which would demonstrate the scheme would be acceptable in regard to the proposed internal floor area for each flat and to seek a reduction in the size and footprint of the overall building. Following negotiations with the agent a revised scheme has been submitted. This shows that the overall footprint of the proposed building has now been reduced and the originally proposed additional massing towards the rear closest to No.64 has now been removed.

Furthermore a more detailed floor plan for each level has been provided which demonstrates that there is sufficient space to accommodate the proposal in accordance with the London Plan in regard to the proposed internal floor area. However these details would be subject to a more detailed consideration within any future planning application for the reserved matters.

It is considered that the principle for this residential redevelopment is acceptable and therefore is recommended for approval.

### **1. SUMMARY**

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

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

acceptable.

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

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

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

It is considered that the principle for this residential redevelopment is acceptable and therefore it is recommended for approval.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 RES1 Outline Time Limit**

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

REASON

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

### **2 RES2 Outline Reserved Matters**

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

(i) Any phasing for the development.

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

REASON

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

### **3 RES6 Levels**

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

REASON

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

**4 RES7 Materials (Submission)**

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

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

**REASON**

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

**5 RES8 Tree Protection**

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

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

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

## 2. Details of Hard Landscaping

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

## 3. Details of Landscape Maintenance

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

## 4. Schedule for Implementation

## 5. Other

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

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

## REASON

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

## **7 RES10 Tree to be retained**

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape

Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

### **8 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

#### REASON

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

### **9 COM31 Secured by Design**

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

#### REASON

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

### **10 H7 Parking Arrangements (Residential)**

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

#### REASON

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

#### INFORMATIVES

##### 1

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

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

##### 2            I2            **Encroachment**

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

##### 3            I5            **Party Walls**

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

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

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

##### 4            I6            **Property Rights/Rights of Light**

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

##### 5            I15            **Control of Environmental Nuisance from Construction Work**



Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**6 147A Damage to Verge - For Private Roads:**

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

**7 152 Compulsory Informative (1)**

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

**8 153 Compulsory Informative (2)**

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

- |      |  |
|------|--|
| AM14 | New development and car parking standards.   |
| AM7  | Consideration of traffic generated by proposed developments.                                     |
| BE13 | New development must harmonise with the existing street scene.                                   |
| BE19 | New development must improve or complement the character of the area.                            |
| BE20 | Daylight and sunlight considerations.<br>Siting, bulk and proximity of new buildings/extensions. |

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

## **9 159 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.

### **10**

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

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

### **11**

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the East side towards the Northern end of The Drive and

comprises a two storey detached house with an attached garage and a part two storey and single storey rear extension. The principal front elevation faces North West. To the North lies no.68 and to the South lies no.64, both two storey detached houses.

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

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

The dwelling already has extensive space to park a minimum of four cars on the existing hard standing in front of the principal elevation and the dwelling has a substantial private garden to its rear with a large single storey outbuilding at the end of garden. There are a number of mature trees both at the rear of the dwelling and on the boundary with no.68 to the North and to the front of the dwelling. These have been referenced on the plans submitted and appear unaffected by the proposed illustrative layout and could be protected by way of formal conditions.

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

### **3.2 Proposed Scheme**

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

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

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

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

### **3.3 Relevant Planning History**

4011/APP/2010/265          66 The Drive Ickenham

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

**Decision:** 11-02-2011 Refused

4011/APP/2011/2266 66 The Drive Ickenham

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

**Decision:** 14-11-2011 Refused

4011/APP/2011/3046 66 The Drive Ickenham

Single storey rear extension

**Decision:** 15-02-2012 Approved

4011/APP/2013/1706 66 The Drive Ickenham

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

**Decision:** 28-08-2013 Refused **Appeal:** 23-12-2013 Allowed

4026/E/97/2190 66 The Drive Ickenham

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

**Decision:** 03-06-1998 Approved

### **Comment on Relevant Planning History**

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

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

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

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

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

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

Officer Comments: This was refused on 14 November 2011.

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

Officer Comments: This was refused on 16 February 2011.

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

Officer Comments: This was approved on 3 June 1998.

In addition to the above, the other relevant planning history was for a similar application at No.13 and 13a The Drive, Ref: 13132/APP/2014/1008. This was for outline planning permission (all matters reserved) for the demolition of the existing dwellings and redevelopment of the site for residential flats, submitted by the same agent. The application was recently approved under delegated powers subject to a number of conditions on 12 January 2017.

#### **4. Planning Policies and Standards**

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

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

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

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

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

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

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

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

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

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

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

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

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

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

Ickenham Residents' Association:

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

Councillor Hensley:

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

#### OFFICER COMMENTS:

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

In addition the revised footprint of the proposed building illustrates that the replacement building could be set back 1.5 metre from the side boundary with No.64, as opposed to currently being on the boundary with No.64. The illustrative building line remains the same as the existing line on the other side boundary to no.68 such that it is set in a minimum of 2.2 metres to the rear and increases to 3.8 metres at the front. The illustrative layout of the new building shows that it could also be set back further from the front by around 1.4 metres and would be part extended to the rear by approximately 1.8 metres. The submitted illustrative plans indicate that there would be no encroachment on the 45 degree lines on either side and given the existing and significant extension to the rear of No.64 ensures that the proposed rear building line will not sit significantly beyond the neighbouring property. The amended site layout also illustrates that 8 car parking spaces can be adequately provided to the front along with the necessary landscaping required.

#### **Internal Consultees**

##### TREES/LANDSCAPE:

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

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

##### ACCESS OFFICER:

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

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2)



dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

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

HIGHWAYS OFFICER:

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

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

Access:

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

The following conditions should be imposed on the planning application:

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

Parking:

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

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

The following condition should therefore be applied:

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

Traffic Impact Assessment:

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

Refuse Bins:

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

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

## OFFICER COMMENTS:

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

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

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

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

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

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

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

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

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

#### **7.02 Density of the proposed development**

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

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

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

Whilst it is noted that the Mayor's density guidance is of only limited value when considering schemes with less than 10 units; nevertheless, this scheme involves a relatively low density of development which would not be sufficient justification to refuse the application, having regard to the low density of surrounding residential development; the previously allowed schemes of lower densities; and the fact that this site represents an urban fringe location, which adjoins the Green Belt.

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

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

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

#### **7.05 Impact on the green belt**

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

#### **7.07 Impact on the character & appearance of the area**

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

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

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

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

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

In addition the submitted illustrative plans indicate that the replacement detached building could be two and half storeys with a crown roof with hipped ends. This would be similar in height to the existing permission for the alterations to the existing roof and is also similar in design and scale to the neighbouring property at No.64. The proposed replacement building is also illustrated to be set in from the side boundary with No.64 by 1.5 metre which would help add separation between the existing dwellings.

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

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

#### **7.08 Impact on neighbours**

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

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

This is an outline application with all matters reserved however indicative layout and floor

plans have been submitted which illustrate that the development could be suitable. For example these plans demonstrate that the proposed development could have no windows facing either of the neighbouring properties whilst still providing adequate natural light to future occupants of the development. As with the assessment on the character of the area, there are existing buildings on the site, which indicate, with careful design it would be possible to develop the site without a material loss of residential amenity to neighbouring properties.

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

Furthermore the footprint of the proposed building has also been reduced and the majority of the additional bulk to the towards the South, nearest to No.64, has now been removed. Notwithstanding these current observations, careful consideration would need to be given with any detailed applications in the future to ensure no significant increase in loss of privacy to the occupants of the neighbouring dwellings.

Therefore subject to a suitable scale and design, which would be considered under the reserved matters application, the principle of the redevelopment of this site is considered acceptable in terms of its impact upon the amenity of the neighbouring properties in accordance with Policy BE1 of the Hillingdon Local Plan Part One and Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### **7.09 Living conditions for future occupiers**

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

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

For a 2 bedroom flat/dwelling the minimum Gross Internal Area (GIA) is between 61 - 70 square metres and for a 3 bed it is 74 - 86 square metres. The proposed floor plans now submitted with the proposal indicate that:

Flat 1 could be a 2 bed four person flat with a GIA of 81 square metres;  
Flat 2 could be a 2 bed four person flat with a GIA of 88 square metres;  
Flat 3 could be a 2 bed four person flat with a GIA of 81 square metres;  
Flat 4 could be a 2 bed four person flat with a GIA of 88 square metres; and  
Flat 5 could be a 3 bed five person flat with a GIA of 89 square metres.

Given the above it is evident that the proposal could accord with the London Plan in regard to the proposed internal floor area. However these details would be subject to consideration within any future planning application for the reserved matters.

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

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

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

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. The current scheme proposes 6 car parking spaces. However the PTAL rating for this site is 1a with poor access to public transport and hence heavy dependency on car travel.

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

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

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

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

#### **7.11 Urban design, access and security**

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

#### **7.12 Disabled access**

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

Hillingdon.

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

The proposed floor plans illustrates an internal lift for the future occupants of the development which would help those unable to use stairs to access the proposed flats on the upper floors.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

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

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

**7.15 Sustainable waste management**

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

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

**7.16 Renewable energy / Sustainability**

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

**7.17 Flooding or Drainage Issues**

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

**7.18 Noise or Air Quality Issues**

It is considered that the general layout of the proposed development, which would benefit from being on a large plot would not result in such an increase in activity, noise, vibration and/or general disturbance so as to result in being detrimental to the amenities of surrounding properties. It would therefore comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

**7.19 Comments on Public Consultations**

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

**7.20 Planning obligations**

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st

August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

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

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

No other issues raised.

### **8. Observations of the Borough Solicitor**

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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



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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

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

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

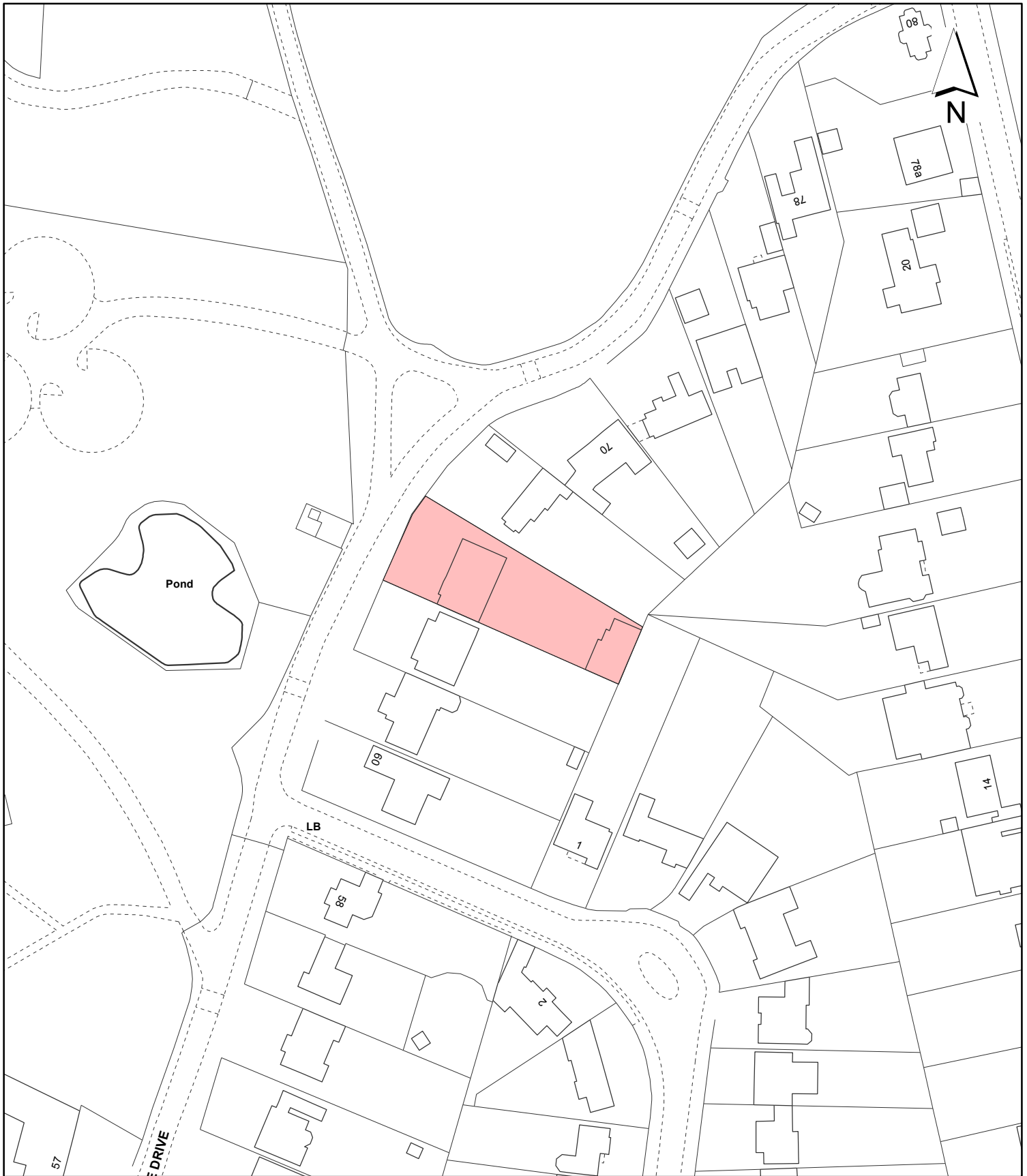
The proposal is therefore recommended for approval subject to a number of conditions.

#### **11. Reference Documents**

The London Plan (2015).  
Hillingdon Local Plan Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Mayor of London's Housing Supplementary Planning Guidance (November 2012)  
Housing Standards Minor Alterations to The London Plan (March 2016)  
Parking Standards Minor Alterations to The London Plan (March 2016)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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**LONDON BOROUGH OF HILLINGDON**  
**Residents Services**  
**Planning Section**

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

Planning Application Ref:  
**4011/APP/2017/203**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 80

Date:  
**June 2017**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning and Enforcement

### **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2017 where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 22 June 2017 and updates the information received by Cabinet in March 2017. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2017, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2017 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/17' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/12/16" and "Total Income as at 31/03/17".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2017. The recommendation to note has no financial implications.

#### **CORPORATE CONSULTATIONS CARRIED OUT**

##### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

#### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

#### **BACKGROUND DOCUMENTS**

District Auditor's "The Management of Planning Obligations" Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.  
Cabinet Report June 2017.

**Contact Officer:** Nikki Wyatt

Telephone No: 01895 - 2508145

**North Planning Committee - 13<sup>th</sup> July 2017**  
**PART 1 - MEMBERS, PUBLIC & PRESS**

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2017)
			AS AT 31/03/17	AS AT 31/12/16	AS AT 31/03/17	AS AT 31/12/16	To 31/03/17	AS AT 31/03/17	AS AT 31/03/17	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part off outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave Pedestrian crossing junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/89/349 *115	Harefield	West London Composting, New Years Green Lane, Harefield.	106,884.18	106,884.18	0.00	0.00	0.00	106,884.18	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
PT/278/105/530C *122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	727,611.76	74,361.76	654,301.76	224,198.24	0.00	£5,000 received as a returnable deposit and £871, 000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spent towards required traffic orders for highway works. £54,301.76 (75% of bond) returned on satisfactory completion of works.
<b>SECTION 278 SUB - TOTAL</b>			<b>1,204,267.28</b>	<b>1,204,267.28</b>	<b>814,268.67</b>	<b>161,018.67</b>	<b>654,301.76</b>	<b>389,998.61</b>	<b>0.00</b>	
				0.00		653,250.00				
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/09/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise the site for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/09/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Dosed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	0.00	0.00	0.00	135,000.00	135,000.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including bus priority measures, improvements to bus services and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
PT/176/389 *135	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	150,000.00	150,000.00	150,000.00	150,000.00	0.00	0.00	0.00	£150,000 received as the TFL contribution. To be used by TFL towards bus service improvements made necessary by the development. Funds required to be transferred to TFL. Funds transferred to TFL.
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/380E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>			<b>457,678.65</b>	<b>417,678.65</b>	<b>178,119.15</b>	<b>178,119.15</b>	<b>0.00</b>	<b>279,559.50</b>	<b>195,000.00</b>	
<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>			<b>1,661,945.93</b>	<b>1,621,945.93</b>	<b>992,387.82</b>	<b>339,137.82</b>	<b>654,301.76</b>	<b>669,558.11</b>	<b>195,000.00</b>	
				40,000.00		0.00				
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	12,796.00	12,796.00	0.00	12,796.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 7 years of receipt (Feb 2019). Funds allocated and spent towards Northwood Secondary School, as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL/206/358	Northwood	Land forming part of Oakhurst, Northgate, Northwood. 6712/APP/2011/2712	13,391.12	13,391.12	13,391.12	0.00	13,391.12	0.00	0.00	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds allocated and spent towards Northwood Secondary School, as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL/211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	33,436.00	33,436.00	17,869.51	15,566.49	0.00	0.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend. Funds allocated towards expansion at Harefield Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015): £17,869.51 spent 2014/15. £15,566.49 allocated and spent towards Northwood Secondary School, as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2017)
			AS AT 31/03/17	AS AT 31/12/16	AS AT 31/03/17	AS AT 31/12/16	To 31/03/17	AS AT 31/03/17	AS AT 31/03/17	
EYL223/343A	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	77,415.34	0.00	77,415.34	0.00	77,415.34	0.00	0.00	Funds received as the second instalment of the education contribution to be spent towards the costs of providing nursery, secondary and post 16 year old education or improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds spent towards Northwood Secondary School as part of end of year financing. Subject to formal approval.
EYL232/357	Ickenham	86 Long Lane, Ickenham 20545/APP/2012/2848	20,041.43	20,041.43	20,041.43	0.00	20,041.43	0.00	0.00	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds allocated towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL234/375	South Ruislip	35 Edwards Ave, Ruislip. 35683/APP/2012/864	16,138.00	16,138.00	16,138.00	0.00	16,138.00	0.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary school child yield arising from the proposal. No time limit for spend. Funds allocated and spent towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL235/376	West Ruislip	16-18 Kingsend, Ruislip 63221/APP/2012/878	2,224.00	2,224.00	2,224.00	0.00	2,224.00	0.00	0.00	Funds received towards the cost of providing educational places within the London Borough of Hillingdon. No time limit on spend. Funds allocated and spent towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL236/377	Northwood	Littlehurst, Northgate, Northwood. 31866/APP/2013/3686	12,796.00	12,796.00	12,796.00	0.00	12,796.00	0.00	0.00	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds allocated and spent towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme (Cabinet Member Decision 06/01/2017).
EYL242/401	Northwood	110 Green Lane, Northwood. 465/APP/2013/3568	4,267.12	0.00	4,267.12	0.00	4,267.12	0.00	0.00	Contribution received to be used by the Council towards providing educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds spent towards Northwood Secondary School project, as part of end of year financing. Subject to formal approval.
<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>			<b>192,595.01</b>	<b>110,822.55</b>	<b>192,595.01</b>	<b>17,869.51</b>	<b>174,635.50</b>	<b>0.00</b>	<b>0.00</b>	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
PPR/57/238D	West Ruislip	Former Hill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	12,826.25	0.00	12,826.25	7,852.96	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £7,852.96 spent towards work place co-ordinator 2016/17.
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	75,168.90	75,168.90	75,168.90	75,168.90	75,168.90	0.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT118/231C. Original scheme not viable and time limit has now expired. Officers in negotiation with developer for an alternative scheme. Request for DOV has been declined by the developer. Contribution plus accrued interest has been returned.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/262C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 68895/APP/2011/3049	47,950.86	47,950.86	23,975.00	0.00	23,975.00	23,975.86	0.00	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). £23,975 spent towards Civic Centre Apprentices Scheme (Cabinet Member Decision 10/05/2017).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 68895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	19,669.95	0.00	19,669.95	0.00	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018). Funds spent towards Partnerships Team to support construction training (Cabinet Member Decision 10/05/2017).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49887/APP/2013/1451	8,026.42	8,026.42	0.00	0.00	0.00	8,026.42	8,026.42	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood 64345/APP/2014/1044	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	10,959.04	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/114/380A	Ickenham	211-213 Swalekley Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.20	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120350D	South Ruislip	Former Aria Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phases 1 payment received). Funds to be spent within 7 years of receipt (September 2023).
<b>COMMUNITY, COMMERCE &amp; REGENERATION TOTAL</b>			<b>340,887.42</b>	<b>340,887.42</b>	<b>131,640.10</b>	<b>75,168.90</b>	<b>131,640.10</b>	<b>209,247.32</b>	<b>157,968.16</b>	
<b>PORTFOLIO: CENTRAL SERVICES, CULTURE &amp; HERITAGE</b>										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2008/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	32.50	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2017)
			AS AT 31/03/17	AS AT 31/12/16	AS AT 31/03/17	AS AT 31/12/16	To 31/03/17	AS AT 31/03/17	AS AT 31/03/17	
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	3,268.46	0.00	3,268.46	0.00	0.00	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	0.00	0.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016). Funds allocated and spent towards improved facilities at Manor Farm Library (Cabinet Member report 29/03/2016).
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/13049	2,263.48	2,263.48	1,163.88	1,163.88	0.00	1,099.60	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). £1,163.88 allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend. Funds allocated towards the provision of a trim trail/outdoor gym at Deansfield Primary School (Cabinet Member Decision 16/05/2017).
CSL45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2810	2,580.63	2,580.63	2,580.63	0.00	2,580.63	0.00	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
CSL/54/343C	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	1,846.79	1,846.79	1,846.79	0.00	1,846.79	0.00	0.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
CSL/53/346C	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	1,355.94	1,355.94	1,355.94	0.00	1,355.94	0.00	0.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
CSL/56/351C	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	659.51	659.51	659.51	0.00	659.51	0.00	0.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
CSL/65/385B	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	1,082.25	1,082.25	1,082.25	0.00	1,082.25	0.00	0.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limit for spend. Contribution spent towards the Library book fund as part of end of year closing (Cabinet Member Decision 10/05/2017).
		<b>CENTRAL SERVICES, CULTURE &amp; HERITAGE - TOTAL</b>	<b>93,503.22</b>	<b>93,503.22</b>	<b>15,239.96</b>	<b>4,446.38</b>	<b>14,076.08</b>	<b>78,263.26</b>	<b>44,983.25</b>	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref 48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 2/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 spent towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Easccote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	2,400.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	20,000.00	20,000.00	5,000.00	10,000.00	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acres Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17.
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25750/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	0.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend. Funds allocated towards the provision of a skate park at Field End Recreation Ground (Cabinet Member Decision 24/03/2017).
E/99/350B	West Ruislip	Fmr Acta Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner 106/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	31,369.64	Contribution received to improve the ecological facilities at Pinn meadows including access for river dipping, creation of an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB-TOTAL</b>	<b>414,617.68</b>	<b>414,617.68</b>	<b>115,798.62</b>	<b>115,798.62</b>	<b>7,400.00</b>	<b>298,819.06</b>	<b>93,869.64</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH &amp; WELLBEING</b>										
H/11/195B *57	Ruislip	Highgrove House, Easccote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/22/239E *74	Eastcote	Highgrove House, Easccote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2017)
			AS AT 31/03/17	AS AT 31/12/16	AS AT 31/03/17	AS AT 31/12/16	To 31/03/17	AS AT 31/03/17	AS AT 31/03/17	
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (Plot A), 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip, 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development (estimated to be spent within 5 years of completion of the development) (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip, 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip, 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).
H/43/19C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/19D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/45/923F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/923G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/931E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2012/1033 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/54/943D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/11004	17,600.54	8,698.77	0.00	0.00	0.00	17,600.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. <b>Second instalment received towards the same purpose.</b>
H/53/946D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/951D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/985D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	<b>831,768.29</b>	<b>822,866.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>831,768.29</b>	<b>646,883.88</b>	
		<b>SECTION 106 SUB - TOTAL</b>	<b>2,330,960.27</b>	<b>2,200,376.04</b>	<b>633,302.84</b>	<b>391,402.56</b>	<b>327,751.68</b>	<b>1,697,657.43</b>	<b>1,138,704.93</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>3,535,227.55</b>	<b>3,404,643.32</b>	<b>1,447,571.51</b>	<b>552,421.23</b>	<b>982,053.44</b>	<b>2,087,656.04</b>	<b>1,138,704.93</b>	

The balance of funds remaining must be spent on works as set out in each individual agreement.  
**Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.**  
 Bold figures indicate changes in income and expenditure  
 Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.  
 \* Denotes funds the Council is unable to spend currently (totals £671,391.92 )  
 24 PT29 £37,425.09 reasonable period\* for expenditure without owner's agreement has lapsed  
 26 PT27846 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 49 PT27863 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 57 H11195B £3,156.00 funds have been received to provide health care services in the borough.  
 62 PT27877/197 £23,000.00 held as security for the due and proper execution of the works.  
 72 H20239E £31,441.50 funds have been received to provide Health Care services in the borough.  
 74 H22239E £7,363.00 funds have been received to provide Health Care services in the borough.  
 76 PT27878/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 81 H28263D £3,353.86 funds have been received to provide Health Care services in the borough.  
 82 H34282F £15,031.25 funds received to provide health care facilities in the borough.  
 94 H36299D £9,001.79 funds received to provide health care facilities in the borough.  
 96 H37301E £12,958.84 funds received to provide health care facilities in the borough.  
 102 H44319D £24,312.54 funds received to provide health care facilities in the borough.  
 104 H46923G £14,126.88 funds received to provide health care facilities in the borough.  
 106 PT148327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)  
 107 H48331E £4,320.40 funds received to provide health care facilities in the borough.  
 110 H51231H £17,374.27 funds received to provide health care facilities in the borough.  
 112 H54943D £17,600.54 funds received to provide health care facilities in the borough.  
 113 H53946D £8,434.88 funds received to provide health care facilities in the borough.  
 115 PT27899/949 £106,868.18 funds to be held as a returnable deposit for highway works (to be later refunded).  
 116 H57951D £9,212.88 funds received to provide health care facilities in the borough.  
 122 PT178105/350C £224,198.24 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 130 H63385D £10,195.29 funds received to provide health care facilities in the borough.  
 136 PT176389 £0.00 Funds to be used by TFL to provide bus services  
 138 PT1761395 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)  
 140 PT183350E £40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)  
 £671,391.92



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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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

Thursday 13th July  
2017



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LONDON



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Page 103

**Report of the Head of Planning, Sport and Green Spaces**

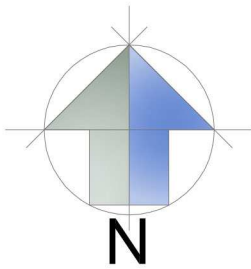
**Address** LAND TO REAR OF 51 AND 53 PEMBROKE ROAD RUISLIP  
**Development:** Two x 3-bed detached bungalows with associated parking and amenity space.  
**LBH Ref Nos:** 66982/APP/2017/1468

**Date Plans Received:** 24/04/2017                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/05/2017

NOTES:

REV.	DATE	DESCRIPTION	BY	CHECKED

0 20m 40m 60m 80m 100m



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**1 PINWOOD CLOSE, IVER HEATH  
BUCKINGHAMSHIRE SL0 0QS**  
Tel: 01753 655471 www.spdarchitects.co.uk  
E-mail: admin@spdarchitects.co.uk

CLIENT

**MR M RUMSEY**

PROJECT TITLE

**51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ**

DRAWING TITLE

**SITE LOCATION PLAN**

DRAWING REF.

**160154(02)001**

STATUS

**OS Plan**

SCALE

**1:1250 @ A4**

REVISION

DRAWN BY

**SPP**

DATE

**Sept 2016**

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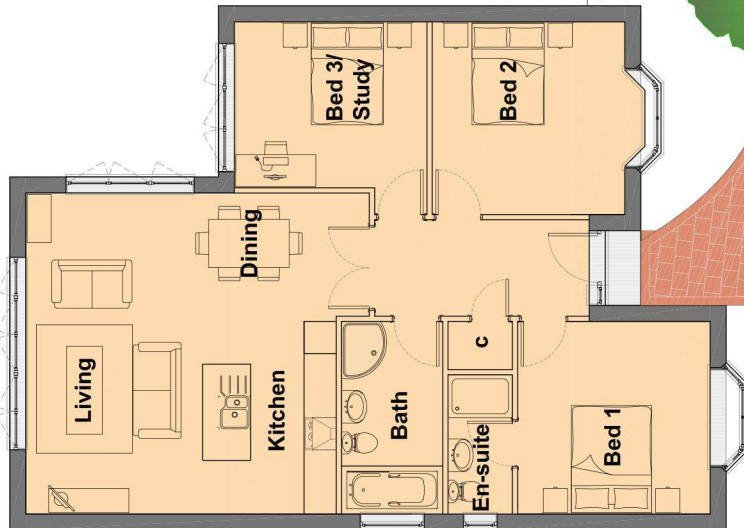
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NOTES:

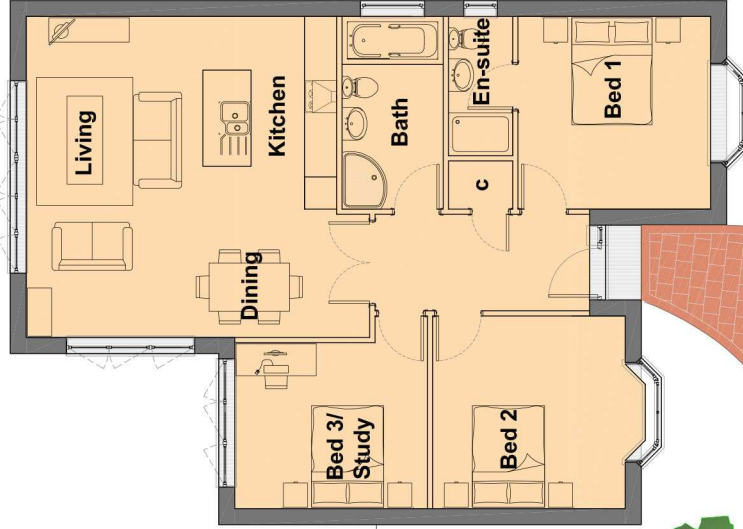
**Development schedule:**

- Plot 1 - 3 bed bungalow @ circa 94.2m<sup>2</sup> (1014sqft).
- Plot 2 - 3 bed bungalow @ circa 94.2m<sup>2</sup> (1014sqft).

**Plot 1**




**Plot 2**



REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED

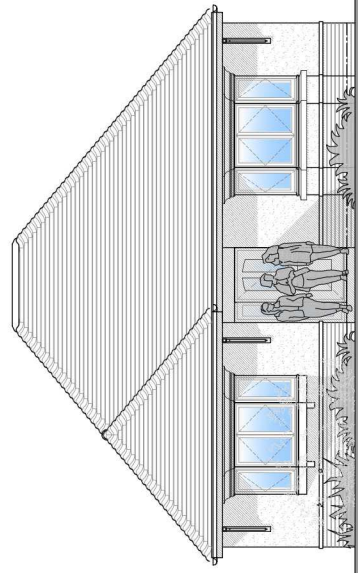
		<b>MR M RUMSEY</b>	
1 PINWOOD CLOSE IWER HEATH BUCKINGHAMSHIRE SL0 0QS Tel: 01295 856271 www.spdarchitects.co.uk Email: info@spdarchitects.co.uk			
PROJECT TITLE <b>51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ</b>		STATUS <b>Planning</b>	
DRAWING TITLE <b>BUNGALOW FLOOR PLANS</b>		DRAWING REF: <b>160154/02/003</b>	
SCALE	REVISION	DRAWN BY	DATE
1:100 @ A3		SPP	Sept 2016

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NOTES:

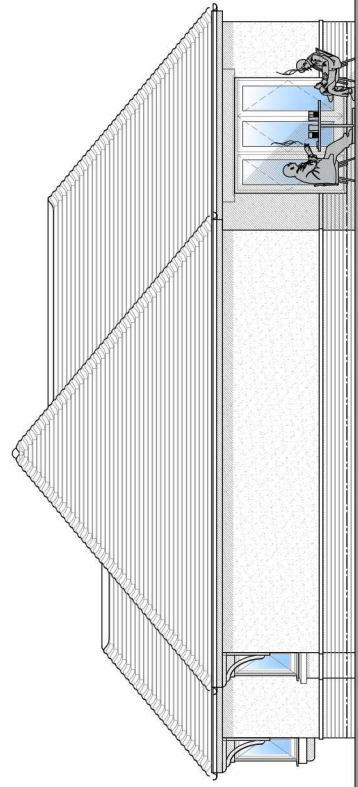
**Materials:**

- Walls - Red/brown facing brick plinth with rendered block walls above (colour white) and stone cills to windows.
- Roof - Red/brown plain tiles with bonnet hips and white UPVC fascias/soffits and black half round guttering.
- Windows - Double glazed white UPVC casement windows.
- Drives - Red/brown block permeable paving.
- Paths - Natural sandstone paving side access path and rear patio.



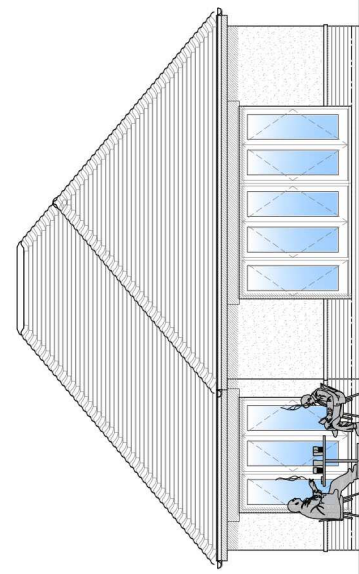
**FRONT ELEVATION  
PLOT 1**

SCALE 1:100 @ A3



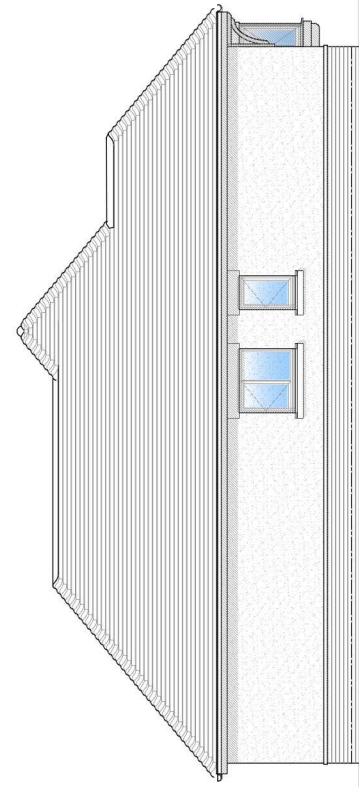
**SIDE ELEVATION  
PLOT 1**

SCALE 1:100 @ A3



**REAR ELEVATION  
PLOT 1**

SCALE 1:100 @ A3



**SIDE ELEVATION  
PLOT 1**

SCALE 1:100 @ A3

REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED

**SPD Architects**  
1 PINWOOD CLOSE IVER HEATH  
BUCKINGHAMSHIRE SL0 0GS  
Tel: 01295 859471 www.spdarchitects.co.uk  
Email: info@spdarchitects.co.uk

**MR M RUMSEY**

**PROJECT TITLE: 51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ**

**DRAWING TITLE: ELEVATIONS Plot 1**

DRAWING NO.	STATUS	DRAWN BY	DATE
160154(02)007	Planning	SPP	Sept 2016

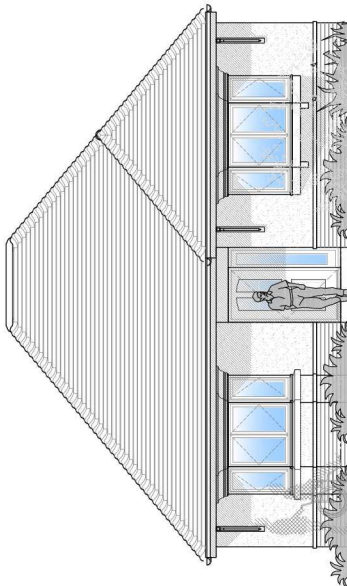


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NOTES:

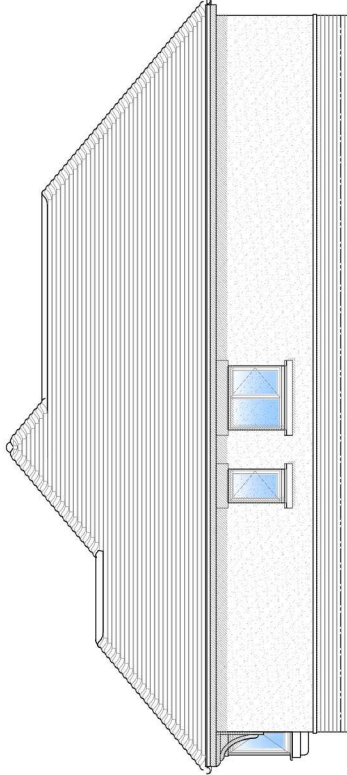
**Materials:**

- Walls - Red/brown facing brick plinth with rendered block walls above (colour cream) and stone cills to windows.
- Roof - Red/brown plain tiles with bonnet hips and white UPVC fascias/soffits and black half round guttering.
- Windows - Double glazed white UPVC casement windows.
- Drives - Red/brown block permeable paving.
- Paths - Natural sandstone paving side access path and rear patio.



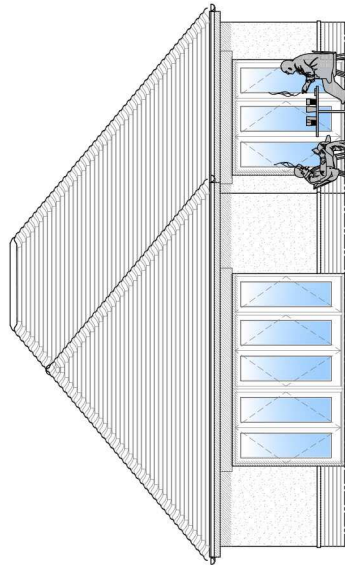
**FRONT ELEVATION  
PLOT 2**

SCALE 1:100 @ A3



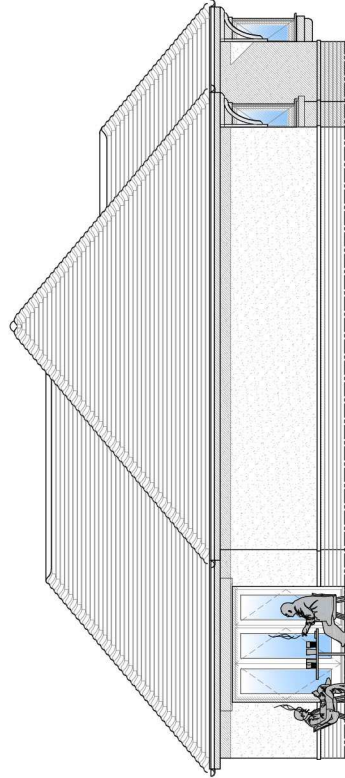
**SIDE ELEVATION  
PLOT 2**

SCALE 1:100 @ A3



**REAR ELEVATION  
PLOT 2**

SCALE 1:100 @ A3



**SIDE ELEVATION  
PLOT 2**

SCALE 1:100 @ A3

REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED

**SPD Architects**  
 1 PINWOOD CLOSE IVER HEATH  
 BUCKINGHAMSHIRE SL0 0QS  
 Tel: 01295 855471 www.spdarchitects.co.uk  
 Email: info@spdarchitects.co.uk

**MR M RUMSEY**

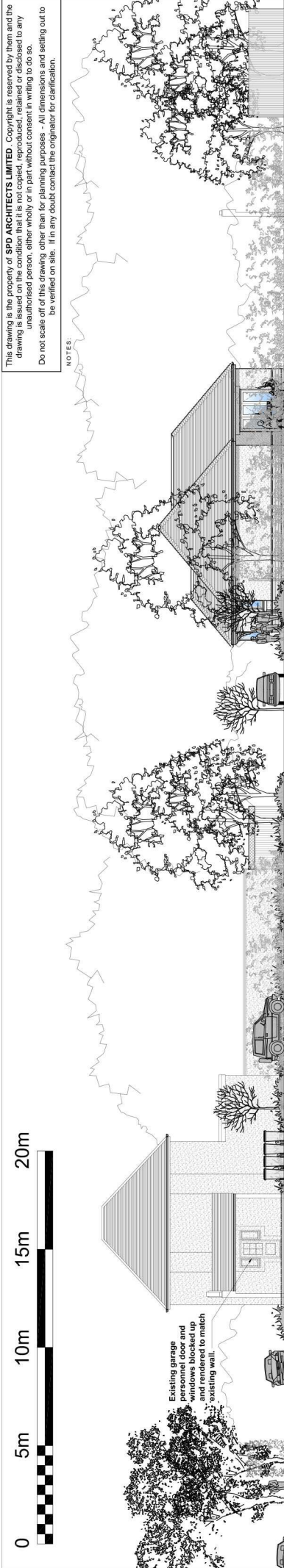
**PROJECT TITLE**  
**51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ**

**DRAWING TITLE**  
**ELEVATIONS**  
**Plot 2**

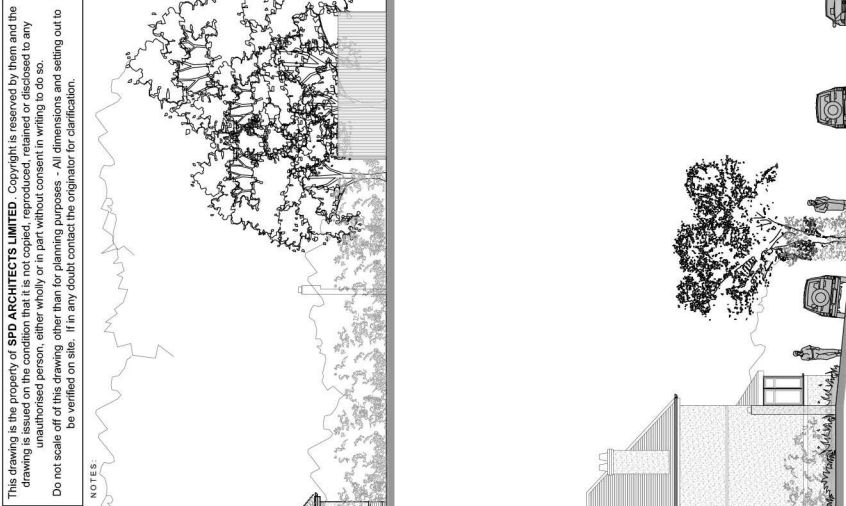
DRAWING FILE	STATUS	DRAWN BY	DATE
160154(02)008	Planning	SPP	Sept 2016
SCALE	REVISION	BY	DATE
1:100 @ A3			

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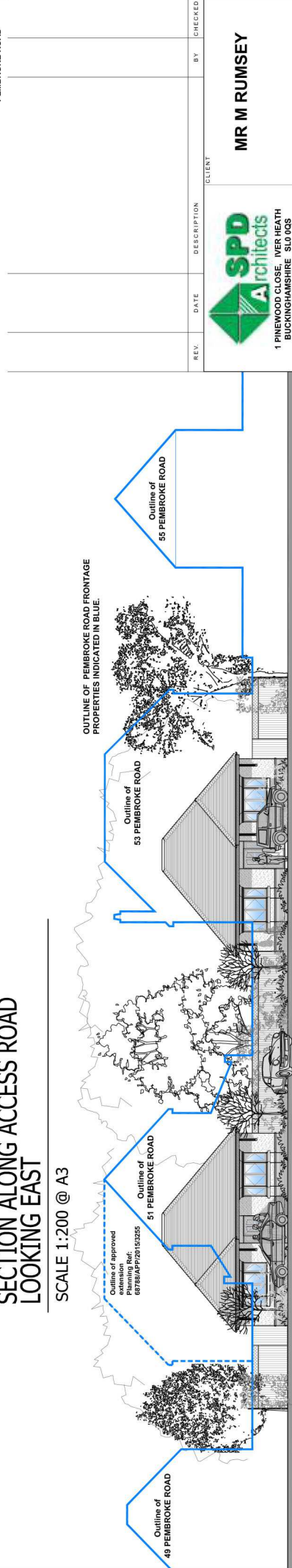
NOTES




51 PEMBROKE ROAD  
Bin drop collection point for new dwellings.  
**SECTION ALONG ACCESS ROAD LOOKING WEST**  
SCALE 1:200 @ A3



53 PEMBROKE ROAD  
**SECTION ALONG ACCESS ROAD LOOKING EAST**  
SCALE 1:200 @ A3



53 PEMBROKE ROAD  
**SECTION THROUGH SITE LOOKING NORTH**  
SCALE 1:200 @ A3

REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED
<b>MR M RUMSEY</b>					
 <b>SPD Architects</b> 1 PINWOOD CLOSE IVER HEATH BUCKINGHAMSHIRE SL0 0QS Tel: 01753 655471 www.spdarchitects.co.uk Email: info@spdarchitects.co.uk					
PROJECT TITLE <b>51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ</b>					
DRAWING TITLE <b>SITE SECTIONS RELATIONSHIP TO EXISTING HOUSES</b>					
DRAWING NO. <b>160154(02)009</b>					
SCALE <b>1,200 @ A3</b>					
STATUS <b>Planning</b>					
DRAWN BY <b>SPP</b>					
DATE <b>Sept 2016</b>					



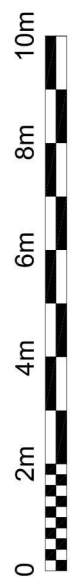
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NOTES:



**BUNGALOW STREET ELEVATIONS**

SCALE 1:100 @ A3



REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED
			 <p><b>MR M RUMSEY</b></p> <p>1 PINWOOD CLOSE WYVERN HEATH BUCKINGHAMSHIRE SL0 0QS Tel: 01753 659471 www.spdarchitects.co.uk Email: m.rumsey@spdarchitects.co.uk</p>		
<p><b>PROJECT TITLE</b> 51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ</p>					
<p><b>DRAWING TITLE</b> BUNGALOWS STREET ELEVATION</p>					
<p><b>DRAWING REF</b> 160154(02)006</p>					
<p><b>SCALE</b> 1:100 @ A3</p>					
<p><b>STATUS</b> Planning</p>					
<p><b>DATE</b> Sept 2016</p>					
<p><b>REVISION</b> DRAWN BY: SPP</p>					





**LANDSCAPE STRATEGY  
SOFTWARES KEY.**

**EXISTING VEGETATION.**

- EXISTING TREES (RETAINED)  
TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL CONSULTANTS REPORT AND RECOMMENDATIONS.
- EXISTING SHRUB, UNDERSTORY AND HEDGE PLANTING TO BE RETAINED.
- EXISTING VEGETATION (REMOVED)  
TO BE REMOVED IN ACCORDANCE WITH ARBORICULTURAL AND ECOLOGICAL CONSULTANTS REPORTS AND RECOMMENDATIONS.

**SPECIMEN SHRUBS.**

- STANDARD PRIVET.  
1.1M-1.25M GIRTH ADVANCED SPECIMEN STOCK
- SPECIMEN SHRUBS AND WALL SHRUBS (SMALL/MEDIUM SIZE)  
ALL 10-25LITRE SPECIMEN STOCK

**STANDARD TREES.**

- PRIMARY STRUCTURAL TREES.  
NATIVE SPECIES TO CREATE STRUCTURE AND DEFINITION AS WELL AS EXISTING ADJACENT LANDSCAPE STRUCTURE.  
MEDIUM-LARGE ULTIMATE SIZE.
- SECONDARY TREES.  
NATIVE SEMI NATIVE TREES OF SMALLER SCALE THAN PRIMARY TREES. EMPHASIS ON LOCAL SPECIES TO SOFTEN AND ADD STRUCTURE WITHIN THE INTERNAL SPACES OF THE SITE.  
SMALL-MEDIUM-ULTIMATE SIZE.

**SHRUBS, HEDGES, CLIMBERS**

- STRUCTURAL SHRUB PLANTING,  
STRUCTURE AND DEFINITION AS WELL AS EXISTING ADJACENT LANDSCAPE STRUCTURE WITHIN THE INTERNAL AREAS OF THE SITE AND CREATE VISUAL LINKAGE BETWEEN THE INTERNAL SITE AREAS AND WIDER LANDSCAPE.  
HEIGHT 0.5-3.0M.
- ORNAMENTAL CURTLAGE PLANTING  
MIXED HEIGHT PLANTING TO PROVIDE MAXIMUM GARDENSQUE VALUE AND VISUAL INTEREST WITHIN PRIVATE GARDENS.  
SPECIES TO BE SEMI NATIVE ENVIRONMENTAL AND AS AGREED AND "TRAINING" THE BUILDINGS WITHIN THE LANDSCAPE.  
HEIGHT 0.5-1.5M.
- HEDGE PLANTING.  
HEDGE SPECIES TO DEFINE BOUNDARY OF RESERVING, CURTLAGE. SPECIES TO BE SEMI NATIVE ENVIRONMENTAL AND AS AGREED. HEDGES MANAGED AT BETWEEN 1.2 - 1.8M HEIGHT

- SPECIMEN CLIMBERS.  
TYPE - SEMI NATIVE AND NATIVE MIX.  
SELF CLIMBING OR SUPPORTED WITH STAINLESS STEEL BRACKETS AGAINST WALLS.  
REFER TO SCHEDULE.

**GRASS FRONTAGES.**

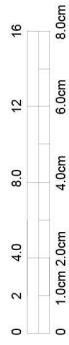
- AMENITY TURF MIX.
- REAR GARDEN AREAS.  
FINISH TBC

**HARDWORKS KEY.**

- GRAVEL AGGREGATE.  
BUFF AREAS.
- PATHS/BIN COLLECTION.  
SANDSTONE PAVING (COLOUR NATURAL)  
RANDOM BOND
- DRIVEWAY/SHARED SURFACE.  
REGULAR BLOCK PAVING  
RANDOM BOND  
COLOR: TRADITIONAL
- ENCLOSURE TYPE 1.  
1.5M HIGH TIMBER CLOSE BOARDED FENCE WITH TRELLIS TO TOP.
- ENCLOSURE TYPE 2.  
2.0M HIGH RENDERED BLOCK WALL WITH BRICK COPING.



SCALE 1:200 (Meters to cm)



A: BLOCKING TREES CONFIRMED. BOUNDARY ENCLOSURE BETWEEN PLOTS 1 AND 2 UPDATED. 13.04.17  
B: SECONDARY TREE POSITION CONFIRMED. TITLE PANEL UPDATED. 20.04.17



**Andrew Hastings  
Landscapes Consultants Ltd.**  
Chartered Landscape Architects.  
The Fairways, 9 Fairbairn,  
Chase Road Lane Green,  
Widmore, Widmore, Essex,  
CO7 7JF

**Landscapes  
institute**  
Registered practice  
www.andrewhastingslandscapesconsultants.co.uk

**FOR APPROVAL**

CLIENT: **Mr M. Rumsey.**

PROJECT: **51-53 PEMBROKE ROAD,  
RUISLIP,  
MIDDX HA4 8NQ.**

**STRATEGIC LANDSCAPE PROPOSALS.**

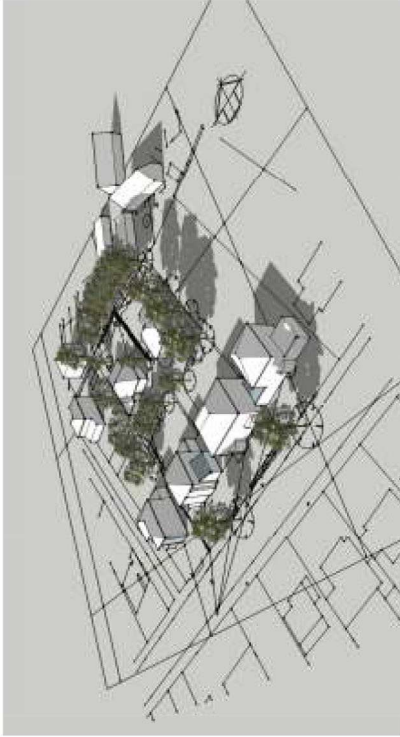
SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
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No dimensions are to be scaled from this drawing. All dimensions are to be taken from the drawing. All dimensions are to be taken from the drawing. All dimensions are to be taken from the drawing.				REV
				B

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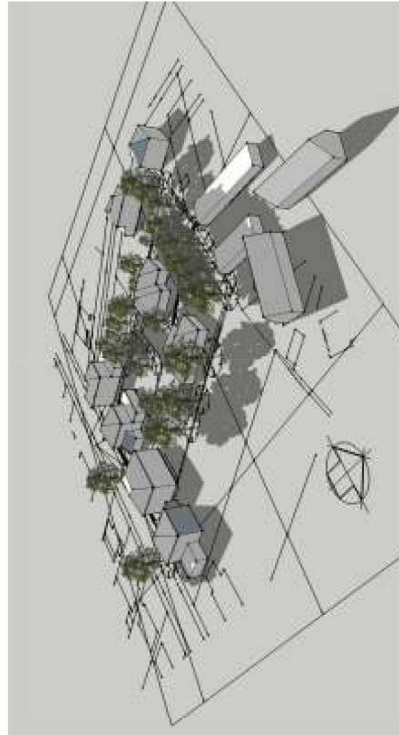
NOTES:



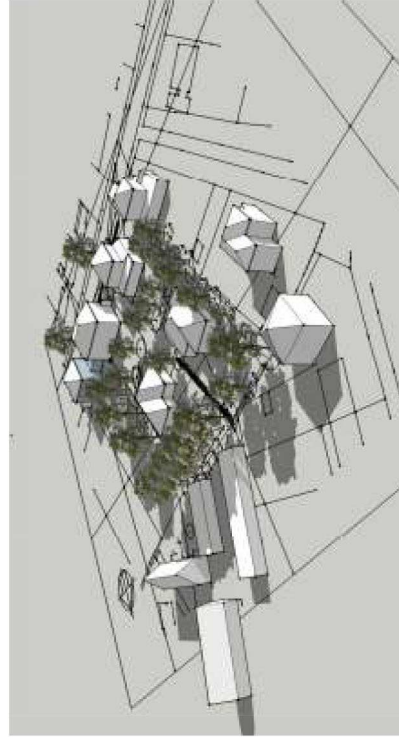
**VIEW 1  
LOOKING NORTH EAST**



**VIEW 2  
LOOKING NORTH WEST**



**VIEW 3  
LOOKING SOUTH WEST**



**VIEW 4  
LOOKING SOUTH EAST**

REV.	DATE	DESCRIPTION	CLIENT	BY	CHECKED

**SPD Architects**  
 1 PINWOOD CLOSE, IVER HEATH  
 BUCKINGHAMSHIRE, SL0 0QS  
 Tel: 01753 655471 www.spdarchitects.co.uk  
 Email: info@spdarchitects.co.uk

**MR M RUMSEY**

**PROJECT TITLE**  
**51 - 53 PEMBROKE ROAD, RUISLIP, MIDDX HA4 8NQ**

**DRAWING TITLE**  
**MASSING STUDIES**

DRAWING NO.	STATUS	DRAWN BY	DATE
<b>160154(02)004</b>	<b>Planning</b>		<b>Sept 2016</b>

SCALE	REVISION	DATE
NTS		



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 The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

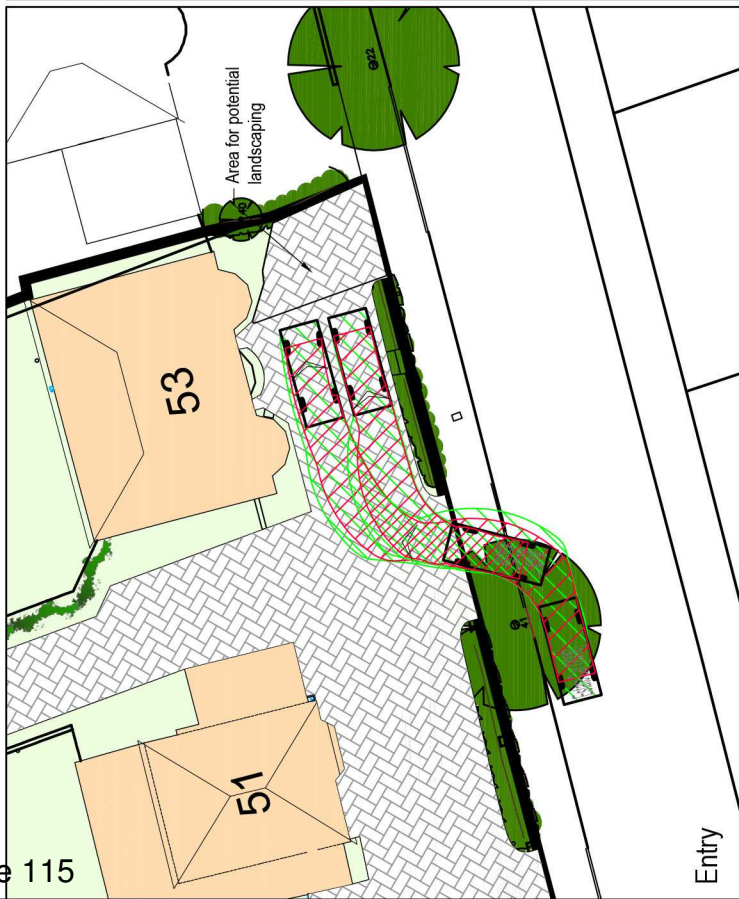
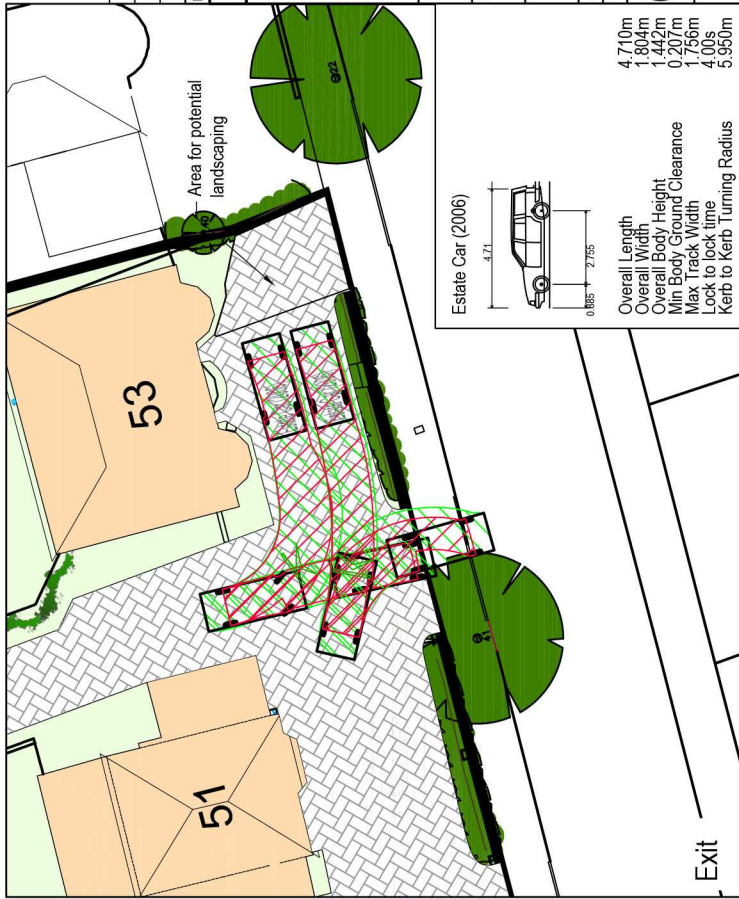
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Rev	Date	Amendment	By	Chk.

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 Consulting Engineers  
 www.jnpgroup.co.uk  
 Chesham • Bishops Cleeve • Harrogate • Lamington Spa • Sheffield  
 Tel: 01434 771221 E-mail: chesham@jnpgroup.co.uk

Client: Whiteacre Ltd  
 Job: Land to the rear of 51-53 Pembroke Road  
 Ruislip  
 Title: Estate Car Swept Path Analysis  
 Sheet 1 of 2  
 Scale: 1:250 @ A3 | Date: 13/02/17  
 Drawn By: JR | Eng. Check: SW | Tech. Check: SW  
 Drawing No. C85578-SK-001  
 Drawing No. C85578-SK-001  
 RSV: -





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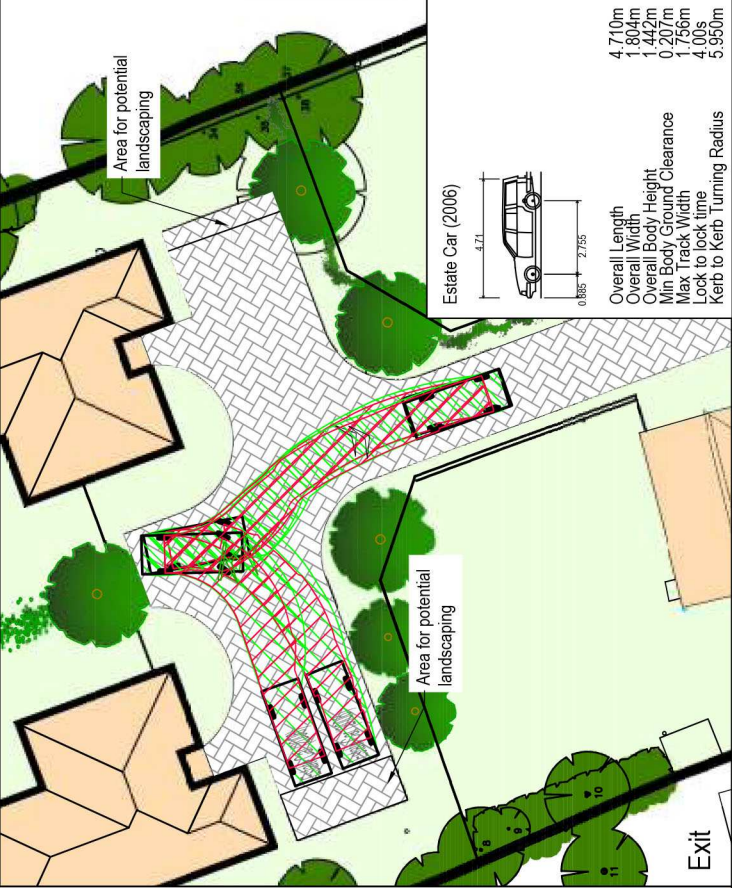
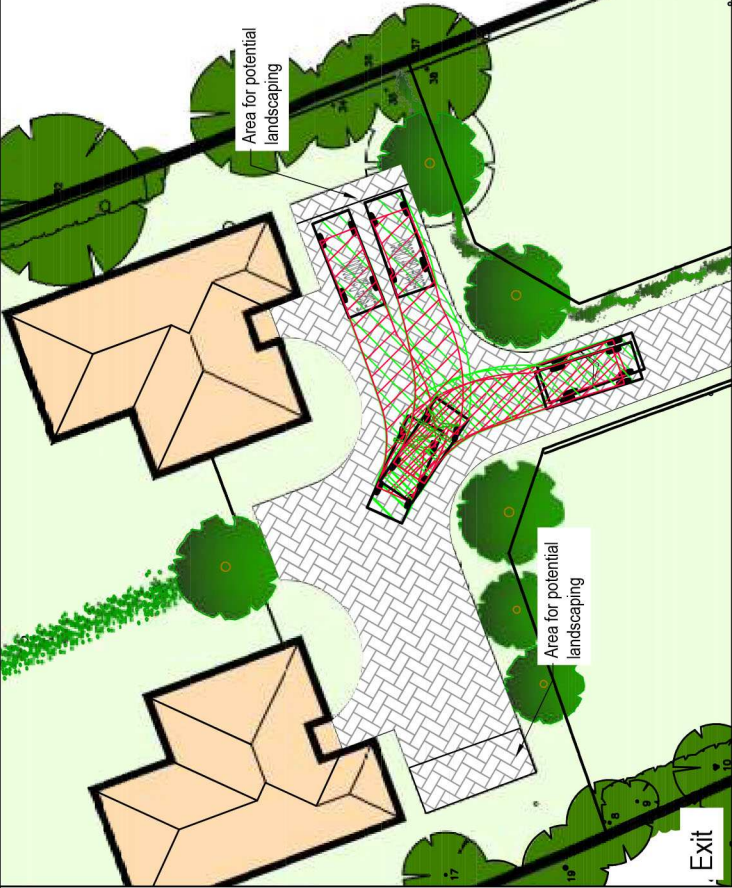
Rev.	Date	Amendment	By	Chk.

Preliminary

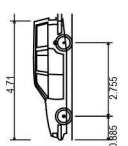


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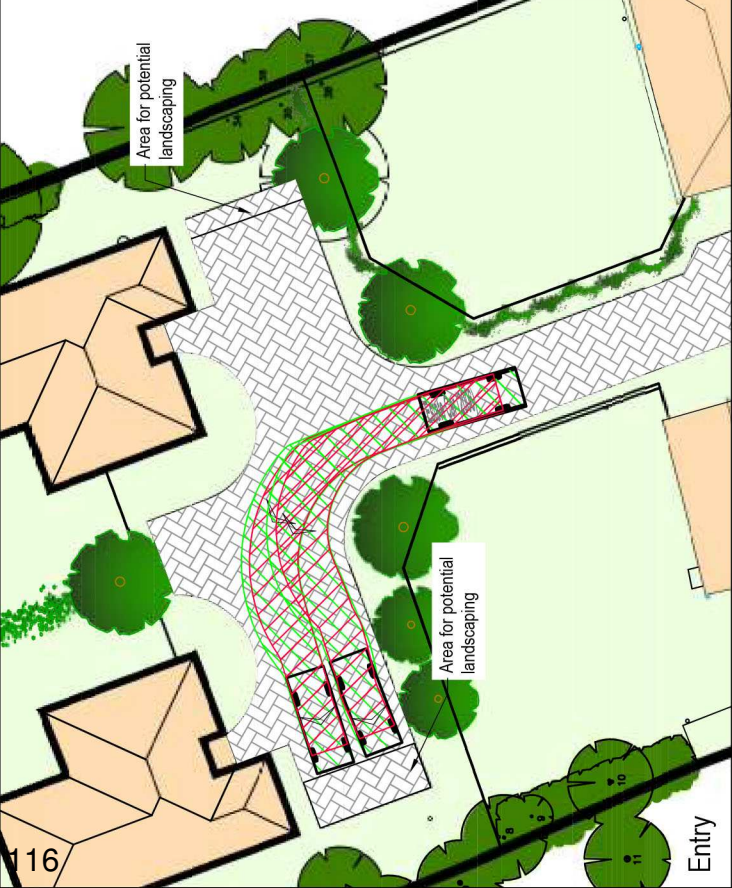
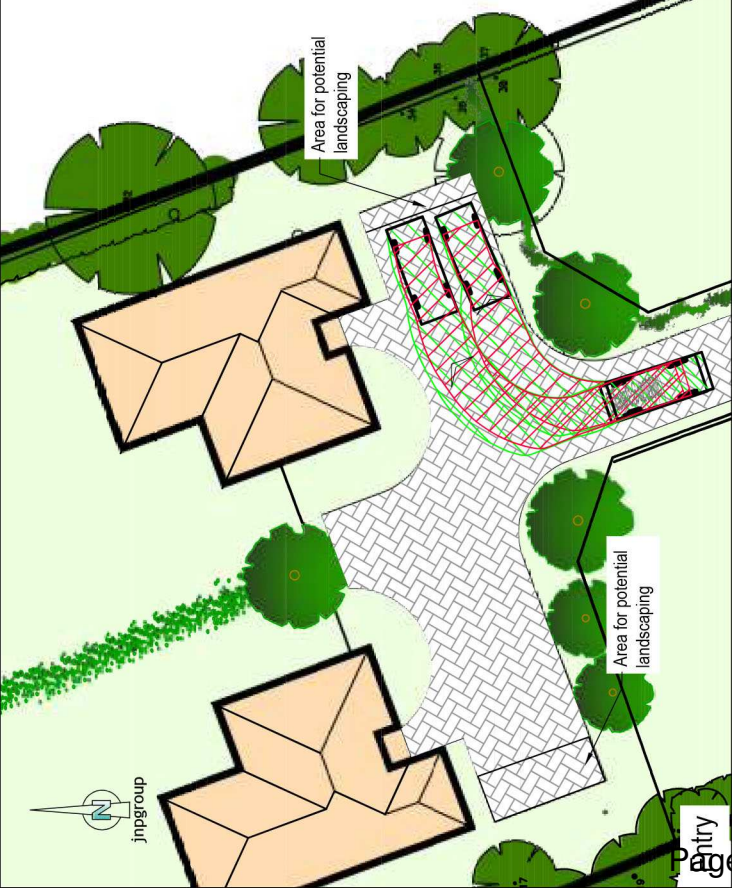
Client	Whiteacre Ltd
Job	Land to the rear of 51-53 Pembroke Road Ruislip
Title	Estate Car Swept Path Analysis Sheet 2 of 2
Scale	1:250 @ A3   Date 13.02.17
Drawn By	JR
Eng. Check	SW
Tech. Check	SW
Rev.	
Drawing No.	C85578-SK-002



Estate Car (2006)

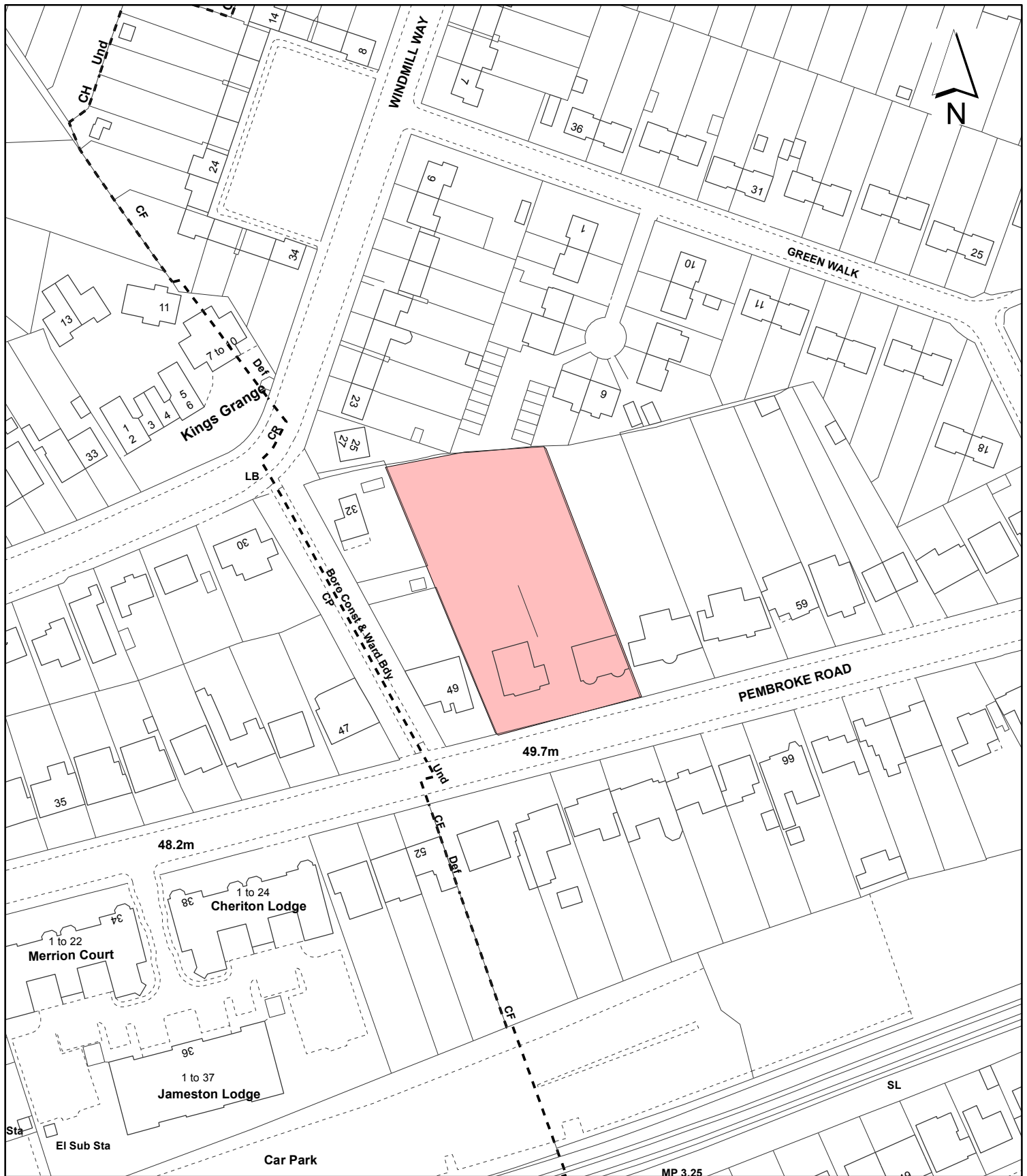


Overall Length	4.710m
Overall Width	1.804m
Overall Body Height	1.442m
Min Body Ground Clearance	0.207m
Max Track Width	1.756m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.950m









**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**51-53 Pembroke Road**

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

Planning Application Ref:  
**66982/APP/2017/1468**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 118**

Date:  
**June 2017**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

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

**LBH Ref Nos:** 70377/APP/2017/888

**Date Plans Received:** 09/03/2017

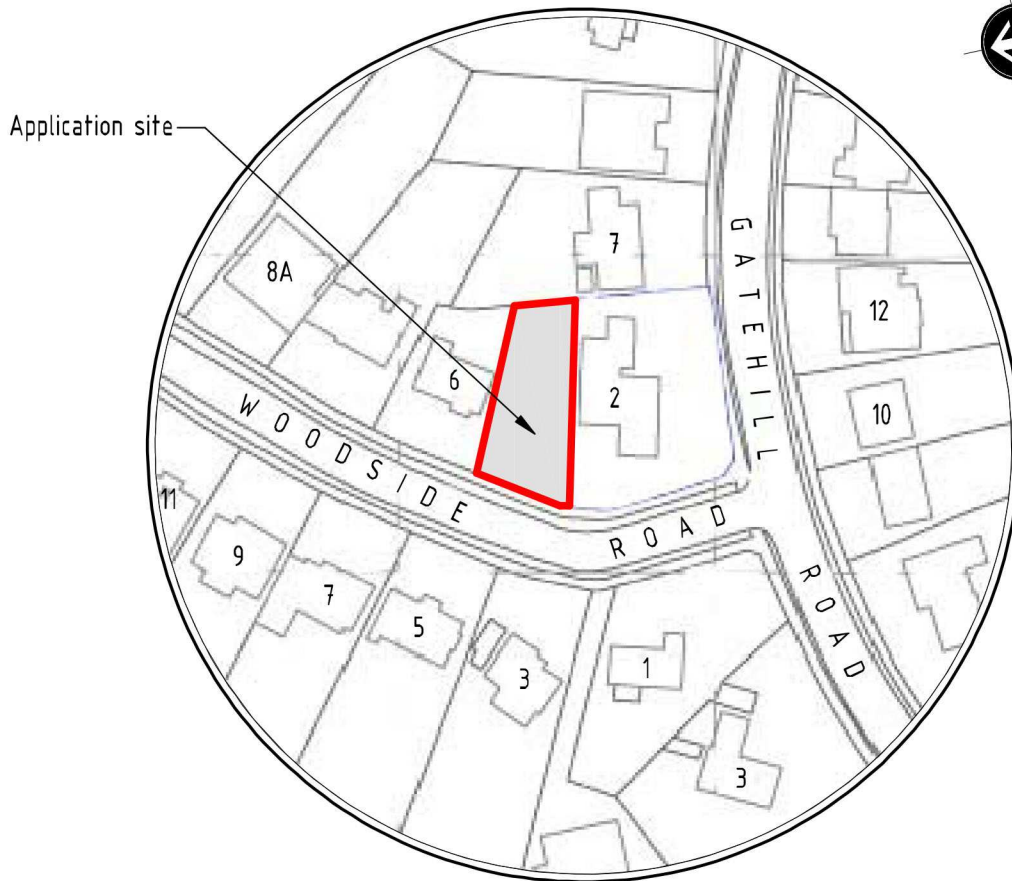
**Date(s) of Amendment(s):**

**Date Application Valid:** 24/03/2017

LAND BETWEEN 2 & 6 WOODSIDE ROAD,  
NORTHWOOD, MIDDLESEX, HA6 3QE

09/03/2017

DRAWING NO 1251/P2/5



LOCATION PLAN SCALE

1:1250 @ A4

SCALE BAR (m)





**NOTES**

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancies should be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and all legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All work on site, managed and implemented as a result of the design indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (COP) Regulations in respect of the design and construction of the building. It is the responsibility of the contractor to ensure that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Elevation of buildings shown as 10m above ground level.

0.0381 hectare

rev:	date:	description:
scale:	1 : 100	A1
date:	09 / 03 / 2017	
drawing no.:	1251 / P2 / 6	drawn: FJ / TF
drawing:	PLANNING PROPOSALS SITE WORKS PLAN	
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE	
client:	MR VIJEN SHAH	

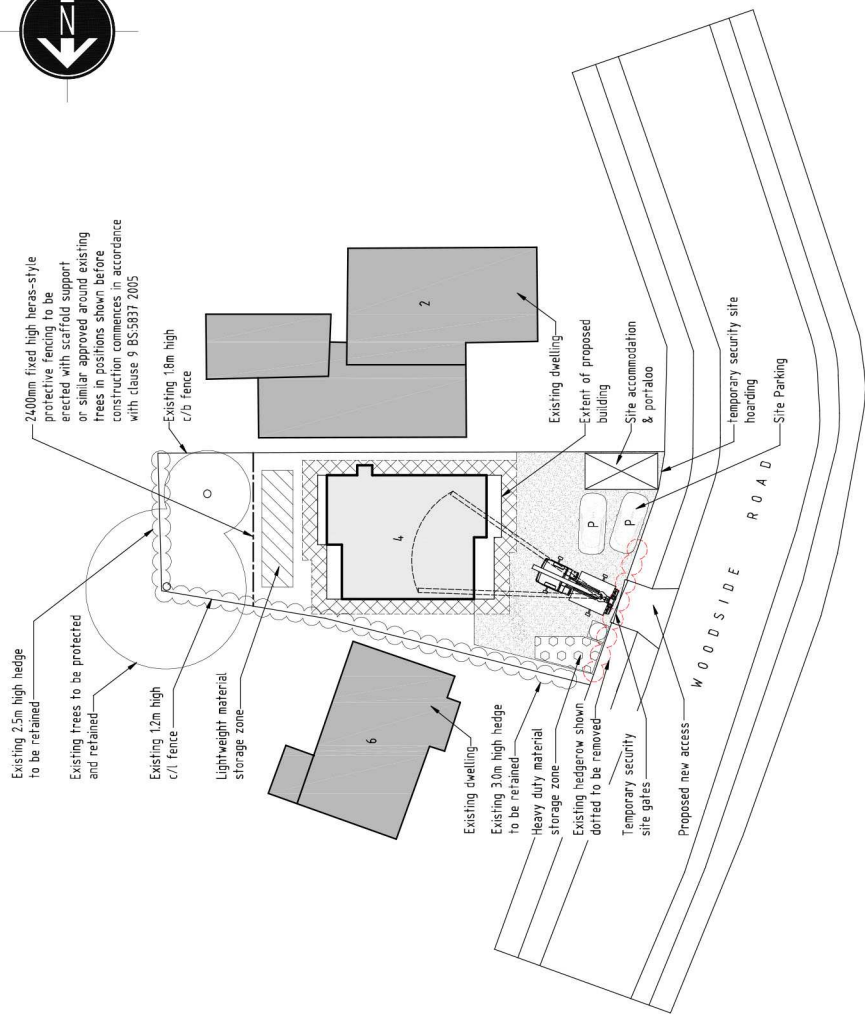
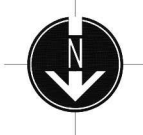


**DDA**

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ARCHITECTURE + PLANNING

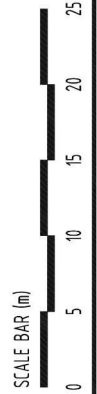
01895 831 103  
info@dusek.co.uk  
www.dusek.co.uk

print history: Thursday, 9 March, 2017 15:11:55  
S:\PROJECTS\1251\1251\_P2\1251\_P2\_06.dwg



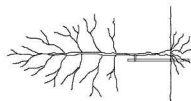
SITE LAYOUT PLAN - SCALE 1 : 250

LEGEND	
	Extent of proposed building
	Existing trees and shrubs to remain
	Existing planting to be removed
	heavy duty material storage zone
	lightweight material storage zone
	Distribution & Delivery of Materials by Crane
	Site Parking
	Site accommodation & portaloos
	High pressure water hose for wheel washing
	1m scaffold framework
	Fixed tree protective fencing



**NOTES**

- 1. All dimensions are to centre of any pipe or structure unless otherwise stated.
- 2. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 3. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 4. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 5. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 6. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 7. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 8. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 9. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.
- 10. All dimensions are to be taken to the outer edge of any structure unless otherwise stated.



**TREE STAKING DETAIL**

**TREE STAKING SPECIFICATION**

For selected standard trees c/c height 3.0-3.5m. Support using stakes extending to 10-15cm above ground and 65-4.15m below ground level (depending on ground conditions).

Supported by single non reinforced 16mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

**LANDSCAPE SPECIFICATION**

Landscaping generally to be carried out in accordance with BS:4728. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 18-21m, straight stem to BS:3958 Part 1:1992. Trees supplied to be supported by stakes extending to 10-15cm above ground and 65-4.15m below ground level. All trees to be planted in a minimum of 3.0m x 3.0m x 3.0m pits. All trees to be excavated and filled with screened topsoil enriched with peat and fertiliser. All trees to be planted in a minimum of 25mm deep forest bank.

60% to be checked of 30' hedges, rabbit and fox proofed, installed and filled before planting commences. Front gardens to be turf and rear gardens needed.

All turfing to BS:5538:1990.

Pennicost weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS:3938: Part 1:1992.

Sub-soil areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with BS:5577:2012.

**DRIVEWAY SPECIFICATION**

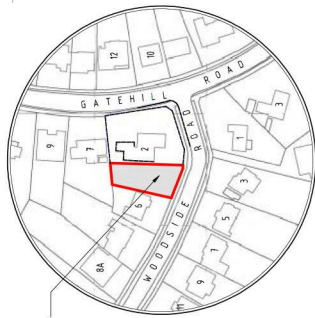
Driveway to be finished with permeable concrete pavers, finished with a permeable joint filler with clean crushed stone.

Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed by a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges (depth depending on soil conditions).

Pavers to be finished with compatible edgings.

Crossover to be finished in block paving. Construction specification in accordance with local authorities requirements.

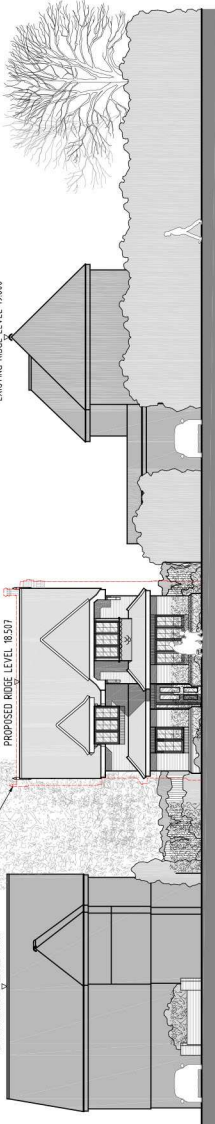
**SCALE BAR (m)**



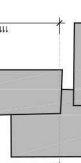
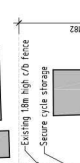
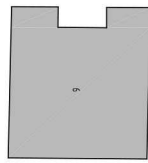
**LOCATION PLAN**  
SCALE 1:1250



EXISTING RIDGE LEVEL 19.103  
PROPOSED RIDGE LEVEL 18.507  
EXISTING RIDGE LEVEL 19.000



**STREET SCENE FROM WOODSIDE ROAD**  
SCALE 1:125



**LEGEND**

- Proposed two storey building
- Proposed single storey building
- Existing planting to be removed
- Existing trees & planting to remain
- Proposed new trees & shrubs
- Proposed structural slab level
- Proposed levels
- Surface water soakaways
- Refuse and recycling storage and collection point - bins to be stored on paving slabs
- Proposed service routes

area: 0.0381 hectare

scale: 1:100  
date: 09/03/2017

drawing no: 751/P2/1  
drawn: FJ/TJ

drawing: PLANNING PROPOSALS  
SITE LAYOUT AND LOCATION PLAN

project: LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DE

client: MR VIEN SHAH

**DDA**

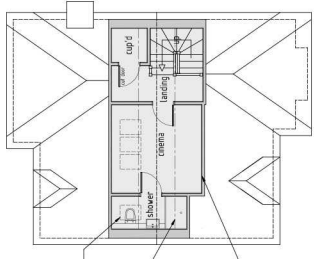
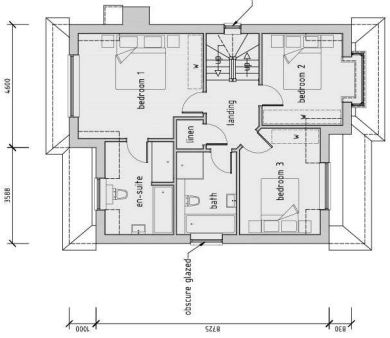
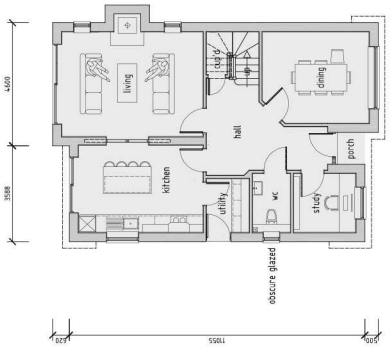
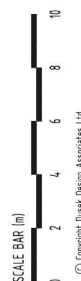
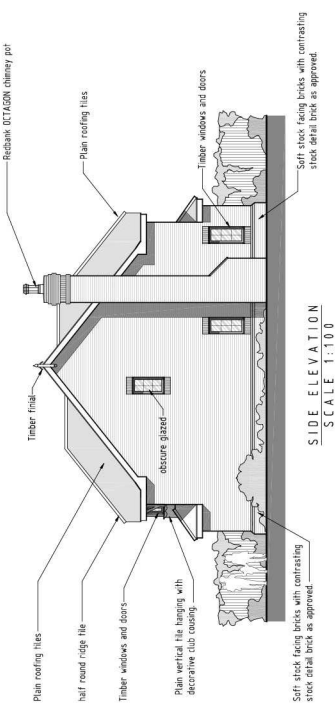
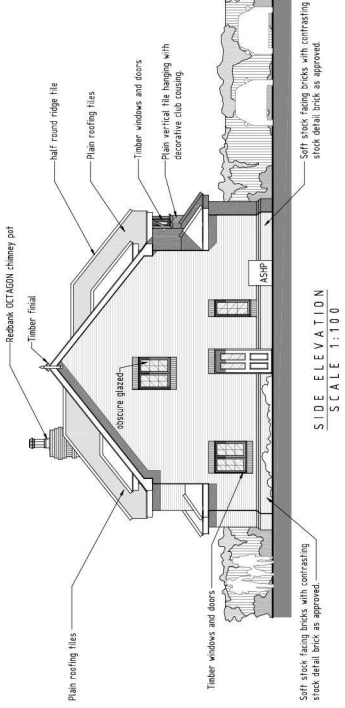
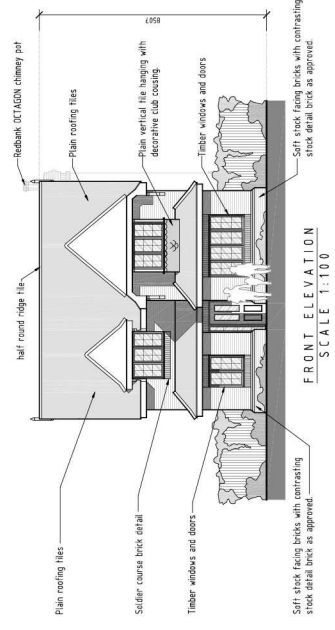
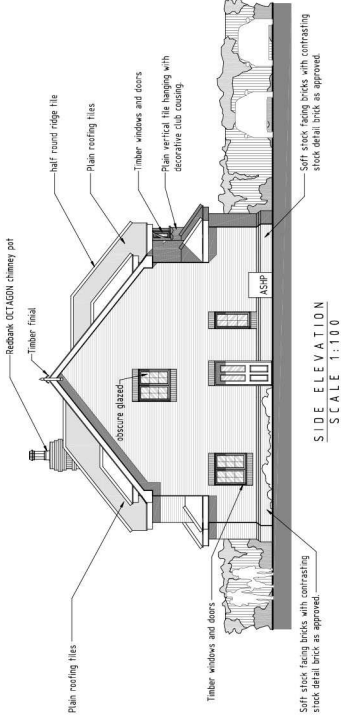
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ARCHITECTURE + PLANNING  
01895 831103  
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print history: Thursday, 9 March, 2017 15:39:30



**NOTES:**

1. All dimensions are to be finished or unless otherwise stated.
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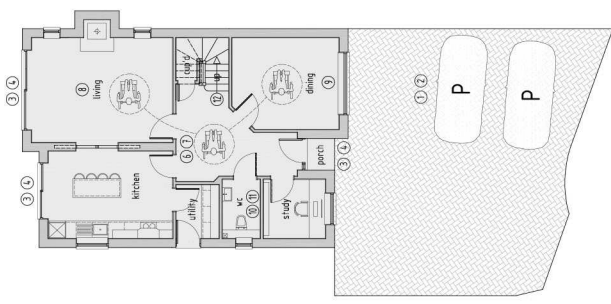


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rev:	date:	description:	
scale:	1:100	date:	09 / 03 / 2017
drawing no:	1051 / P2 / Z A	revision:	F / T F
drawn by:	PLANNING PROPOSAL		
project:	FLOOR PLANS AND ELEVATIONS		
client:	MR VIJEN SHAH		
DDA DUSEK DESIGN ASSOCIATES LTD ARCHITECTURE + PLANNING 01895 831 03 100 Woodbank Court Woodbank, Leamington Spa, CV35 9EF woodbank.co.uk			
print history:	Friday, 17 March, 2017	14:28:21	

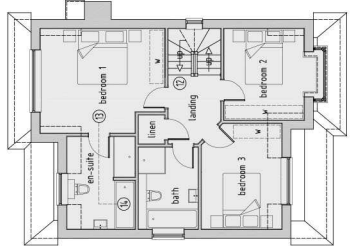
**NOTES**

1. All dimensions are to the face of the work unless otherwise stated.
2. All dimensions are to be verified in the construction.
3. All work to be carried out in accordance with the relevant building regulations and all other applicable codes of practice.
4. All materials are to be used and specified in accordance with the relevant building regulations and all other applicable codes of practice.
5. All work to be carried out in accordance with the relevant building regulations and all other applicable codes of practice.
6. All dimensions shown in sections.
7. Elevation of buildings shown above ground level.

- LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOMES**
- ① Parking (with or without capability)
  - ② Approach to dwelling from parking (distance, gradients and widths)
  - ③ Approach to all entrances
  - ④ Entrances
  - ⑤ External stairs and lifts (if any)
  - ⑥ Internal doorways and hallways
  - ⑦ Circulation space
  - ⑧ Entrance level living space
  - ⑨ Potential for entrance level, day-space
  - ⑩ Entrance level WC and shower drainage
  - ⑪ WC and bathroom walls
  - ⑫ Stairs and potential through-floor lift in dwelling
  - ⑬ Potential for fitting of hoists, bedroom / bathroom
  - ⑭ An accessible bathroom, providing ease of access
  - ⑮ Window sill 800mm min above Finished Floor level
  - ⑯ Electrical switches and sockets, fixed between 150mm and 1200mm above Finished floor level



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

A	17/03/2016	Window added to WC
rev	date	description
scale	1:100	A1 date: 09 / 03 / 2017
drawing no.	T25 / P2 / 4 A	drawn: FJ / TF
drawing	PLANNING PROPOSALS LIFETIME HOMES	
project	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3DB	
client	MR VIJEN SHAH	



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info@ddadesign.co.uk  
www.ddadesign.co.uk

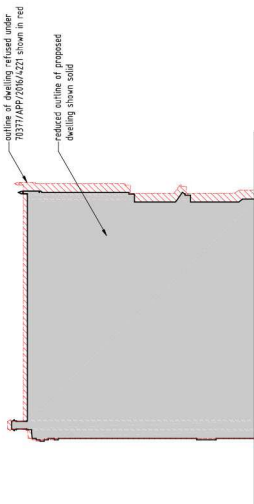
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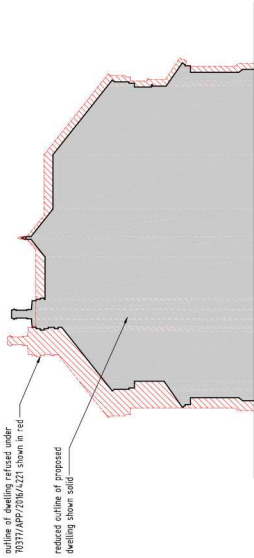
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**NOTES**

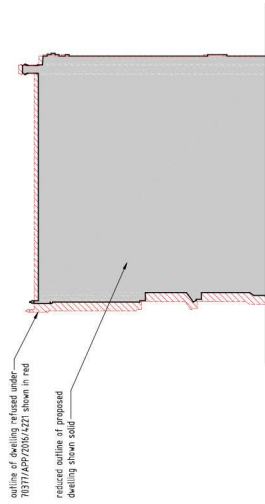
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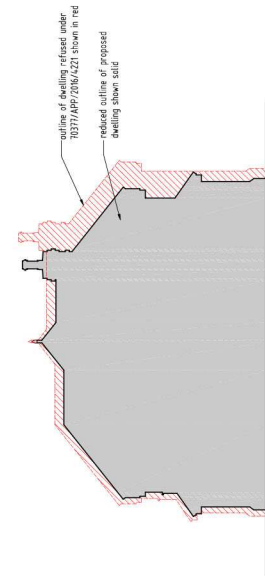
DIRECT REAR ELEVATION COMPARISON  
SCALE 1:100



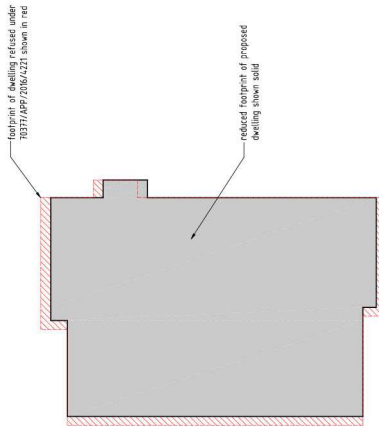
DIRECT SIDE ELEVATION COMPARISON  
SCALE 1:100



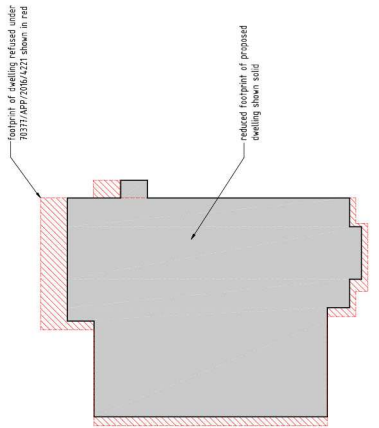
DIRECT FRONT ELEVATION COMPARISON  
SCALE 1:100



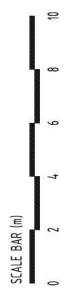
DIRECT SIDE ELEVATION COMPARISON  
SCALE 1:100



DIRECT GROUND FLOOR COMPARISON  
SCALE 1:100



DIRECT FIRST FLOOR COMPARISON  
SCALE 1:100

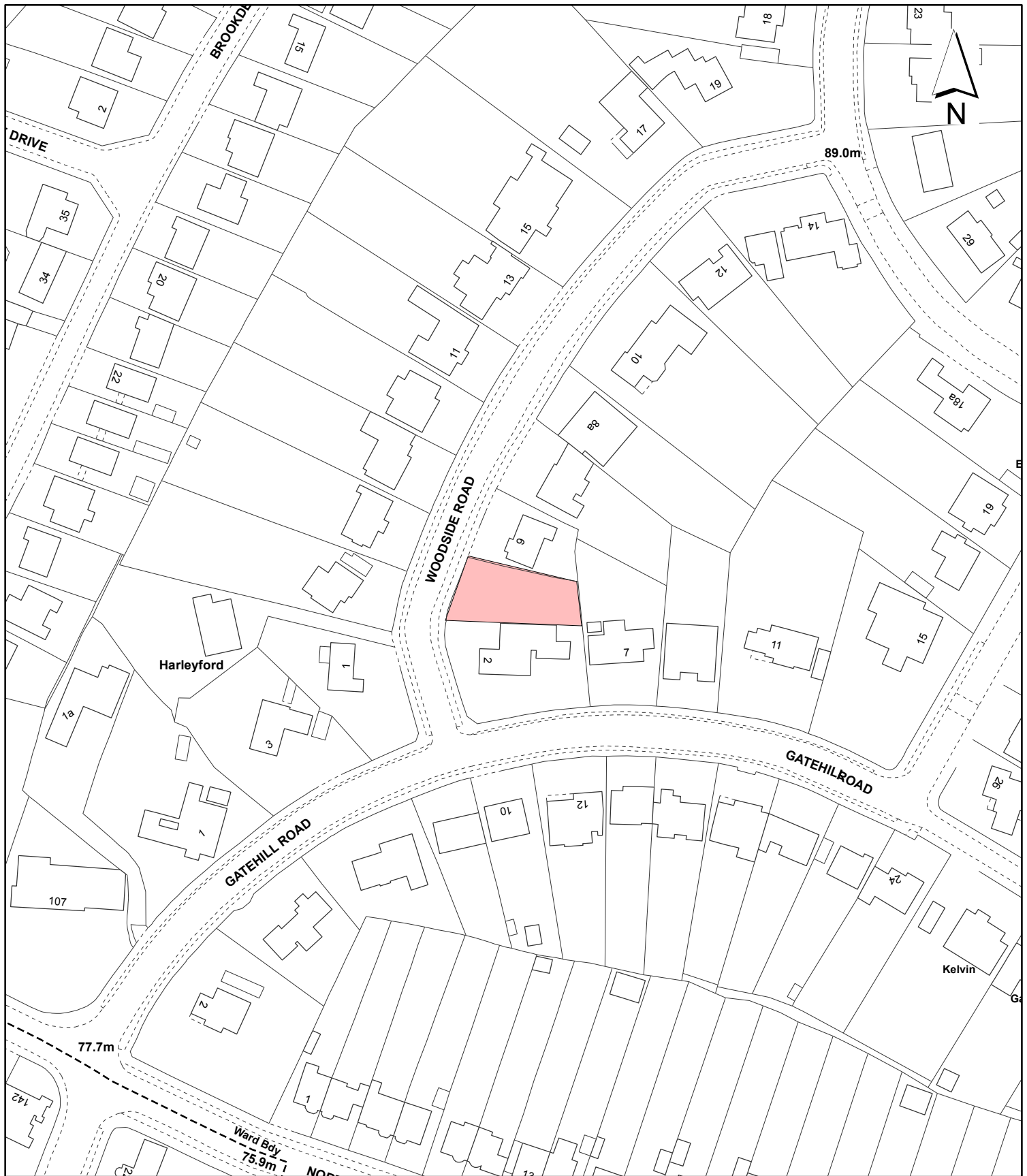


A		10/02/2016	Site area amended to match plan
ref:	date:	description:	
scale:	1:100	A1	date: 09 / 03 / 2017
drawing no:	1051 / P2 / 3 A	revision:	F1 / TF
drawing:	PLANNING PROPOSALS		
drawing:	DIRECT COMPARISON PLAN		
project:	LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE		
client:	MR VIEN SHAH		



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print history: Friday, 17 March 2017 14:32:9  
DRAWING NO: 1051 / P2 / 3 A REVISION: F1 / TF



**Notes:**

 Site boundary

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Site Address:

**2-6 Woodside**

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

Planning Application Ref:  
**70377/APP/2017/888**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 126**

Date:  
**June 2017**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** 1D KENT GARDENS RUISLIP

**Development:** Single storey rear extension with glazed roof. Erection of boundary fence and hedging adjacent to eastern boundary.

**LBH Ref Nos:** 71958/APP/2017/1872

**Date Plans Received:** 22/05/2017

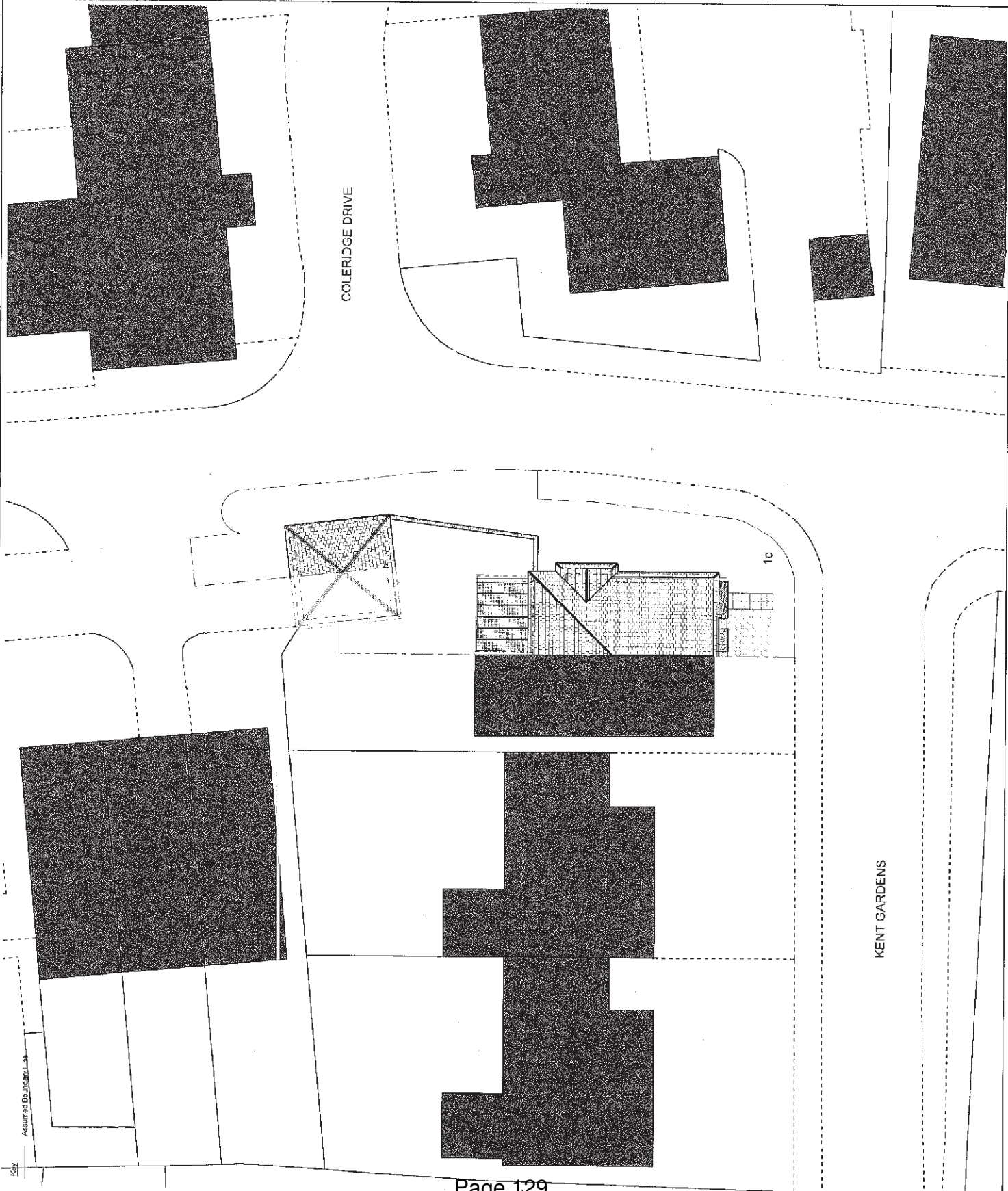
**Date(s) of Amendment(s):**

**Date Application Valid:** 22/05/2017

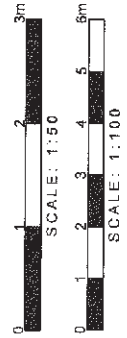




1:50  
Assumed Boundary Line



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 Any discrepancies should be marked in writing immediately.  
 When printing off PDF's, check that the drawings are a print to correct paper size and scale.  
 Documents should be used as to the drawing status described. Property owner to consult all aspects of the "party wall etc. act 1997" are complied with prior to any work commencing or site.



**DETAILED PLANNING**  
 UNIT 6, ST ALBANS HOUSE  
 ST ALBANS LANE  
 GOLDERS GREEN LONDON NW11 7DE

T 0208 1500 484  
 F INFO@DETAILED-PLANNING.CO.UK  
 WWW.DETAILED-PLANNING.CO.UK

CLIENT  
 Mr Santosh Gandhi

SITE	
10 Kent Gardens, Fulham, Hammersmith, HA4 8PX	
DRAWING TITLE	
Proposed Site Plan	
DRAWINGS STATUS	
Planning	
SCALE	DATE
1:200 @ A4	Nov 2016
DRAWING NO.	REVISION
116596_FUL SHZ	E

KENT GARDENS

NOTES

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All dimensions should be checked on site prior to works. Any variations in locations, depth of batter etc. must be checked. The contractor must ensure that the existing walls physical removal or blockwork and/or plaster to establish the actual position of the wall being advanced to must be checked.

Any discrepancies should be reported in writing immediately.

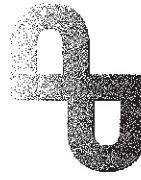
When printing on plots, check that the drawings are printed to correct paper size and scale.

Documents should be used as to the drawing status (described property owner to ensure that all blocks of the 'party wall etc. act 1939' are complied with prior to any works commencing on site.



Proposed Block Plan

Scale 1:500



DETAILED PLANNING

UNITS, ST ALBANS HOUSE  
ST ALBANS LANE  
COLDERS GREEN LONDON NW11 7GF

T 0208 1500 494  
E INFO@DETAILED-PLANNING.CO.UK  
WWW.DETAILED-PLANNING.CO.UK

CLIENT

Mr Sambash Gandhi

SITE

10 Kent Gardens, Ruislip, Middlesex, HA4 9RX

DRAWING TITLE

Proposed Block Plan

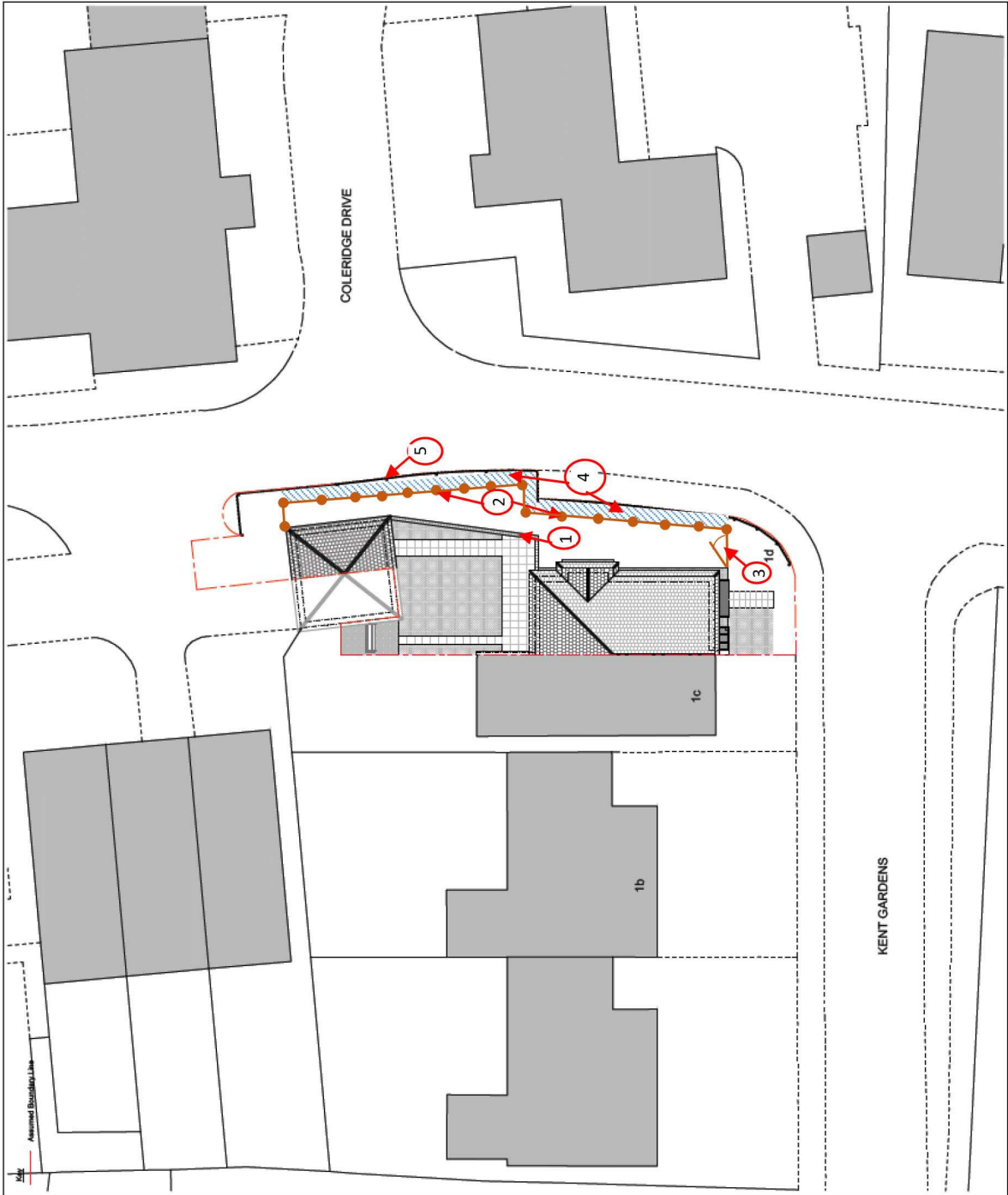
DRAWINGS STATUS

Planning

SCALE	DATE	DRAWN	CHECKED
A4/Date@A3	Nov. 2018	KJK	P.C.
DRAWING NO.	REVISION		
11533_P/11-8/18	B		



- Proposed Boundary Changes:**
1. Remove existing free-standing brick wall between the house and the garage.
  2. Erect a 1.5-metre-high close board fence with 300mm trellis above, set 500mm back from the boundary.
  3. Install a pedestrian gate to the side of the house/accessible from the front garden.
  4. Plant a new hedge made of Ligustrum ovalifolium (Oval leaf Privet) @ 3 plants / liner metre. Hedge to be established and maintained at approximately 1.5 / 2.0 metre high.
  5. Retain existing low timber fence to protect the hedge planting until established. Once the hedge is established (2-5 years), remove the low timber fence.



<b>SITE</b>	
10 Kent Gardens, Ruislip, Middlesex, HA4 8RX	
<b>DRAWING TITLE</b>	
Proposed site plan with fence and hedge	
<b>DRAWINGS STATUS</b>	
Planning	
<b>SCALE</b>	<b>DATE</b>
1:500 @ A1	04/2019
<b>DRAWN</b>	<b>CHECKED</b>
JAS	JAC
<b>DRAWING NO.</b>	<b>REVISION</b>
108802_01_010	A

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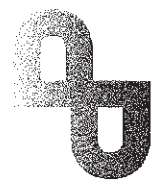
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all dimensions should be checked on site prior to works. If any discrepancies are noted, the drawings must be checked for. Where new walls are shown as designed with existing walls, physical removal of brickwork and/or plaster to establish the actual location of the wall being attached to must be created.

any discrepancies should be reported in writing immediately.

when printing off plans, check that the drawings are printed to correct paper size and scale.

drawings should be used as to the drawing status identified property owner to ensure that all aspects of the 'party wall etc. etc. 1965' are complied with prior to any works commencing or site.



DETAILED PLANNING

UNIT 1, ST. ALBAKS HOUSE  
31 ALBAKS LANE  
GOLDERS GREEN LONDON NW11 7SE

T 0208 1500 494  
E INFO@DETAILED-PLANNING.CO.UK  
WWW.DETAILED-PLANNING.CO.UK

CLIENT  
Mr. Santosh Ganesh

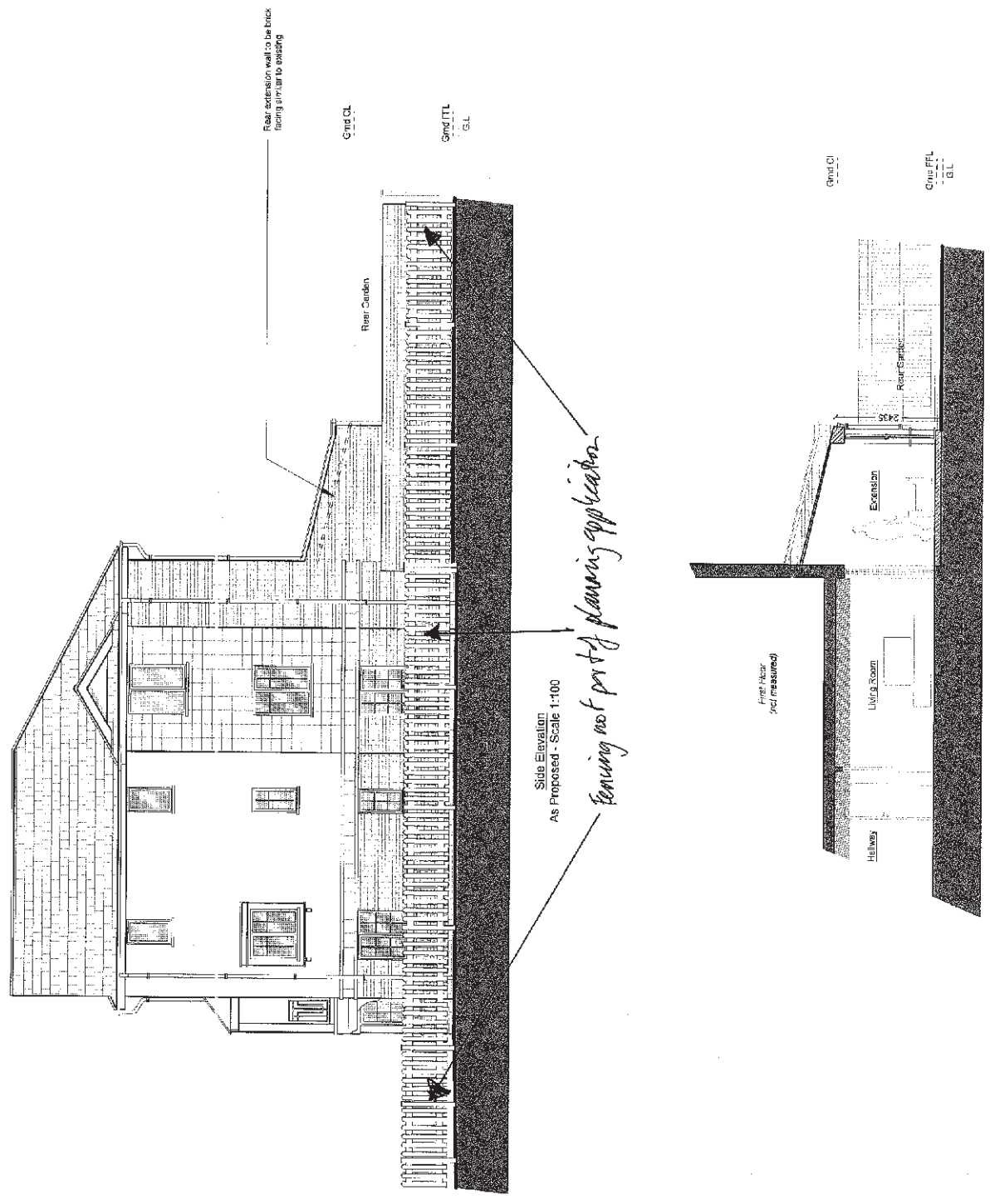
SITE  
10 Kent Gardens, Rushp, Middlesex, HA4 9PX

DRAWING TITLE  
Proposed Side Elevation & Section AA

DRAWINGS STATUS  
Planning

SCALE DATE DRAWN CHECKED  
1:100@A3 Apr 2016 K.K AC

DRAWING NO. REVISION  
11355G\_P/L\_S+T0 B



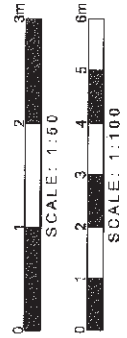
Side Elevation  
As Proposed - Scale 1:100

Section AA  
As Proposed - Scale 1:100

- Key
- Existing Structure
- Proposed
- Removals
- Level Above (e.g. roofline, built head)
- Level Below (e.g. walls below)
- Below Ground Drainage
- Callings Height (mm)
- CH-XXXX
- Scale Meters of Room or Area
- 10m
- Assumed Boundary Line

NOTES:

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- All dimensions should be checked on site prior to works commencing. Variations in sq. metres, depth of plaster etc. must be noted. Wherever possible, the drawings should be checked against existing walls, physical removal of backwork etc. or plaster to maintain the actual position of the wall being attached to must be checked.
- any discrepancies should be reported in writing immediately when printing off papers, check that the drawings are printed to correct paper size and scale.
- documents should be used as to the drawing status specified. property owner to ensure that all aspects of the "work, wall etc. etc." are compliant with prior to any works commencing on site.



DETAILED PLANNING

UNIT 6, ST ALBANS HOUSE  
ST ALBANS LANE  
GOLDBERG GREEN LONDON NW11 7GF

T 0208 1500 484  
E INFO@DETAILED-PLANNING.CO.UK  
WWW.DETAILED-PLANNING.CO.UK

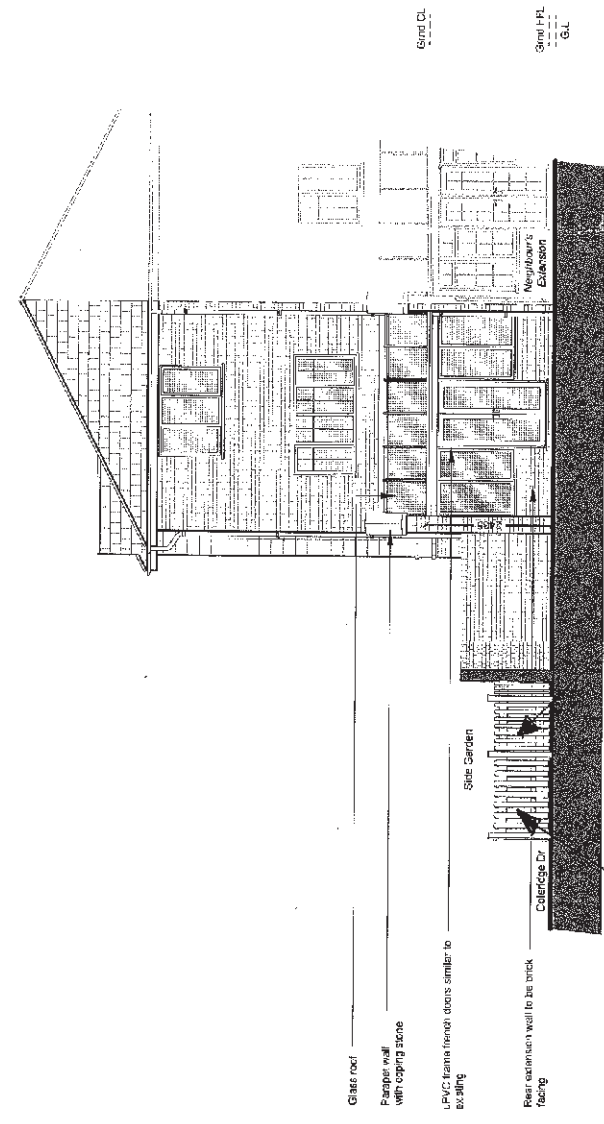
CLIENT  
Mr Santosh Gandhi

SITE  
10 Kent Gardens, Fulings, Middlesex, HA4 9TX

DRAWING TITLE  
Proposed Rear Elevation

DRAWINGS STATUS  
Planning

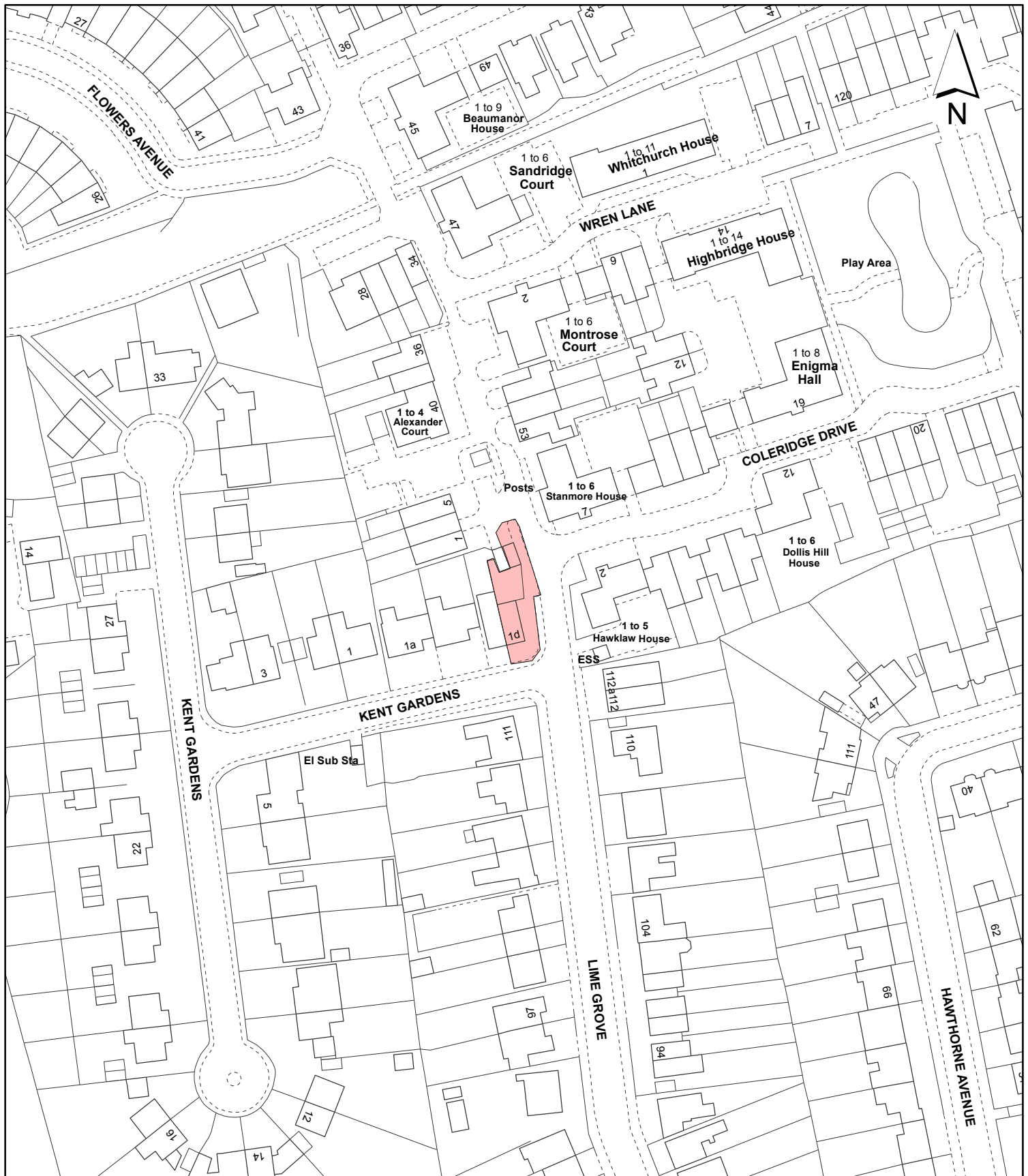
SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	Nov 2016	K.K	P.C
DRAWING NO.	REVISION		
17355G_FUL_583	B		



Rear Elevation  
As Proposed - Scale 1:100

*Fencing not part of planning application*

- Key
- Existing Structure
  - Proposed
  - Removals
  - Detail Above (e.g. wall height, bulk head)
  - Detail Below (e.g. walls below)
  - Below Ground Drainage
  - Calling Height (mm)
  - Square Meters of Room or Area
  - \*sqm\*
  - Assumed Boundary Line



**Notes:**

 Site boundary

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Site Address:

**1d Kent Gardens**

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

Planning Application Ref:

**71958/APP/2017/1872**

Scale:

**1:1,250**

Planning Committee:

**North Page 134**

Date:

**June 2017**



**HILLINGDON**  
 LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** 66 THE DRIVE ICKENHAM

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

**LBH Ref Nos:** 4011/APP/2017/203

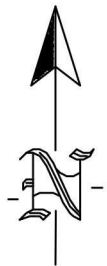
**Date Plans Received:** 19/01/2017

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

**Date Application Valid:** 19/01/2017



LOCATION PLAN



# THE DRIVE 66, ICKENHAM, UXBRIDGE, UB10 8AQ



THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants

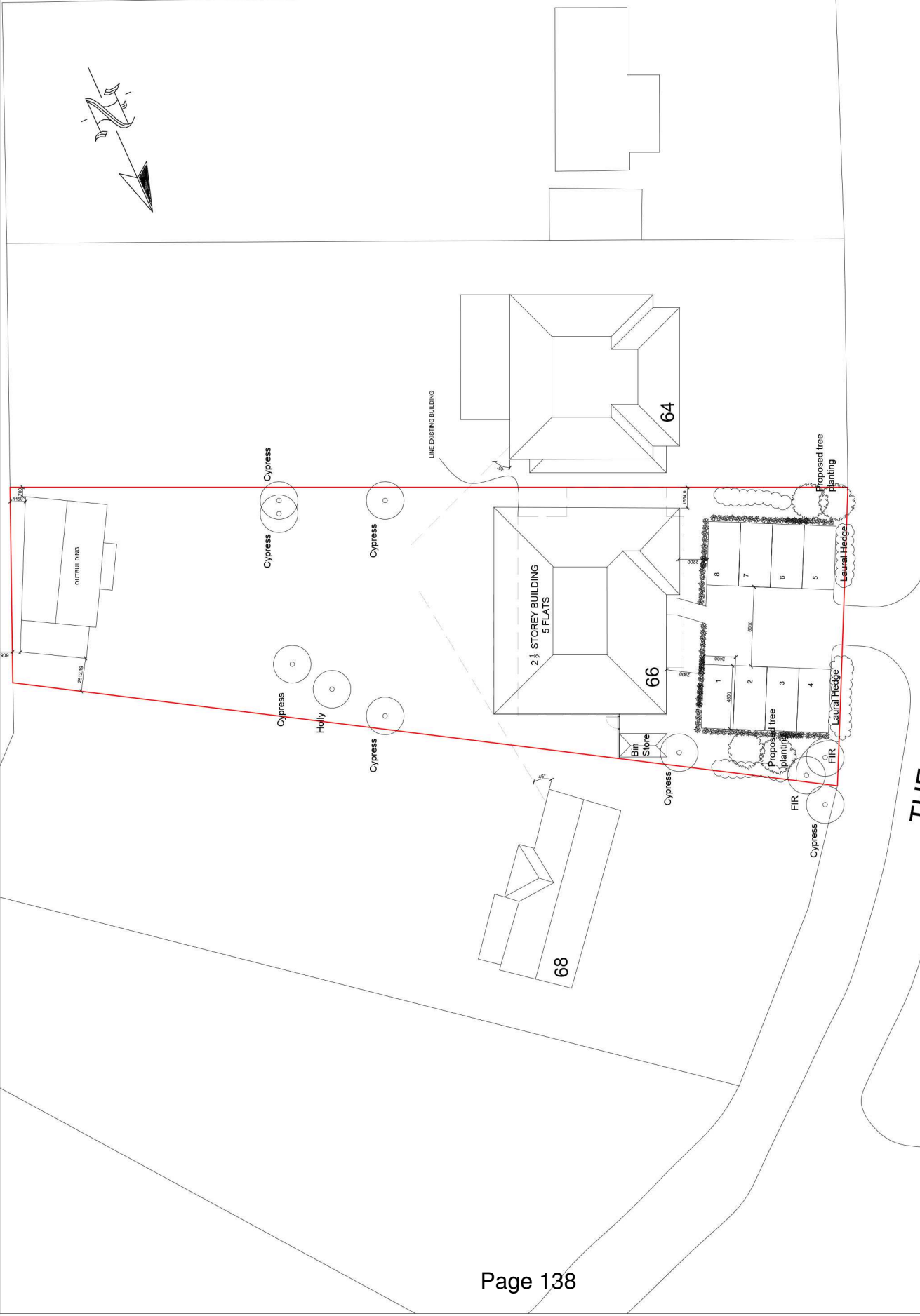
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

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





AMENDMENTS	
A	2 Additional Parking Added 3-3-17
B	1.5m from the boundary Added 21-04-17
C	Building layout reduced 25-05-17



**PROPOSED SITE PLAN  
FOR ILLUSTRATIVE PURPOSES ONLY**

REVISION	
17/3079/2C	C
1:200	
18/01/17	
Drawn by D. Suarez	

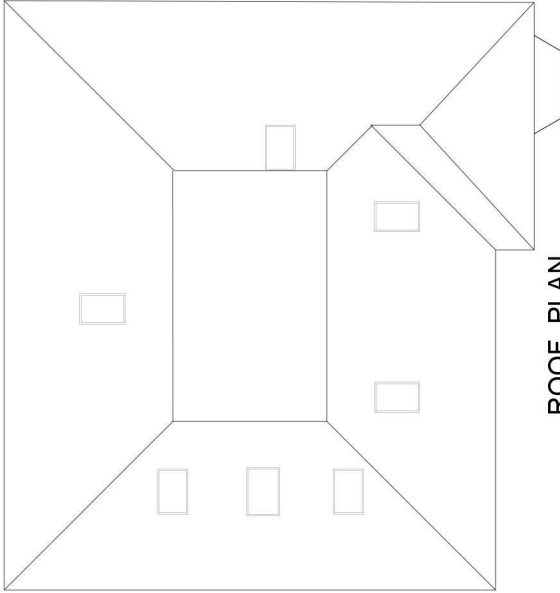
**THE GILLET MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

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

**THE DRIVE 66, ICKENHAM, UXBRIDGE, UB10 8AQ**



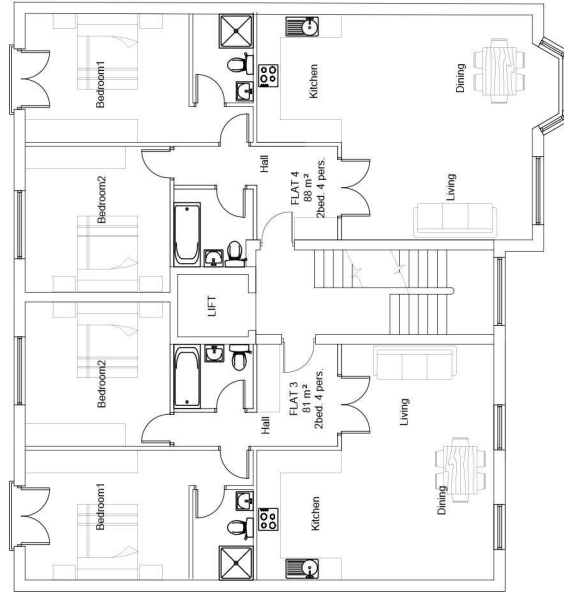
REV.	AMENDMENTS
A	Flats Layout
B	Flats Layout



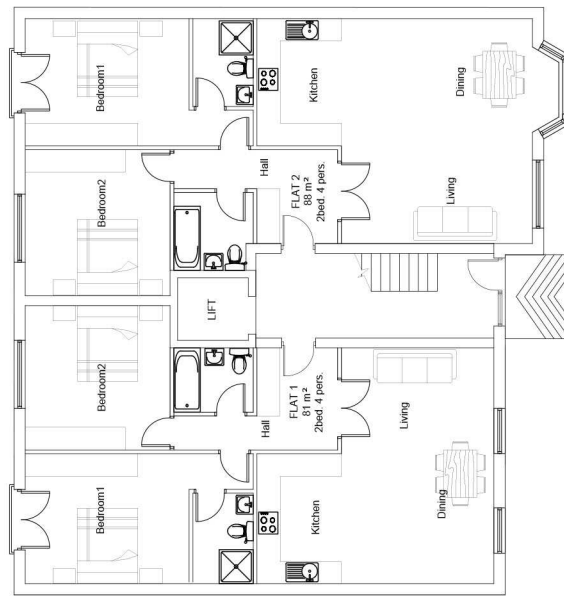
ROOF PLAN



LOFT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

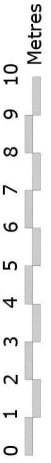
PROPOSED FLOOR PLANS  
FOR ILLUSTRATIVE PURPOSES ONLY

Drng. No.	17/3079/3 B	REVISION
Scale	1:100	B
Date	13/06/17	
Drawn by	AK	

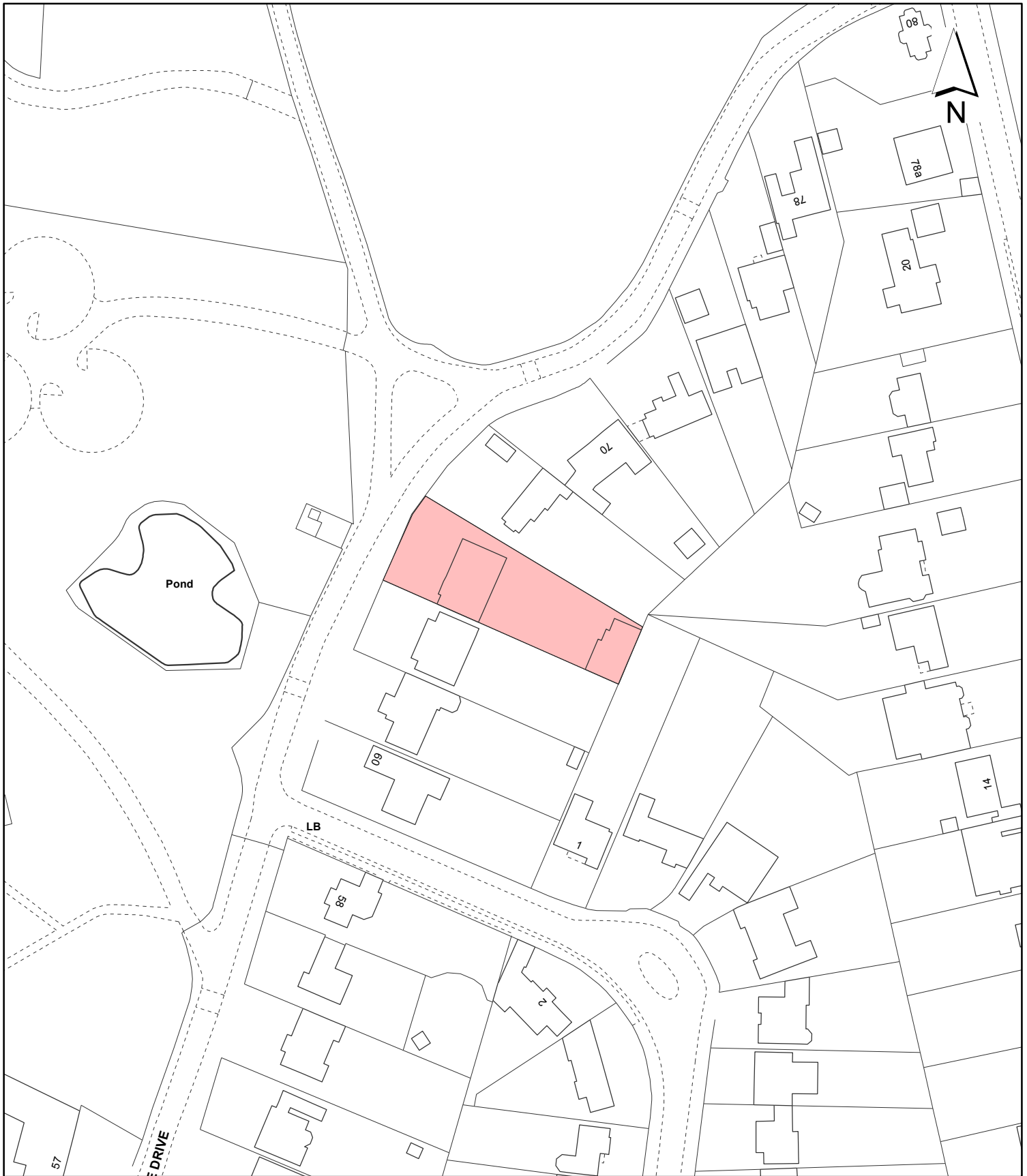
THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Primer, Middlesex HA5 2EW tel. 0208 868 1333



Scale Bar 1:100 @ A2



THE DRIVE 66, ICKENHAM,  
UXBRIDGE, UB10 8AQ



**Notes:**

 Site boundary

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Site Address:

**66 The Drive**

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

Planning Application Ref:  
**4011/APP/2017/203**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 140**

Date:  
**June 2017**

