



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 6 AUGUST
2009

Time: 7 P.M.

Venue: CR5, 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

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
John Oswell
Anita MacDonald
Michael Markham
Carol Melvin
David Payne

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Published: Thursday, 30 July 2009

Contact: Natasha Dogra
Tel: 01895 277488
Fax: 01895 277373
ndogra@hillington.gov.uk

This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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



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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
Minutes of 23rd May 2009 – to follow.
Minutes of 16th July 2009 – attached.
- 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

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	37 Edwards Avenue, Ruislip, 65680/APP/2009/1264	South Ruislip	Erection of 2, two storey three-bedroom semi-detached dwellings with associated parking and vehicular crossover, involving demolition of existing dwelling	9 - 26

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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7	RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2009/1072	Eastcote & East Ruislip	Details in compliance with conditions 2 (Materials), 3 (Boundary Treatments), 5 (Highways Details), 6 (Replacement Parking for 200-206 Eastcote Road), 7 (Survey of Existing Trees), 9 (Tree Protection), 10 (Landscape Scheme), 14 (Surface Water Drainage) and 19 (External Lighting) of planning permission ref: 10189/APP/2007/2954 dated 03/03/2008 (Proposed new access road from Eastcote Road to the boundary of R.A.F Eastcote to facilitate the redevelopment of R.A.F Eastcote for residential purposes)	27 - 38
8	33 The Drive, Ickenham, 4811/APP/2009/612	Ickenham	Two storey six-bedroom dwelling with habitable roofspace and basement area	39 - 56

9 Any Items transferred to Part 1

Plans for North Planning Committee

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Minutes

North Planning Committee

Thursday, 16 July 2009

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



Published on:

Come into effect on: Immediately (or call-in date)

Members Present:

Councillors Eddie Lavery (Chairman)

Alan Kauffman (Vice-Chairman)

David Allam

Officers Present:

Natasha Dogra

Manmohan Ranger

Meg Hirani

Jales Tippell

Sarah White

1. APOLOGIES FOR ABSENCE

Apologies received from Cllrs David Payne, Michael Markham, Carol Melvin and Anita MacDonald. Substitute Members were Cllrs Ann Banks, Tony Eginton, Elizabeth Kemp and Michael White.

2. DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING

Cllr Elizabeth Kemp declared a prejudicial interest in Item 11. Cllr Alan Kauffman declared a personal interest in Items 16 and 17. Both Members left the room when these items were discussed by Committee.

3. TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the North Planning Committee meeting held on 2nd June 2009 were agreed as a correct record by Committee and signed by the Chairman.

4. MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT

None.

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

All items were marked Part 1 and were considered in public.

6. 84 & 84A LONG LANE, ICKENHAM - 3231/APP/2009/556

ITEM	ADDRESS	WARD	DESCRIPTION
Item 6	84 & 84A Long Lane, Ickenham 3231/APP/2009/555	Ickenham	Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

Officers directed Members to the addendum sheet which stated that:

Condition 7 in the report should be amended to read:

“One parking space for wheelchair disabled occupiers as indicated on the plans hereby approved shall be constructed and marked out prior to occupation of the development and thereafter the parking space shall be permanently retained.”

Condition 17 should be deleted as Condition 9 already deals with cycle parking provision.

Officers requested that delegated powers be given to the Director of Planning and Community Services to grant planning permission subject to the conditions in the report. The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved subject to changes to conditions set out in the addendum sheet.

7. 84 & 84A LONG LANE, ICKENHAM - 3231/APP/2009/555

ITEM	ADDRESS	WARD	DESCRIPTION
Item 7	84 & 84A Long Lane, Ickenham 3231/APP/2009/556	Ickenham	Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent)

Officers informed the Committee that they had agreed the previous item (Item 6) which approved the planning application for this site. This item (Item 7) should therefore also be agreed, as it requires the demolition of the current building on this site, to make way for the previously approved site (Item 6).

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

8. 29A SWAKELEYS ROAD, ICKENHAM -30377/APP/2009/650

ITEM	ADDRESS	WARD	DESCRIPTION
Item 8	29A Swakeleys Road, Ickenham 30377/APP/2009/650	Ickenham	Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening)

Representatives of a petition in objection to the development addressed the Committee. The applicant spoke in support of the application and requested the Committee to consider deferring this item until he had further information on how the site complies with the Disability Discrimination Act 2003.

The Conservation Area Advisory Member spoke in support of the application.

The Committee asked Officers whether the alleyway on the site complied with the DDA requirements. Officers informed the Committee that the alleyway was not wide enough at certain points and therefore did not comply with the DDA requirements.

The officer's recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused

9. LAND REAR OF ST MATTHEWS CHURCH, FORGE LANE, NORTHWOOD - 62125/APP/2009/729

ITEM	ADDRESS	WARD	DESCRIPTION
Item 9	Land rear of St Matthews Church, Forge Lane, Northwood 62125/APP/2009/729	Northwood	3 two-bedroom terraced dwellings with habitable roof space and associated parking.

Officers directed Members to the addendum sheet which stated that an appeal against non-determination had been received. This changed the Officer recommendation from 'REFUSAL for the following reasons to *"Had an appeal for non-determination not been received, the application would have been refused for the following reasons:"*

Representatives of a petition in objection to the development addressed the Committee.

The officer's recommendation for refusal, had the appeal for non-determination not been received, was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application would have been refused, had the appeal for non-determination not been received.

10. LAND REAR OF 81 - 93 HILLIARD ROAD, NORTHWOOD - 64786/APP/2009/452

ITEM	ADDRESS	WARD	DESCRIPTION
Item 10	Land rear of 81 - 93 Hilliard Road, Northwood 64786/APP/2009/452	Northwood Hills	Erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store involving demolition of existing buildings

Officers directed the Committee to the addendum sheet which stated:

- The following reason for refusal should be included in the recommendation: "The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon." With regard to the comments in section 7.12 of the report, and whilst it is argued that the shortcomings expressed by the access officer can be overcome by condition in the case of an approval, it is considered that as the scheme is recommended for refusal an additional reason is appropriate.

- The Department of Education has advised that it is no longer seeking contributions from projects in Northwood Hill. Reason for refusal No. 6 should therefore be deleted and a new reason No.6 (see above) should be attached.

- Regarding the comments of the Highways Engineer on parking space number 6, the layout has been revised to accommodate the officer's concern. There is now a 6m turning point in front of the proposed parking spaces.

Representatives of a petition in objection to the development addressed the **Committee.**

The officer's recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused subject to the above changes.

11. COMPASS THEATRE & ARTS CENTRE, GLEBE AVENUE, ICKENHAM - 187/APP/2008/2807

ITEM	ADDRESS	WARD	DESCRIPTION
Item 11	Compass Theatre & Arts Centre, Glebe Avenue, Ickenham 187/APP/2008/2807	Ickenham	Internal alterations (Application for Listed Building Consent)

(Councillor Elizabeth Kemp declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved subject to reference to the GOL in the Officers' report.

12. 36 HIGHFIELD DRIVE, ICKENHAM< - 12536/APP/2008/1231

ITEM	ADDRESS	WARD	DESCRIPTION
Item 12	36 Highfield Drive, Ickenham 12536/APP/2008/1231	Ickenham	Erection of a two storey rear extension involving raising of the main roof height including one front and two rear dormers, and first floor part front extension (involving demolition of part of rear ground floor and conservatories)

The officer's recommendation for refusal was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be refused.

13. SWAKELEYS HOUSE & HARRINGTON HOUSE, MILTON ROAD, ICKENHAM - 23202/F/81/1435

WITHDRAWN BY THE DIRECTOR OF PLANNING AND COMMUNITY SERVICES.

14. 78 JOEL STREET, NORTHWOOD - 65970/APP/2009/860

ITEM	ADDRESS	WARD	DESCRIPTION
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Item 14	78 Joel Street, Northwood 65970/APP/2009/860	Northwood Hills	Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/side
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Officers directed Members to the addendum sheet which stated that the conclusion to the report is incorrect and should read:

“The loss of the A1 element would not undermine the range of goods and services available within the centre, as at least 50% of the frontage would still remain in retail use and the proposal would bring a vacant unit back into use. It is considered that the proposed change of use would not be contrary to policy S12 of the UDP (Saved Polices September 2007) and approval is therefore recommended.”

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved, subject to the above change to the report conclusion

15. ST JOHNS SCHOOL, POTTER STREET HILL, NORTHWOOD - 10795/APP/2009/513

ITEM	ADDRESS	WARD	DESCRIPTION
Item 15	St Johns School, Potter Street Hill, Northwood 10795/APP/2009/513	Northwood Hills	Extension & reconfiguration of existing timber fence enclosed compound to accommodate existing shed, new water storage tank & booster pump & recyclable waste store

The officer’s recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

16. 43 JUBILEE DRIVE, RUISLIP - 3799/APP/2009/723

ITEM	ADDRESS	WARD	DESCRIPTION
Item 16	43 Jubilee Drive, Ruislip 3799/APP/2009/723	South Ruislip	Erection of a single storey part rear extension

(Councillor Alan Kauffman declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

17. 45 JUBILEE DRIVE, RUISLIP - 49109/APP/2009/725

ITEM	ADDRESS	WARD	DESCRIPTION
Item 17	45 Jubilee Drive, Ruislip 49109/APP/2009/725	South Ruislip	Erection of a single storey part rear extension

(Councillor Alan Kauffman declared a prejudicial interest in this item and left the room while the Committee discussion took place.)

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved.

18. S106 QUARTERLY MONITORING REPORT - UP TO 31 MARCH 2009

The Committee noted the report.

19. ANY ITEMS TRANSFERRED FROM PART 1

None.

The meeting closed at 21.00.

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Report of the Corporate Director of Planning & Community Services

Address 37 EDWARDS AVENUE RUISLIP

Development: Erection of 2, two storey three-bedroom semi-detached dwellings with associated parking and vehicular crossover, involving demolition of existing dwelling.

LBH Ref Nos: 65680/APP/2009/1264

Drawing Nos: 2008/110/103
2008/110/101
2008/110/102
Design and Access Statement

Date Plans Received: 12/06/2009

Date(s) of Amendment(s):

Date Application Valid: 12/06/2009

1. SUMMARY

Planning permission is sought for the erection of a pair of three bedroom semi detached two storey houses involving the demolition of a 2 bedroom bungalow. A total of 4 parking spaces and secure cycle parking are to be provided on site. Individual rear gardens are proposed for each dwelling.

Good environmental conditions will be provided for future occupants, while there would not be an unacceptable loss of residential amenity to surrounding occupiers. Highway and pedestrian impacts are considered to be acceptable. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the [use hereby permitted is commenced] or [building(s) is (are) occupied or [in accordance with a timetable agreed in writing by the Local Planning Authority]]. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

5 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

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

6 OM2 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

appropriate,

· Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 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 3C of the London Plan. (February 2008).

11 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

12 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery primary and/or secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance on Educational Facilities.

13 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

14 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage, including permeable surfaces for areas of hard surfacing, have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), polices 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

15 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 35 and 39 Edwards Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with details to be agreed by the Local Planning Authority. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008)

17 H5 Sight Lines - submission of details

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

18 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed without the prior written consent of the Local Planning Authority.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

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.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 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.

8 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the

Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

9 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 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 or Bank 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 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

11 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

12 I21 Street Naming and Numbering

Building names and numbers must be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated on the western side of Edwards Avenue and comprises a detached

bungalow, which is to be demolished. The site abuts the rear gardens of 3 and 5 Manor Gardens to the west. The northern boundary of the site abuts the boundary with a row of terraced houses 39, 39a and 41 Edwards Avenue and the southern boundary abuts the curtilage of 35 Edwards Avenue. Detached bungalows are located on the opposite side of Edwards Avenue.

The area is characterised by a mixture of semi-detached and terraced houses and detached bungalows.

3.2 Proposed Scheme

Planning permission is sought to demolish the existing detached bungalow and erect a pair of two storey, 3 bedroom houses. The footprint of the pair of semis would be 12.9m wide, 13.9m deep, whilst their height would be 7.7m to eaves level with hipped roofs.

Four parking spaces are proposed to the front of the proposed building with a new crossover onto Edwards Avenue. Refuse storage areas with some landscaping for each house would be provided at the front of the site. Each property would benefit from an individual rear garden and secure cycle storage.

3.3 Relevant Planning History

65680/APP/2009/63 37 Edwards Avenue Ruislip

Two storey building to provide 4 two-bedroom flats to include alterations to vehicular crossover a demolition of existing dwelling and outbuilding.

Decision: 17-03-2009 Refused

Comment on Relevant Planning History

Planning permission was refused (Ref: 65680/APP/2009/63) at the North Planning Committee of 17th March 2009 for the following reasons:

1. The proposal fails to provide car parking and cycle storage provision in accordance with the Council's adopted parking standards and would give rise to conditions prejudicial to highway and pedestrian safety contrary to Policies AM7 (ii) and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.
2. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Unitary Development Plan.
3. The use of the communal garden area by the future occupiers of the first floor flats would fail to protect the privacy, or provide adequate private amenity space for the future occupiers of the proposed ground floor flats. The development is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.
4. The proposal would give rise to an unacceptable further increase in the number of flatted developments on this street, which already exceeds the 10% threshold set out in this Council's Supplementary Planning Document HDAS: Residential Layouts. It is considered therefore that the proposal would have a detrimental impact on the character and amenity

of the area, and as such would be contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan 'Saved Policies' 2007 and the Hillingdon Design and Accessibility Statement Supplementary Planning Document for Residential Layouts (Section 3.3).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| 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. |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| H4 | Mix of housing units |
| H5 | Dwellings suitable for large families |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 adjoining occupiers were consulted and 20 letters of objection have been received with the following comments:

- (i) The proposal would result in the loss of an existing bungalow;
- (ii) The building would be out of character with the street scene;
- (iii) The proposal is too large in relation to surrounding properties;
- (iv) Inadequate parking;
- (v) Crossover would prevent on street parking;
- (vi) Will put a strain on existing services;
- (vii) The height and footprint would be intrusive;
- (viii) The proposal would change the character of the surrounding area;
- (ix) Loss of daylight/sunlight;
- (x) Loss of privacy;
- (xi) The proposal will increase congestion and would be prejudicial to highway safety;
- (xii) Inadequate parking;
- (xiii) The proposal is contrary to Policies BE13, BE19 BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007;
- (xiv) The first floor flats are not suitable for people with disabilities;
- (xv) The number of flat developments on Edwards Avenue is already considered to be excessive.

In addition, a petition bearing 51 signatures has been received. Objection on the following grounds

- (i) The proposal would result in the demolition of a sound development;
- (ii) The proposal does not harmonise with the existing street scene and would detract from the character of the area;
- (iii) Loss of daylight/sunlight;
- (iv) The proposal is too large;
- (v) Loss of privacy;
- (vi) The proposal would adversely affect current services;
- (vii) Inadequate parking;
- (viii) Multiple crossovers would prevent on street parking;
- (ix) Does not respect rear building line;
- (x) Increased flood risk;
- (xi) Increased carbon footprint;
- (xii) Rubbish generated would create an eye sore;
- (xiii) Inadequate facilities for people with disabilities;
- (xiv) Dwellings could be converted to multiple occupation.

SOUTH RUISLIP RESIDENTS' ASSOCIATION

- (i) The proposal would result in the loss of an existing bungalow;
- (ii) Loss of privacy;
- (iii) Loss of sunlight;
- (iv) Increased risk of flooding;
- (v) Crossover will prevent on street parking;
- (vi) Density would be excessive;
- (vii) The building would be out of character with the street scene.

MINISTRY OF DEFENCE SAFEGUARDING - No safeguarding objections.

NATIONAL AIR TRAFFIC SAFEGUARDING - No safeguarding objections.

Internal Consultees

TREES AND LANDSCAPE OFFICER

Based on the information submitted, Paul Gadsden's Design & Access Statement, PFG drawing Nos. 2008/110/103, 101, 102 and a previous site visit:

The Proposal

The current re-submission is an amended proposal to demolish an existing dwelling and provide two, two storey, three-bedroom semi-detached houses. The Design & Access Statement confirms that the site will be landscaped with existing fencing and planting (unspecified) to remain. While the DAS fails to set out any positive objectives it proposes that the hard and soft landscape detail will be agreed through conditions. The layout drawing ref.102 confirms that there is space in the front gardens to accommodate 2No. parking spaces per house, footpath access, sheltered bin stores close to the house and hedges/ornamental tree/shrub planting on all three boundaries (perpendicular to the road). The hard surfacing to the front gardens should be detailed so that it is permeable and/or drains within the site - in accordance with DCLG/SUDS guidance. There is also private garden/amenity space to the rear of the proposed houses.

Recommendation

If you are minded to approve this application I have no objection subject to conditions TL5 and TL6.

EDUCATION DIRECTORATE

Based on the demolition of 1x 4-room private house and creation of 2x 6-room private houses in South Ruislip, the amount sought is £25,104.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The surrounding area is predominantly residential in character and comprises a mixture of maisonettes, bungalows and terraced houses. The site is located within the Developed Area, as identified in the Council's adopted Unitary Development Plan Saved Policies (UDP). General policies are supportive of residential accommodation in principle, subject to compliance with a number of detailed criteria.

The previous application for flatted development was refused amongst other things, on the basis that the number of redeveloped properties in this street for flats already exceeds 10% and that proposal was therefore unacceptable because of the impact this would have on the character of the area. The current scheme replaces one family unit with two family dwellings. There is a net gain of family dwelling units and no flats are proposed. As such, the current scheme overcomes the previous reason for refusal.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 229 habitable rooms per hectare (hr/ha), or 38 units per hectare (u/ha). The proposed density is therefore within the London Plan recommended guidelines (150-250 hr/ha or 35-65 u/ha in a suburban setting), as indicated in Table 3A.2 of the London Plan (2008), having regard to the site's Public Transport Accessibility Level (PTAL) score of 2.

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

Not applicable in this case.

7.04 Airport safeguarding

Both the Ministry of Defence Safeguarding and National Air Traffic Safeguarding have raised no safeguarding objections.

7.05 Impact on the green belt

Not applicable in this case.

7.06 Environmental Impact

Not applicable in this case.

7.07 Impact on the character & appearance of the area

The proposed building would not project forward of the building line of adjoining properties. The proposal is not therefore considered to unacceptably intrude into the street scene.

The flank wall of the proposed two-storey element would be inset by a minimum distance of 1.2m from the side boundaries. Sufficient distance has therefore been maintained to ensure that adequate distance would be preserved between the flank walls of the new houses and the rear facade of adjoining properties to ensure that the building would not appear cramped in the street scene. The overall size, bulk and design of the proposed development would also relate satisfactorily to adjoining properties and the surrounding street scene.

The proposed hard surfaced area to the front of the proposed flats would be inset from the boundaries of the application site and sufficient space has been provided between the hard surfaced area and the boundaries of the application site to create an adequate landscaping buffer. As such, it is considered that the surface of the car parking area in front of the proposed dwellings would not visually impinge on the building's setting and would not detract from the open character and appearance of the area.

The proposal is therefore considered to comply with policies BE13, BE19, BE22 and BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires a minimum distance of 21m to ensure that overlooking to adjoining residents is minimised. No windows are proposed in the flank elevations which face towards 35 and 39 Edwards Avenue. The windows in the rear elevation, which would face Nos. 5 and 7 Manor Gardens, would be situated some 30m from the rear of these properties. As such, the proposal would not result in additional loss of privacy to justify refusal and the proposal would comply with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The proposed building would be located to the north of 35 Edwards Avenue and would not result in the overshadowing of the rear garden of this property. With regard to no.39 the proposal is likely to increase the length of shadow to this property in the morning. However, no overshadowing would occur after approximately 13:00. It is therefore considered that the proposal would not result in a loss of light, or overshadowing of these properties sufficient to justify refusal. The proposal would therefore comply with Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The Council's SPD HDAS: Residential Layouts advises that for two storey buildings adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. The proposed rear elevation of the proposed two storey element, which would directly face nos.3 and 5 Manor Gardens, would be situated 30m from the rear of these properties, in excess of the 15m guideline.

No.35 Edwards Avenue has a single storey rear extension and the proposed development would project by 2.6m beyond the rear building line of this extension. The proposed development would not project beyond the 45 degree line taken from the mid-point of the nearest habitable room window.

The flank wall of the proposed building which would face no.39 would not project beyond the rear building line of this property. The proposal is not therefore considered to result in an over-dominant form of development in relation to surrounding properties. The proposal therefore complies with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.09 Living conditions for future occupiers

All of the units would benefit from an acceptable level of privacy, outlook and light. Private amenity space is provided in the form of individual gardens, 113 and 122 sq. metres in area, which exceed the Council's 60 sq. metre amenity space standards for 3 bedroom houses, given in The Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts.

The Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 3 bedroom houses is 63 sq. m. The floor space information provided by the applicant indicates that at 154 sq. m per unit, the development exceeds HDAS recommended floor space standards and that lifetime home standards can be met for both dwellings. A condition is recommended to ensure compliance.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE20, BE23, BE24, OE1 and OE5 of the UDP Saved Policies September 2007, HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that a net gain of one family dwelling would not give rise to a significant increase in congestion such as to justify refusal. In this case, 4 off-street parking spaces are required to comply with the Council's maximum parking standards. Four spaces would be provided and the Council's Highways Engineer considers that the proposed number of spaces would be adequate. In addition, independent access is provided to secure cycle parking in each of the rear gardens, in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The proposed crossover arrangement indicated is also considered to be acceptable as it provides adequate provision for pedestrians.

The proposal is therefore unlikely to give rise to additional on-street parking to the detriment of highway and pedestrian safety, in compliance with Policies AM7 and AM14 (ii) of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.11 Urban design, access and security

See section 7.07.

7.12 Disabled access

See section 7.09.

7.13 Provision of affordable & special needs housing

Not applicable in this case. The scale of the development does not trigger a requirement for the provision of affordable housing.

7.14 Trees, Landscaping and Ecology

There are no trees or other landscape features within the garden, or close to it and the Council's Trees and Landscape officer raises no objection to the proposal subject to conditions. The proposal is therefore considered to comply with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.15 Sustainable waste management

Not applicable in this case.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building Regulations Part L will be met for the new development. A condition is proposed to ensure the houses meet level 3 compliance of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 seek to ensure that new development incorporates appropriate measures to mitigate any potential risk of flooding.

Consideration has been given to the risk of flooding resulting from an increased area of hard standing on the application site as a result of the proposed development. A condition is recommended requiring the incorporation of Sustainable Urban Drainage Systems (SUDS) to limit the surface run-off from the site. Such measures will include permeable paving surfaces. This will ensure that the potential risk of flooding resulting from surface run-off from the proposed development is negligible.

Subject to the recommended condition, it is considered that development would not increase the risk of flooding and therefore is in accordance with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007, Policy 4B.6 of The London Plan (February 2008) and Planning Policy Statement 25: Development and Flood Risk.

7.18 Noise or Air Quality Issues

Not applicable in this case.

7.19 Comments on Public Consultations

With regard to the letters of objection received, points (i) loss of an existing bungalow,, (vi) strain on existing services and (xii) Inadequate parking, are not sufficient to justify the refusal of this application.

Points (ii) out of character, (iii) proposal is too large, (v) inadequate parking, (vii) The height and footprint would be intrusive, (viii) change the character, (ix) Loss of daylight/sunlight, (x) Loss of privacy, and (xi) increased congestion are addressed in the main body of the report.

With regard to the petition received, in addition to those points covered above, Points (x) Increased flood risk, (xi) Increased carbon footprint, (xii) Rubbish generated would create an eye sore,(xiii) Inadequate facilities for people with disabilities, are addressed in the main body of the report.

Point (xiv) "Dwellings could be converted to multiple occupation" - is not applicable to the determination of this application as there is no permitted change from Class C3 (Dwelling

Houses) to multiple occupation and such a use would thus require further permission.

7.20 Planning Obligations

The Director of Education has advised that the proposed development will lead to additional pressure for school places in the Ruislip area. A contribution of £1,445 towards additional nursery places, £8,858 towards primary places, £10,527 towards secondary places and £4,274 towards post 16 places in the Ruislip Area would be required to address the cost of the proposed development. The applicant has indicated that he would be prepared to meet the costs to address the impact of the development. A grampian style condition is proposed to address this matter. As such, the proposal complies with Policy R17 of the UDP Saved Policies (September 2007).

7.21 Expediency of enforcement action

Not applicable in this case.

7.22 Other Issues

There are no other planning issues relevant to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of

unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

No objections are raised to the principle of replacing the existing family dwelling unit with two larger family dwelling units.

It is considered that the proposed development would provide adequate parking and is therefore unlikely to give rise to conditions which would be prejudicial to highway and pedestrian safety.

Good environmental conditions can be provided for future occupiers, while the residential amenity of surrounding residents would not be adversely affected by the proposal.

The applicants have indicated that they would be prepared to meet the costs to address the pressure for school places in the locality arising from the proposal.

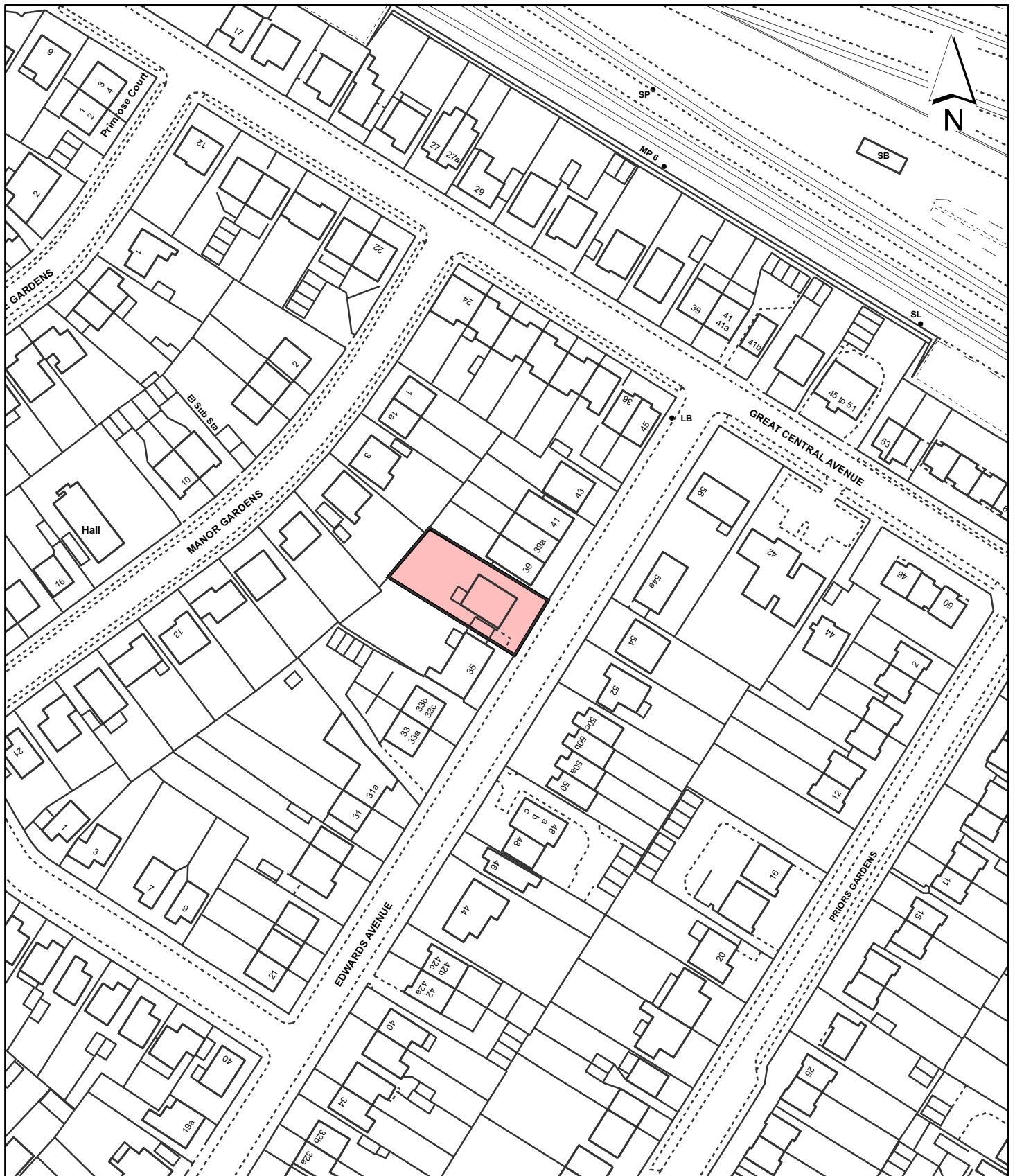
It is considered that the current proposal addresses the concerns arising from the recently refused scheme and as such, the application is recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary development Plan (Saved Policies, September 2007
London Plan (2008)
Council's SPD HDAS: 'Residential Layouts' and 'Accessible Hillingdon'
Letters of objection and petition.

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
37 Edwards Avenue, Ruislip	
Planning Application Ref:	Scale
65680/APP/2009/1264	1:1,250
Planning Committee	Date
North Page 26	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

- Address** RAF EASTCOTE LIME GROVE RUISLIP
- Development:** Details in compliance with conditions 2 (Materials), 3 (Boundary Treatments), 5 (Highways Details), 6 (Replacement Parking for 200-206 Eastcote Road), 7 (Survey of Existing Trees), 9 (Tree Protection), 10 (Landscape Scheme), 14 (Surface Water Drainage) and 19 (External Lighting) of planning permission ref: 10189/APP/2007/2954 dated 03/03/2008 (Proposed new access road from Eastcote Road to the boundary of R.A.F Eastcote to facilitate the redevelopment of R.A.F Eastcote for residential purposes).
- LBH Ref Nos:** 10189/APP/2009/1072
- Drawing Nos:** WIM 16329-16C
WIM 16329-03F
130515/40-03/1C
130515/40-02/05D
130515/40-03/09A
130515/40-02/04D
Un-numbered Access Road Palette
130515/51-04B
Arboricultural method Statement Ref: WIM16329amsB Rev. E
Tree Report Ref: WIM16329tr.doc Rev E
Landscape Management and Maintenance Report Ref: WIM16329man Rev A
130515/50-02/1G
130515/40-04/05L
- Date Plans Received:** 18/05/2009 **Date(s) of Amendment(s):** 18/05/2009
- Date Application Valid:** 18/05/2009 15/06/2009

1. SUMMARY

This application relates to the submission of details, pursuant to the discharge of conditions relating to materials, boundary treatments, parking, tree retention and protection, landscaping, highway works, surface water drainage, external lighting and levels in connection with the proposed new access road from Eastcote Road to the boundary of the former RAF Eastcote development. The new road is required to facilitate the redevelopment of the former RAF base for residential purposes.

Committee requested that various details, including landscaping, drainage and replacement parking for the occupiers of 200-206 Eastcote Road be brought back for determination.

It is considered that the details submitted are acceptable and that the conditions be discharged.

2. RECOMMENDATION

APPROVAL subject to the following:

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises a triangle of land to the south of 200-206 Eastcote Road comprising the western portion of the Highgrove access drive and adjoining land, required for the formation of a new access road from Eastcote Road to the boundary of the former RAF Eastcote development. The site includes a portion of the remaining Highgrove access drive and adjoining public footpath, which would need to be re-graded and the parking area to the rear of 200-206 Eastcote Road.

3.2 Proposed Scheme

Details pursuant to the discharge of conditions 2 (materials), 3 (boundary treatments), 5 (highways details), 6 (replacement parking), 7 (Site survey), 9 (tree protection), 14 (surface water discharge) and 19 (external lighting) attached to the permission have now been submitted for determination.

3.3 Relevant Planning History

10189/APP/2007/2463 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 FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE 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: 31-03-2008 Approved

10189/APP/2007/2954 Raf Eastcote Lime Grove Ruislip

PROPOSED NEW ACCESS ROAD FROM EASTCOTE ROAD TO THE BOUNDARY OF R.A.F EASTCOTE TO FACILITATE THE REDEVELOPMENT OF R.A.F EASTCOTE FOR RESIDENTIAL PURPOSES

Decision: 21-02-2008 Approved

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 FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT 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: 31-03-2008 Approved

10189/APP/2008/2602 Raf Eastcote Lime Grove Ruislip

Details of flood risk assessment relating to the alternative access scheme (reserved matters approval ref.10189/APP/2007/3046 dated 31/03/2008) in compliance with condition 33 of outline planning permission ref.10189/APP/2007/ 3383 dated 21/02/2008: Residential development.

Decision: 02-07-2009 Approved

10189/APP/2008/2800 Raf Eastcote Lime Grove Ruislip

Details of a Licence under Regulation 44 (1) of the Conservation (Natural Habitats & C.) Regulations 1994 (as amended) in respect of Great Crested Newts in compliance with conditions 2 of reserved matters approvals refs.10189/APP/2007/2463 and 10189/APP/2007/3046 dated 31/03/2008 and condition 18 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008.

Decision: 03-10-2008 Approved

Comment on Relevant Planning History

Outline planning permission Ref: 10189/APP/2004/1781 for the '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' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

On 21st February 2008 four separate applications were considered by the North Planning Committee.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if an alternative access (Highgrove) goes ahead. The varied condition will require the developers to provide a traffic light controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority shall approve in writing. The condition will then allow the developers to commence construction on the southern part of the site whilst they resolve the technical issues concerning the alternative access. This new outline application was approved on 21st February 2008.

The developers have also signed a separate legal agreement, to the effect that they will have to elect whether to proceed with the traffic light controlled access or the alternative access.

Two alternative reserved matters schemes for the siting, design, external appearance and landscaping for residential development, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008) were approved on 31 March 2008.

Whereas application 10189/APP/2007/2463 incorporates the access points approved at

outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House.

In addition, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, tree protection supervision and tree protection measures, wheelchair units and lifetime homes, a wildlife area, flood risk assessment, boundary treatments, details of licences for the translocation of Great Crested Newts have also been approved.

Six applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of optional conservatories to plots 84, 92, 126-128, 130, 181, 182, 195-198, 229 and 300 were approved in November 2008.

A Stopping up Order has been issued for the proposed works to the public footpath.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 adjoining residents along Eastcote Road were consulted. One letter making representations has been received making the following comments:

1. Concern about the safety aspect of a proposed pedestrian crossing outside our house.
2. Concern regarding the speed of traffic coming around the bend

ENVIRONMENT AGENCY

We did not impose this condition and we have no comments to make.

EASTCOTE RESIDENTS ASSOCIATION

No response.

Internal Consultees

HIGHWAY ENGINEER

Technical approval has been granted for the roads to be adopted under S38 of the Highways Act 1980, and as such there are no objections to the discharge of condition 5.

TREE AND LANDSCAPE OFFICER

The details include a tree survey, information about proposed levels and services (also submitted with the method statement in compliance with condition 16), plans showing the retention and removal of trees and a tree protection plan.

In addition to the loss of the mature Oak tree and clump at the entrance off the High Road (agreed at previous stage), a number of trees lining the access to Highgrove House will have to be removed to facilitate the construction of the new access to the site. The immature Sycamore and Hawthorn trees on the northern side of the drive are poor specimens with little landscape/amenity values. The Ash trees on the southern side of the drive are located on the fringe of woodland are leaning across the existing drive and, collectively, have a relatively low value.

The scheme retains two middle-aged trees close to the road frontage and two, possibly three, larger trees at the side of top end of the drive. The comprehensive landscaping scheme for the new access road incorporates the retained trees and includes the planting of 14 new trees to replace the lost trees and form a new feature along the drive, in addition to a new oak tree and avenue-type planting at the main entrance off the High Road. The scheme also includes new formal hedges and groundcover planting, which together with the trees will maintain the tree-lined access to Highgrove House.

The covering letter submitted with the application refers to the revised landscape maintenance document in relation to condition 12. This document should be included with this application, so that it can be approved.

Overall, the details are acceptable in terms of saved policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the RAF Eastcote development site, utilising the access currently

serving Highgrove House. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See Section 07.22.

7.08 Impact on neighbours

See Section 07.22.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

See Section 07.22.

7.11 Urban design, access and security

See Section 07.22.

7.12 Disabled access

In terms of the proposed gradient, the maximum permissible gradient for wheelchair users is 1 in 20. However, given that a separate public footpath, linking Eastcote Road to Highgrove House and the RAF Eastcote site is proposed at 1:20, the proposed 1:14 road gradient is acceptable in this case.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

ECOLOGY

Undergrowth along the Highgrove access drive has been cleared as part of the Great Crested Newt Mitigation Strategy. A licence has already been obtained from Natural England to this effect. It is proposed to provide informal understorey shrub planting under the replacement trees along the northern boundary of the Nature Reserve, while it is intended to allow wild planting to regenerate within the Reserve itself. The scheme is therefore considered to be in compliance with Policies EC2, EC3 and EC5 of the Unitary development plan saved Policies (September 2007).

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

See Section 07.22.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The details relating to the new pedestrian crossing at Eastcote Road, is not the subject of this application, but will be dealt with under application ref: 10189/APP/2009/1117 (Details of off site Highway Works), which is currently under consideration and will be reported to your committee. These off site highway works are the subject of a S278 Agreement under the Highways Act.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Subject to the approval of the details currently under consideration, there are no enforcement issues arising from this application.

7.22 Other Issues

DISCHARGE OF CONDITIONS

The information provided by the applicant and Council Officer comments are detailed below;

CONDITION 2: Details/Samples of Materials.

Comment:

The footways and carriageway are to be finished in bitumen macadam. The crossing points will be buff tactile paving slabs, while the kerbs and edging are to be constructed using standard kerbing units. These are considered acceptable. As such, it is recommended that condition 2 be discharged.

CONDITION 3: Boundary treatment.

Comment:

No new boundary treatments are proposed. There is an existing steel palisade fence on the right hand side (southside) on the approach to Highgrove House. Thereafter, the boundary is open, either to the open space around housing, or along the boundary with the Highgrove Nature Reserve. On the left hand side (northside), there is an existing close boarded fence to Nos. 200-206 Eastcote Road, beyond which there is an existing 1500mm high steel palisade fence along the edge of the public footpath. This fence will be temporarily removed during the works and reinstated after construction of the road has been completed. The details are considered acceptable. As such, it is recommended that condition 3 be discharged.

CONDITION 5: Highway Works.

Comment:

The details relate only to the construction of the new road leading from the junction of Eastcote Road to the site boundary with the former RAF Eastcote site.

The following engineering drawings have been submitted:

S38 Agreement Adoption Plan Sheet 1 of 2:

The details include the extent of the carriageway and footway/footpaths to be adopted, including highway verges and maintenance margins.

It is proposed that the new road will be adopted by the Highway Authority and is therefore to be constructed to adoptable standards. There is no objection to the adoption of this stretch of road, and although the S38 agreement has not been signed, technical approval has been given.

Longitudinal Section, Sheet 1 of 6:

This drawing provides detail of existing ground levels, alignment levels, vertical and horizontal alignment and various invert levels for storm water drainage.

Site Levels Sheet 5 of 5:

This drawing provides detailed information relating to the finished levels of the new road.

The vertical and horizontal alignment is consistent with the details approved by Committee in February 2008. The new road will be required to rise at an average gradient of 1:14, in order to provide adequate clearance over the gas main which runs underneath the public footpath and which the carriageway will have to cross. It will also be necessary regarding works to a section of the Highgrove access drive and the public footpath, in order to ensure that they connect to the new level of the access road successfully.

The Highway Engineer has commented that technical approval has been granted for the roads to be adopted under S38 of the Highways Act 1980 and as such there are no objections to the discharge of condition 5. It is therefore recommended that condition 5 be discharged.

CONDITION 6: Replacement parking bays for the occupants of Nos. 200-206 High Road, Eastcote

Comment:

The issue of replacement parking for the occupiers of the flats at 200-206 High Road Eastcote has been the subject of lengthy negotiations between the developers and officers. Because of the changes in levels, manoeuvring space and sight line problems, it has not been possible to provide the required 4 parking bays in the existing parking area behind the flats. The solution has been to provide two spaces in the existing parking area and 2 spaces parallel to the new access road (southside). This would ensure that adequate facilities are provided whilst ensuring that highway and pedestrian safety is not prejudiced.

The Highway Engineer raises no objections to this solution and it is recommended that condition 6 be discharged.

CONDITION 7: Site survey

Comment:

The details include a tree survey, information about proposed levels and services

CONDITION 9: Protection of trees and plants during site clearance and development

Comment:

The details include plans showing the retention and removal of trees, and a tree protection plan.

In addition to the loss of the mature Oak tree and clump at the entrance off the High Road which were agreed at a previous stage, a number of trees lining the access to Highgrove House will have to be removed to facilitate the construction of the new access to the site. The Tree and Landscape Officer considers that the immature Sycamore and Hawthorn trees on the northern side of the drive are poor specimens with low landscape/amenity values. The Ash trees on the southern side of the drive are located on the fringe of woodland are leaning across the existing drive and, collectively, have a relatively low value.

CONDITION 10: Landscaping Scheme

Comment:

The scheme retains two middle-aged trees close to the road frontage and two, possibly three, larger trees at the side of top end of the drive. The comprehensive landscaping scheme for the new access road incorporates the retained trees and includes the planting of 14 new trees to replace the lost trees and form a new feature along the drive, in addition to a new oak tree and avenue-type planting at the main entrance off the High Road. The scheme also includes new formal hedges and ground cover planting, which together with the trees will maintain the tree-lined access to Highgrove House.

The Tree and Landscape Officer considers that overall, there is no objection on tree or landscape grounds to these details, which comply with saved policy BE38 of the UDP.

CONDITION 12: Landscape management/maintenance

The Tree and Landscape Officer considers that the revised landscape maintenance document in relation to condition 12 is acceptable and should be approved.

CONDITION 14: Surface Water/Sewage Disposal

Comment:

The following drawings have been provided:
Site drainage sheet 5 Of 5 and S53 Existing Manhole Sewer Long section.

The Environment Agency has stated that that since it did not impose a flood risk or drainage condition on this particular application, it has no comments to make.

However, it is noted that the drainage details in respect of the new access road were included in the Flood Risk and Drainage Assessment submitted pursuant to condition 33 of outline planning permission ref. 10189/APP/2007/3383 dated 21/02/2008, relating to the alternative access scheme. The North Planning Committee resolved on 18 September 2008 that delegated powers be given to the Director of Planning and Community Services to approve these details, subject to no objections being raised by the Environment Agency.

The details include the construction of a hydrobrake chamber underneath a porous paved

area to be utilised as a parking area for the occupants of the adjoining flats (200-206 Eastcote Road). These details were approved on 3 July 2009, following advice from the Environment Agency, which stated that since there would be no increase in run off from the site and the required level of attenuation will still be provided, it raises no objection or further comments on the detailed design of the drainage strategy.

It is therefore recommended that condition 14 be discharged.

CONDITION 19: External lighting scheme

Comment:

Due to the alignment of the new access road, the existing Highgrove access lighting column adjacent to 200 Eastcote Road will no longer be required. Two standard 70 watt Luminaire light columns are to be provided as part of the S38 works, to highway adoption standards.

Similarly, due to the Highgrove access road re-grading works, it will be necessary to reposition the existing lighting column adjacent to the Nature Reserve, in order to reposition it at a lower level, to suit the revised road and kerb levels. One other existing lighting column along the drive will be retained and overhauled.

These details are considered acceptable and it is recommended that condition 19 be discharged.

As such, it is recommended that conditions 2, 3, 5, 6, 10, 12, 14 and 19 of planning permission ref. 10189/APP/2009/1072 dated 18/5/2009 be discharged.

Conditions 16 (construction phasing) and condition 18 (DEFRA Licence, in respect of the protection of the population of Great Crested Newts), were the subject of separate applications and were approved on 3/7/2009 and 3/10/2008 respectively.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

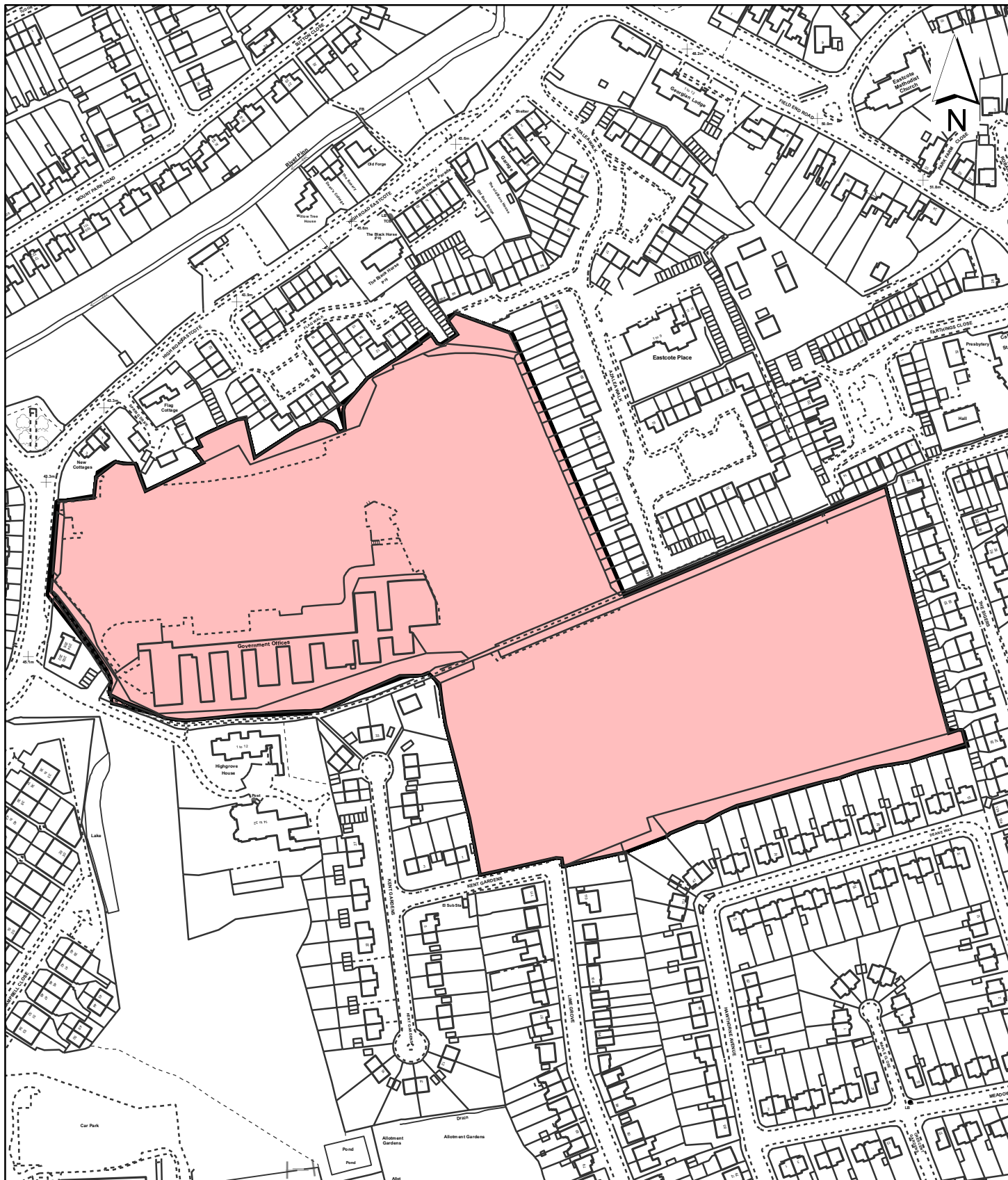
The submitted details are considered acceptable and it is recommended that the conditions be discharged.

11. Reference Documents


- (a) London Plan
- (b) Planning Policy Statement 1 (Delivering Sustainable Development))
- (c) Planning Policy Guidance Note 13 - Transport
- (d) Hillingdon Unitary development Plan Saved Policies (September 2007)
- (e) Council's Supplementary Planning Guidance Community Safety by Design
- (f) Supplementary Planning Document: Accessible Hillingdon
- (g) One letter of objection

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
RAF Eastcote, Lime Grove, Ruislip	
Planning Application Ref:	Scale
10189/APP/2009/1072	1:2,871
Planning Committee	Date
North Page 38	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

Address 33 THE DRIVE ICKENHAM

Development: Two storey six-bedroom dwelling with habitable roofspace and basement area

LBH Ref Nos: 4811/APP/2009/612

Drawing Nos: Design and Access Statement
MS/SB/33/09C - Roof Plan
MS/SB/33/09A

Date Plans Received: 26/03/2009 **Date(s) of Amendment(s):** 26/03/2009
Date Application Valid: 23/04/2009 26/06/2009

1. SUMMARY

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) 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 character of the area.

The street is characterised by large, individually designed properties. The proposed house is significant in size but is considered to adequately integrate within the street scene without causing significant harm to the residential amenities of the neighbouring properties. The design and layout of the property is considered acceptable and the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

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

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

REASON

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

4 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

5 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No.s 31 and 35a The Drive.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) and rooflights facing Nos.31 and 35a The Drive shall be glazed with obscure glass and shall be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

7 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed without the prior written consent of the Local Planning Authority.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Details of windows and doors

Detailed drawings and samples of materials, as appropriate, in respect of the proposed external doors and windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on site and such details as are approved shall be implemented.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with No.s 31 and 31a The Drive for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept available for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development

Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008)

13 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 (1989) 'Recommendations for Tree Work' 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

16 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

20 SUS4 Code for Sustainable Homes details (only where proposed as

20 No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

21 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed

ground levels, the proposed finished floor levels of all proposed buildings, the materials to be used and compliance with the requirement for sustainable drainage system for the rear patio area 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Residential Layouts

3 I1 **Building to Approved Drawing**

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 12 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 13 **Building Regulations - Demolition and Building Works**

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 15 **Party Walls**

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

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

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

7 16 **Property Rights/Rights of Light**

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

8 115 **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 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 or Bank 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated on the west side of The Drive and comprises a detached two storey dwelling with a hipped roof. There is an attached garage to the side and a further area of off street parking provided on the driveway to the front. The property has a large rear garden and the land drops away from the house. The application site is situated within a street of individually designed properties characterised by large plots with ample spacing between properties. The site is within a `developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing property and the erection of a two storey six bedroom property involving accommodation in the roofspace, and basement level areas. The proposed building would be 15m wide, with an overall depth of 16m (including porch/balcony area to the front and a height of 5.95m to the eaves and 9.5m to the ridge. The proposed building would be finished with a crown roof and additional accommodation would be situated within the roof space, with 4 rear facing rooflights and one side facing rooflight for this area. Further accommodation would be provided at basement level, with the rear elevation appearing as a three storey dwelling. The site layout plan indicates that parking areas would be provided on the frontage.

Members should note that the principle of large dwellings with basement areas to the rear of the site has already been accepted in relation to the development of the adjoining site at 35 The Drive and this proposal in terms of its size, scale, design and appearance is similar to the two dwellings approved on this site.

3.3 Relevant Planning History

4811/APP/2008/2038 33 The Drive Ickenham

One six bedroom two storey dwelling house with additional accommodation in the roof space and basement accommodation (involving demolition of existing dwelling)

Decision: 16-09-2008 Refused

4811/APP/2008/3009 33 The Drive Ickenham

Two storey four-bedroom dwelling house with basement accommodation (involving demolition of

existing dwelling)

Decision: 22-12-2008 Approved

4811/APP/2009/44 33 The Drive Ickenham

Two storey six-bedroom dwelling with habitable roofspace and basement area.

Decision: 16-03-2009 Withdrawn

4811/APP/2009/72 33 The Drive Ickenham

Details in compliance with conditions 2 (materials), 4 (site plans showing existing and proposed ground levels and proposed finished floor levels), 6 (vehicular access), 10 (boundary fence) and (landscaping) of planning permission reference: 4811/APP/2008/3009 (Two storey four-bedroom dwelling house with basement accommodation, involving demolition of existing dwelling), dated 2 October 2008.

Decision:

Comment on Relevant Planning History

4811/APP/2008/2038 was refused for the following reasons:

1. The proposed development by reason of its size, design, positioning, excessive bulk and roof form, would result in an overly dominant and cramped development to the detriment of the visual amenity of the street scene and the area in general contrary to Policies BE13, BE19, and BE22 of the UDP (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

2. In the absence of accurate and consistent drawings of the proposed dwelling in relation to the design of the proposal and lack of details regarding site levels, a streetscape plan, and landscaping proposals, it has not been possible to fully assess the planning merits of this proposal in terms of its impact upon the neighbouring properties, Nos.31 and 33a, the street scene and visual amenities of the surrounding area. The proposal is therefore contrary to Policies BE13, BE15, BE19, BE20, BE21 and BE22 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4811/APP/2008/3009 was approved, however, since the approval it has come to light that the plans submitted with this application, did not show a true reflection of the site situation in that the site was substantially narrower than shown on the plans. The agent was notified of this and informed that it would not be possible to implement the permission without being in breach of the approved plans and this has resulted in the submission of the current

application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Residential Layouts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **20th July 2009**

6. Consultations

External Consultees

12 neighbours, The Ickenham Residents Association and the Association of the Residents of The Drive consulted and a site notice displayed. Five responses have been received, that made the following comments;

1. Given the previous inaccuracies and errors in the previous scheme, it is questionable whether consent would or should have been granted given the scale, mass and size of the dwelling and the similarly refused proposal (2008/2038);
2. The earlier application was refused for three reasons, none of which have been addressed or significantly altered by the current plans;
3. It is not possible to fully assess the planning merits of the proposal due to the absence of accurate and consistent drawings, site level information, streetscape plan or landscaping proposals;
4. No site survey drawing has been submitted and this is required to check accuracy of site

measurements, boundaries, location of trees, hedges, heights and levels;

5. Block and floor plans should show the external staircase and retaining walls it is not clear how access from front to back would be obtained;

6. Heights quoted on the elevations are misleading, top of pillar rather than heights to eaves is shown and height to front gable rather than to main ridge;

7. To meet building regulations the floor depths would have to be increased and a supporting structure in the basement would be required, in addition there is no space for insulation to the roof level accommodation;

8. Roof lights are shown in unworkable locations;

9. The second floor accommodation designed as a single roof is misleading since it will extend below the eaves;

10. No garage is shown, but is likely to be a requirement for a dwelling of this scale. This will affect any frontage planting and add to the bulk, scale and street scene.

11. The current application is for the same sized dwelling, footprint, bulk and roof form of the previously refused scheme and it is considered this scheme should be refused on the same grounds;

12. Any impact will be exacerbated by the potential height increase and the likely garage requirement resulting in the possible loss of the boundary hedge;

13. The third reason for refusal related to the lack of a legal agreement to cover an educational contribution and it is considered this has been reassessed, however the various descriptions of a 4-6 bedroom property has the capacity to accommodate considerably greater number of rooms;

14. The proposal is significantly deeper than the original property and nearly double the depth of No.31 and larger and wider than the new dwelling at No 33a. It will extend 9m beyond the rear of No.31 to two storey height and result in unacceptable over dominance and bulk. This is exacerbated due to the reduced gap between the existing properties which does not take into account the external staircase;

15. The proposal would be inappropriate in the street scene and to residential amenities considerations;

16. We are informed there is a natural water course running through the site that causes flooding. This was a problem in the construction phase of No.33a and through investigations should be requested to ensure this is not exacerbated by this proposal;

17. Whilst it is accepted a replacement dwelling would be accepted, the current scheme would be intrusive to neighbours, excessively sized and out of character in the street scene;

18. Given the scale, there are future concerns regarding the intended use, potential of flats and implications for parking, traffic and intensity of use, we would ask that a condition is used to limit the use to a single family occupation;

19. Local residents are concerned due to the lack of notification on earlier applications, and it is recommended this is thoroughly investigated;

20. Given the history and inconsistencies it is recommended the application is put before members for a committee decision;

21. We are concerned about the increasing number of large modern designed properties which are out of character in the road and this increased size has increased pressure on infrastructure and safety with more vehicles due to higher occupancy. We would welcome a review of this trend and further consideration of this application;

22. The site plan is inaccurate, and does not represent the extent to which the dwelling infringes outlook even though it does not contravene the 45 degree rule;

23. We would be concerned if the conifer trees on the boundary were cut back, as a 1.8m close board fence would not be sufficient;

24. The application would be an overdevelopment of the site and would not be in-keeping to the street. No thought has been given to off street parking will the front garden be concreted over?

25. Insurance provisions must be placed on the developer against damage to neighbouring properties and the privately maintained road;

26. Due to the previous inaccuracies the council must be prepared to order the demolition should the application not be built in accordance with plans and the residents association should be allowed

to police the development;

27. We note there has been a 1m width decrease, but the height has increased by 1.5m, therefore being 1.5m higher than No.31 (to the front) and 4.6m at the rear. The depth and siting remains broadly the same and therefore we continue to object and raise the same points.

A Ward Councillor has requested that the application be referred to the North Planning Committee.

Internal Consultees

Conservation and Urban Design Officer

Having looked at the new scheme I have the following comments:

1. The roof angle is very steep to the front elevations and oddly it's different to the sides which are shown as less steep. This will make the roof appear very dominant and over heavy from the front and results in the larger area of flat roof.
2. The roof of the rear projection is not in the same plane as the main roof.
3. The ridges of the hipped roofs on either side of the portico feature run into the roof at the same level as the main ridge. Again this would make these elements appear very large and give the roof a dominant appearance, particularly when combined with point 1.
4. Ideally, there should not be any roof lights on the street elevation as this would make it appear rather cluttered.
5. The roof drawings do not appear to show the junction of the portico and wings correctly. The roof form over the rear projection is also unresolved.

Officer Comment: These points were forwarded to the applicant and revised drawings have been received which address these issues

Trees and Landscape Officer - The application is acceptable with conditions; TL1, TL2, TL3, TL5, TL6, and TL7.

Highway Engineer: No objection.

Director of Education - The child yield from the new 13-room house is cancelled out by that of the demolished 6-room house. No contribution is requested.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located in a purely residential area and is currently occupied by a single detached dwelling. Thus, the principle of a development of the site for residential is acceptable and has previously been accepted with the approval of application reference 4811/APP/2008/3009.

7.02 Density of the proposed development

The proposal is for a replacement dwelling where density is not one of the key planning considerations. The proposal would meet the council's standards in terms of the internal size of unit, provision of amenity space and parking and would be compatible with the density of the surrounding residential development and as such, the proposal is considered to comply with Policy 4B.3 of the London Plan.

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states that the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): New 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.

The proposed front elevation has a number of character features including a central porch element with balcony above, brick quoins and bath stone headers to the windows. Whilst it is accepted that the overall scale of the property would be increased, it is not considered that the size of the existing property should be used as a guide to what is suitable, but rather the pattern of surrounding development and the size of the plot. The overall scale of the proposed new house in terms of footprint is considered acceptable. The proposed house would be set back from the side boundaries by a minimum of 2.5m so as to retain sufficient visual gaps between the new house and the adjoining properties. The layout of the proposed house is considered consistent with the pattern of development in the street (The Drive is characterised by large detached properties) and as such would maintain the character and visual amenities of the street scene. Furthermore over 1000m² of soft landscaping would be provided to the rear of the site. The property would maintain the front building line within the street providing ample opportunities for landscaping to the front of the proposed house. The proposed development would not appear cramped or result in over an overdevelopment of the site, in accordance with Policies BE13, BE19, and BE22 of the UDP and paragraph 4.24 of the Supplementary Planning Document Hillingdon Design and Accessibility statement: Residential Layouts.

7.08 Impact on neighbours

The proposed front building line is to be set 4m further back in the site compared to that of the existing property so that it would align with the adjoining property at No.33a and therefore would be set back behind the front building line of No.31. The rear wall of the house would be marginally deeper than that of No.33a and in relation to No 31, whilst deeper, the proposal would not conflict with a 45 degree line of sight taken from the corner of No.31. The impact of the proposal would be further reduced by the existing boundary vegetation.

Whilst it is accepted the proposed dwelling has been increased in height, it is still lower than the replacement properties at No 33a and 35 The Drive, and in relation to No 31, the flank wall has been moved an additional 1m further away from the shared boundary and together with the reduced pitch on the proposed roof (resulting in a smaller crown roof), is not

considered to result in a significant increase in over dominance, visual intrusion and over shadowing over and above the current situation. The mid-day shadow created by the proposed house would fall towards the side elevation of No.33a, whilst the morning and afternoon shadows would generally fall on the front and rear of the application site. The proposal would thus comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

There are no openings shown in the side elevation facing No.31 and with regard to No.33a the windows shown on this elevation are for non-habitable rooms, and as such, are conditioned to be obscure glazed so as not to result in overlooking or loss of privacy to the properties to this side. It is noted that a flat roofed area is proposed over the basement accommodation. To prevent this being used as an external terrace a condition is recommended. However, it should be noted that the current property has a first floor balcony, with no controls, and therefore it is considered that should this permission be implemented, an improvement would result in relation to the privacy of occupiers of neighbouring properties.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be over 550m² which is in excess of the Council's requirement of 108m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 4+ bed house should have a minimum garden space of 100m², and the development would comply with this advice, with a rear usable garden area in excess of 1000m² for the proposed new dwelling. Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is a re-submission of a previously approved scheme. The application does not raise any concerns regarding highway safety or parking. The application is considered to comply with Policy AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Disabled access will be provided at ground floor via a level threshold and there would be a wheelchair accessible WC at ground floor. Furthermore, the overall size of the dwelling is such that it would be easily adaptable to meet Lifetime Homes standards. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Section raise no objection to the proposal and suggests that the proposal would be acceptable subject to conditions relating to tree/landscape survey to be submitted, implementation, protection details and a landscaping scheme. As such, the proposal is considered acceptable in landscape terms and therefore would comply with policy BE38 of the Hillingdon Unitary Development Plan

(Saved Polices, September 2007).

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 9m from the edge of the highway. There is sufficient space on the frontage to comply with this requirement and the proposal is thus considered acceptable in this respect.

7.16 Renewable energy / Sustainability

All the proposed habitable rooms would have an adequate outlook and source of natural light and therefore would comply with the SPD: HDAS: Residential Layouts: Section 4.9 and Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

A condition is proposed requiring sustainable drainage to the front driveway and the rear patio area.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Amended plans have been received which now accurately reflect the proposal and the site situation. It is considered that site levels and landscaping details could be dealt with by condition. The external staircase and front portico has been removed from the scheme and the roof has been redesigned and corrected. The floor depths have been altered and supporting beams in the basement are now shown. Any proposed garage would require a further application and the width of the building has been reduced by 1m. An education contribution is no longer required and any further subdivision of the property would require a further application. Given the concern about previous neighbour letters not being received site notices were displayed. Damage to neighbouring properties would be dealt with by the party wall act and any concerns regarding developments not built in compliance with the approved plans would be investigated by the Enforcement team. The remaining points are addressed in the full report.

7.20 Planning Obligations

None

7.21 Expediency of enforcement action

N/A

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the

Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

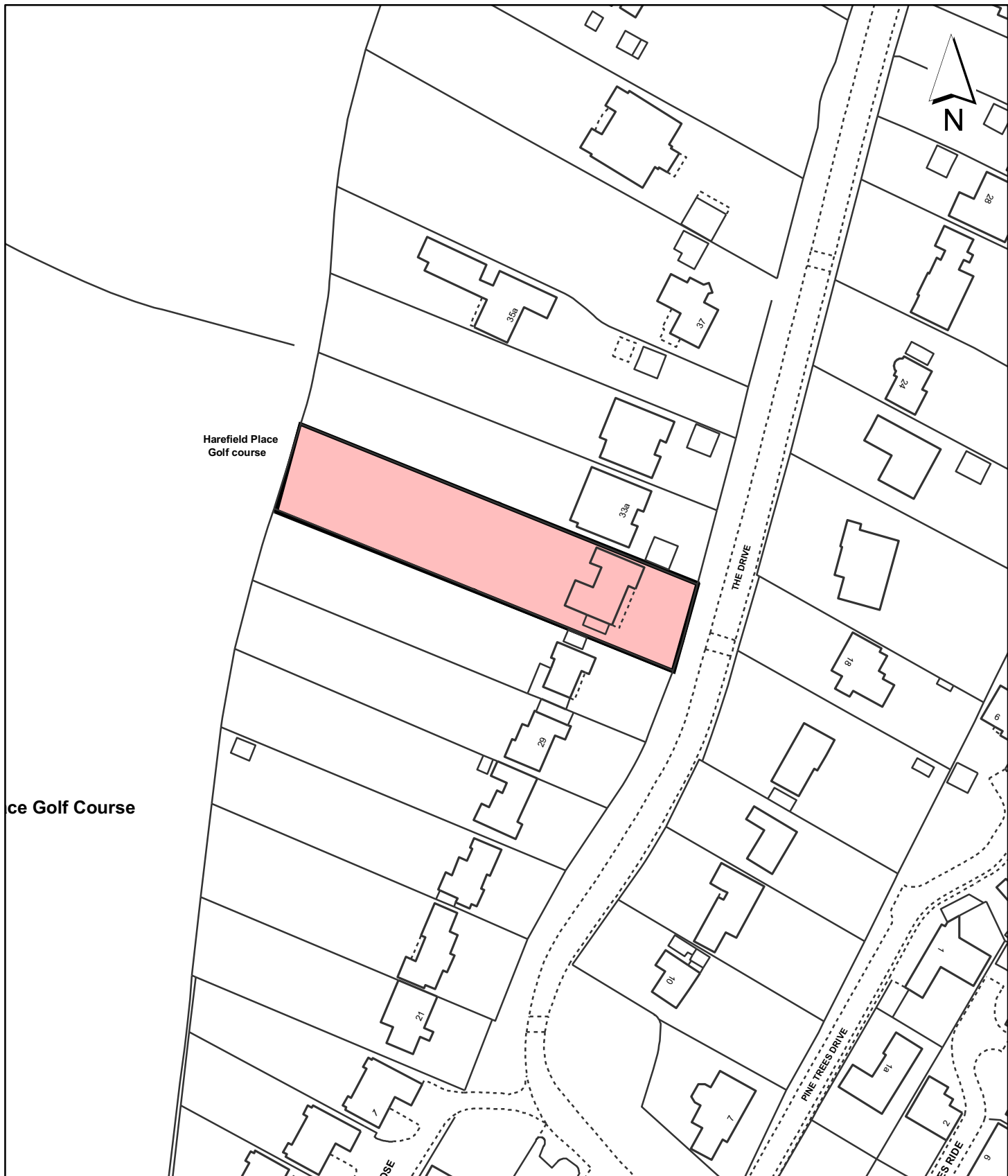
The proposal is to replace the existing two storey property with a more substantial dwelling. The site drops steeply away to the rear, and as such the property would appear three storeys from the rear. It is considered adequate space has been left to the sides to avoid a cramped appearance. Whilst a larger building is proposed on the site in terms of its size than the existing dwelling it is considered that the scale of the dwelling would not cause material harm to the residential amenities of the adjoining properties or the wider area. Therefore the proposal is considered to comply with the relevant adopted policies in the Unitary Development Plan and approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS: New Residential Layouts: July 2006
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**33 The Drive,
Ickenham**

Planning Application Ref:
4811/APP/2009/612

Planning Committee
North Page 56

Scale
1:1,250

Date
July 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Plans for North Planning Committee

6th August 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 57

Report of the Corporate Director of Planning & Community Services

Address 37 EDWARDS AVENUE RUISLIP

Development: Erection of 2, two storey three-bedroom semi-detached dwellings with associated parking and vehicular crossover, involving demolition of existing dwelling.

LBH Ref Nos: 65680/APP/2009/1264

Date Plans Received: 12/06/2009

Date(s) of Amendment(s):

Date Application Valid: 12/06/2009

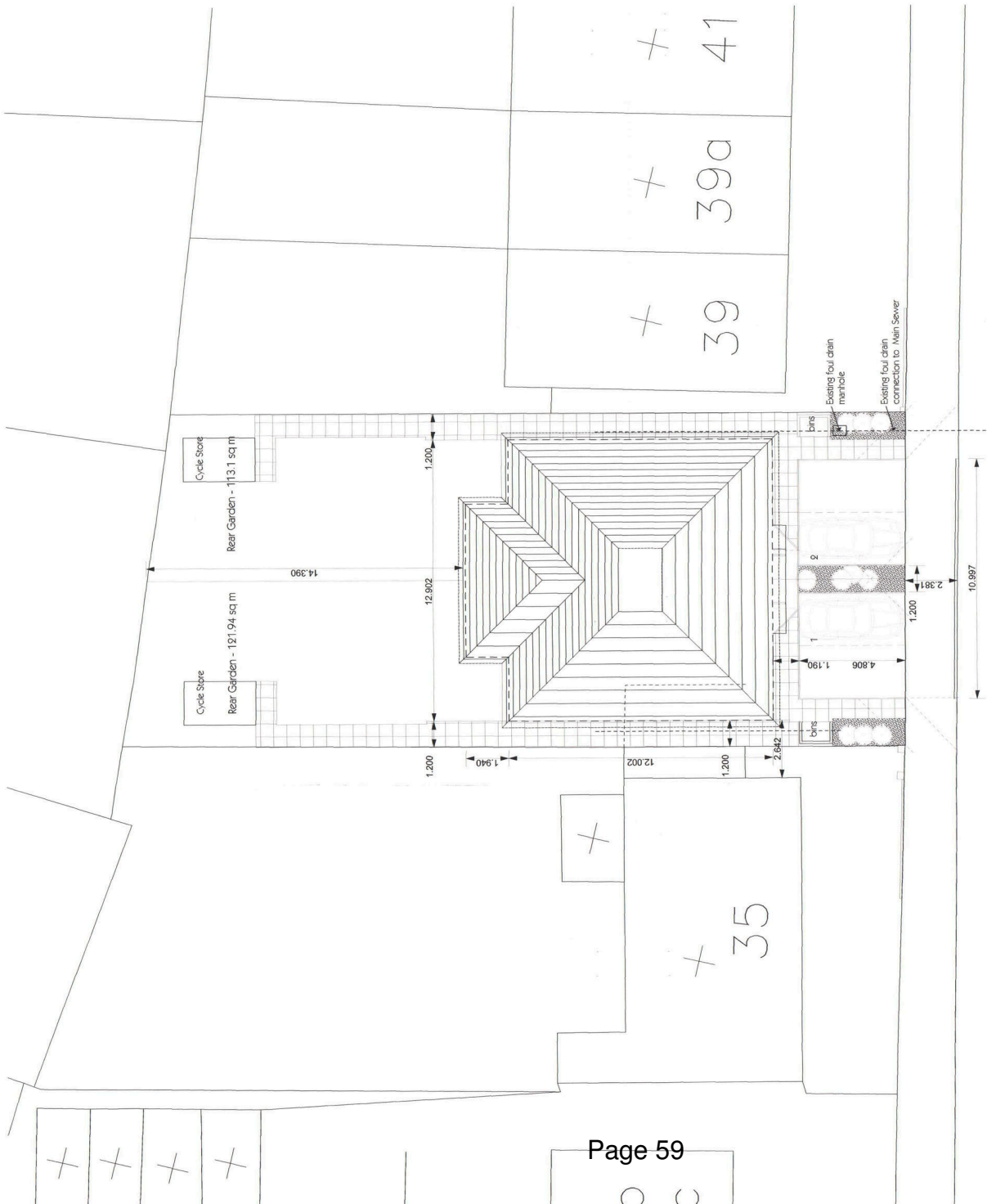


Location Plan - 1:1250



THE OFFICE OF THE ARCHITECT
 12 JUN 2008

Client	King Developments Ltd
Project	37 Edwards Avenue South Ruislip
Drawing	Site Plan and Location Plan
Scale	1:100 & 1:1250
Drawing No.	2008/110/102
Date	Dec 2008
Client	PFG Design Ltd
165 High Street Rickmansworth Herts WD3 1AY Tel: 01992 319193 Fax: 01992 319194 Email: info@pfgdesign.com	



Edwards Avenue

Site Plan - ~~1:100~~ 1:100



Existing Front Elevation

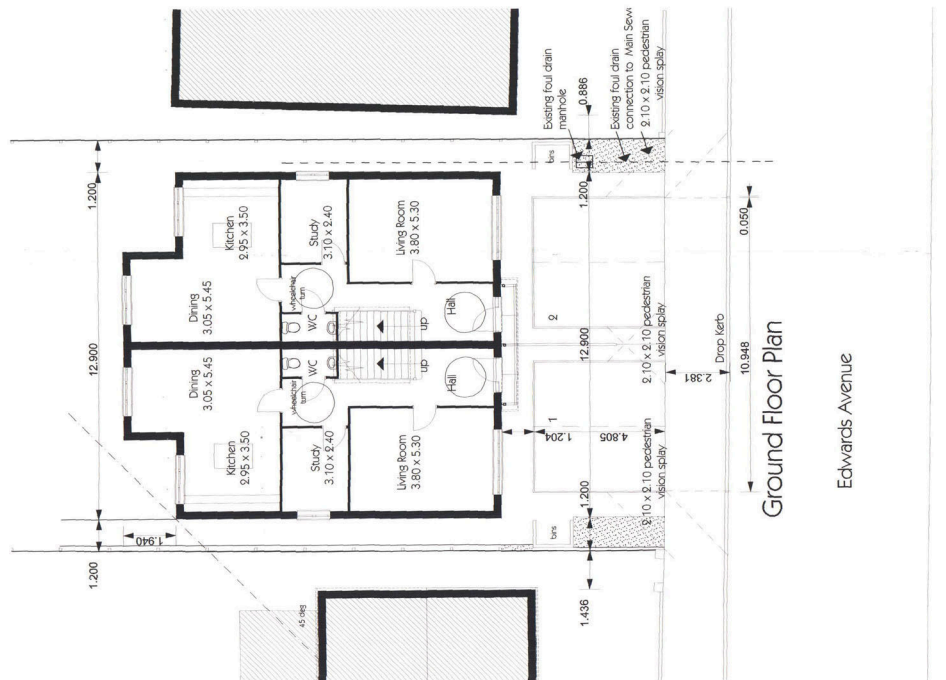


Existing Floor plan

Project 37 Edwards Avenue South Ruislip		Drawing Existing Bungalow - Floor plan and front elevation		PFG Design Ltd 165 High Street Rickmansworth Herts WD3 1AY		Copyright ©
Client King Developments Ltd						
Date Jan 2009	Scale 1:100	Drawing No. 9008/10/103				Tel. 01923 712151 Fax. 05600 498439 E-mail paul@pfgdesign.co.uk



First Floor Plan

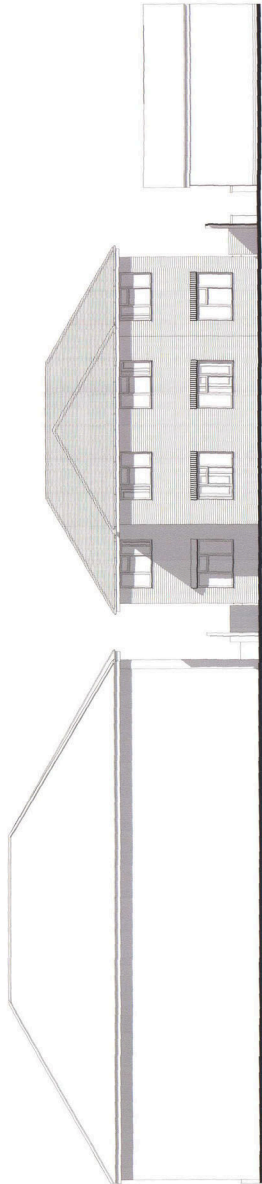


Ground Floor Plan

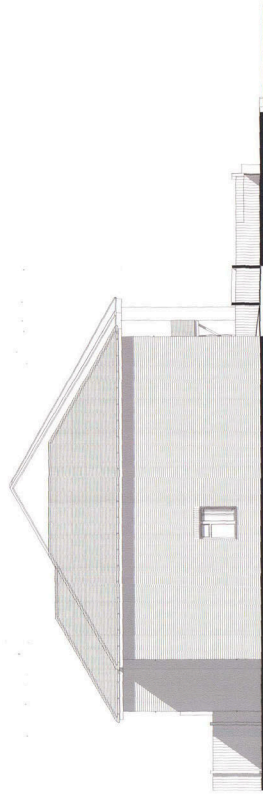
Edwards Avenue



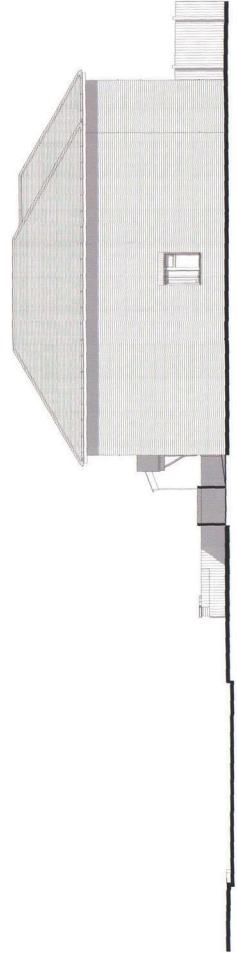
Front (South East Facing) Elevation



Rear (North West Facing) Elevation



Side (South West Facing) Elevation



Side (North East Facing) Elevation

Client King Developments Ltd		Drawing No. 2008/110/101	
Project 37 Edwards Avenue South Ruislip		Date Dec 2008	
Drawing Plans and Elevations			
Scale 1:100	Copyright © PFG Design Ltd		
145, High Street Ruislip, South WD3 1AY Tel: 01993 771033 Fax: 01993 664899 Email: info@pfgdesign.co.uk			



Notes

 Site boundary

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Site Address

**37 Edwards Avenue,
Ruislip**

Planning Application Ref:
65680/APP/2009/1264

Planning Committee
North Page 62

Scale
1:1,250

Date
July 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Details in compliance with conditions 2 (Materials), 3 (Boundary Treatments), 5 (Highways Details), 6 (Replacement Parking for 200-206 Eastcote Road), 7 (Survey of Existing Trees), 9 (Tree Protection), 10 (Landscape Scheme), 14 (Surface Water Drainage) and 19 (External Lighting) of planning permission ref: 10189/APP/2007/2954 dated 03/03/2008 (Proposed new access road from Eastcote Road to the boundary of R.A.F Eastcote to facilitate the redevelopment of R.A.F Eastcote for residential purposes).

LBH Ref Nos: 10189/APP/2009/1072

Date Plans Received:	18/05/2009	Date(s) of Amendment(s):	18/05/2009
Date Application Valid:	18/05/2009		15/06/2009

In accordance with the Construction Planning Regulations 2007 (CPR), the design drawings show the design of the proposed highway. The above are some but not all of the residual risks identified in the risk assessment. For a comprehensive list refer to the design risk assessment.

- LEGEND**
- ROAD TO BE ADOPTED
 - FOOTPATH / FOOTWAY TO BE ADOPTED AND 0.5m MAINTENANCE MARGIN
 - VERGE AND 0.5m MAINTENANCE MARGIN
 - ROAD GULLY AND TOWK CONNECTION TO BE ADOPTED
 - SITE BOUNDARY
 - KNOWS-DOWN BOLLARDS FOR EMERGENCY SERVICE VEHICLE ACCESS TO HELIXBOON BROUGH COUNCIL SPECIFICATION. (Orange location markers, 100mm high, black, 1500 high)
 - ROAD SUBJECT TO HELIXBOON BROUGH COUNCIL APPROVAL
 - DOUBLE YELLOW JAW ROAD MARKINGS (Diagram 1015) (Traffic sign number 549)

LUMINAIRE DATA

Luminaire A SHY/07/170/110/-22/244817 Lamp 50W-SOFT+
 Luminaire B SHY/07/170/110/-22/244817 Lamp 50W-SOFT+
 Luminaire C SHY/07/170/090/-22/244819 Lamp 70W-SOFT+

Key

- Luminaire A Column
- Luminaire B Column
- Luminaire C Column
- Beam Aiming Target
- Photometric Centre

No	Date	Description	Drawn	Checked	Appr.
F	14.05.09	Updated Highway Alignment to incorporate access road	WJH		
E	25.03.09	Updated S38 plan to add street lighting from Wimpsey through council	WJH		
D	20.03.09	Maintenance margin added to road 2 areas of junction between road 1 and road 2. Areas of public highway that removed following recent comments from Helixboon	WJH		
C	03.02.09	Storm Sewer outfall moved.	RFJ		

RSK GROUP PLC
 LAND & DEVELOPMENT ENGINEERING LTD

Taylor Wimpsey

Client: George Street (Helixboon) Ltd
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

RAF EASTCOTE RUISLIP

S38 AGREEMENT HIGHWAY ADOPTION PLAN SHEET 1 OF 2

Client: Taylor Wimpsey
 Project File: 130515
 Drawing No: 50-02.DWG
 Rev: F

Drawn	Check	Scale	Proj Size	Proj File	Drawing No.	Rev.
WMAJ	11.08	1:500	A1	130515	50-02.DWG	F



RAF Eastcote Access Road Landscape Proposals

ACD
Ecology
Arboreal
Landscape Architecture

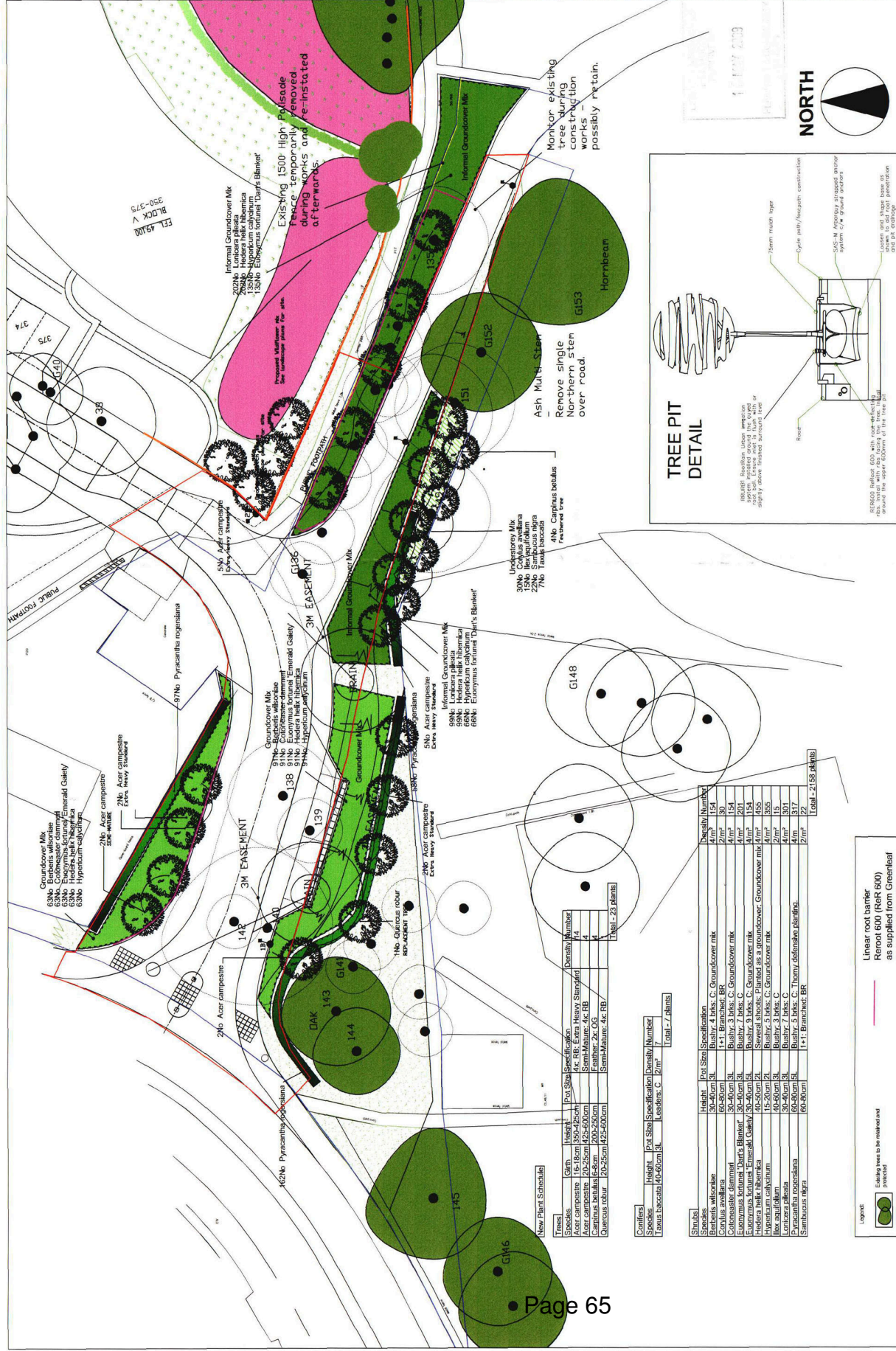
ACD Landscape Architects, The Old Byre, Rodstock Road, Lymington, Hampshire, W16 0JZ
Tel: 01666 822646 Fax: 01666 824654
ACD Arboriculture, Sunny Pines, Mill Lane, Godalming, Surrey, GU7 1BY
Tel: 01483 425714 Fax: 01483 424284
ACD Landscape Architects (Southampton), 145a West Quay Road, Southampton, Hampshire, SO9 4RT
Tel: 02380 251715 Fax: 02380 240767

Copyright © ACD Landscape Architects Ltd. All rights reserved.
This is a copy of the Contract Documents and the Act 1988 have been generally inserted, 01/2009, John Canshby/Helen Sawley/Jon Schofield/Andy Clarke/Annette Wells

client: **George Wimpey West London**
scheme: **RAF Eastcote Access Road Landscape Proposals**

date: **Sept '07** scale: **1:250@A2**
drawing no.: **WIM 16329 - 16**
drawn: **HCS** checked: **JC**

Rev	Date	Description
G	15.05.09	Planning & License Boundary Shown
F	14.05.09	Tree Officer comments
E	11.05.09	Client comments
D	09.05.09	Changes following survey
C	16.03.09	Client comments
B	16.03.09	Tree Officer comments and planting schedule
A	28.11.07	SPA comments and layout changes



SPECIFICATION

Forestry Commission Practice note 8.

All native species should be of local stock. Native trees and shrubs certified as British Native plant stock. All planting stock should comply with the Horticultural Trade Association National Plant specification.

All planting preparation, handling & maintenance should be in accordance with CPSE Code for Handling and Establishing plants.

All trees and shrubs to comply with BS 3936 Part 1: 1992, planted to BS 4043:1989 and BS 4428:1989.

Topsoil incorporated into planting beds to be gently mounded towards the centre of each bed to allow for settlement.

On completion of planting the whole area of the shrub bed shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark having first been prepared in accordance with the specification.

Free standing hedges shall have a 3 strand galvanised wire and tannalised softwood timber post fence, to BS 1722 Part 3:1973, erected along a line between the two rows of hedge plants.

NOTE: ALL EXISTING TREES AND HEDGES TO BE PROTECTED IN ACCORDANCE WITH BS 5837:2006 FOR THE DURATION OF THE CONSTRUCTION PERIOD.

Species	Height	Plant Size Specification	Density	Number	Total - 2158 plants
Stachys					
Berberis vulgaris	30-40cm	Bushy, 4 barks, C, Groundcover mix	4/m ²	154	
Acer campestre	30-40cm	Bushy, 3 barks, C, Groundcover mix	4/m ²	154	
Euonymus fortunei 'Doris Blanket'	30-40cm	Bushy, 7 barks, C	4/m ²	201	
Euonymus fortunei 'Emerald Gaiety'	30-40cm	Bushy, 3 barks, C, Groundcover mix	4/m ²	154	
Hebe x exoniensis	40-50cm	Semi-Mature, 4x: RB, C, Groundcover mix	4/m ²	154	
Hebe x exoniensis	40-50cm	Semi-Mature, 4x: RB, C, Groundcover mix	4/m ²	154	
Lilac sauriculata	40-60cm	Bushy, 3 barks, C	2/m ²	15	
Lonicera pilosella	30-40cm	Bushy, 7 barks, C	4/m ²	201	
Pyracantha rogersiana	60-80cm	Bushy, 3 barks, C, Thorny deciduous plantings	4/m ²	154	
Sambucus nigra	60-80cm	11x: Branched: BR	2/m ²	137	
Total					2158

- Linear root barrier Retrol 600 (RRR 600) as supplied from Greenleaf (Tel: 01424 717797)
- LB of Hillingdon Land (LICENSE)
- Planning Boundary
- Culline to adjacent site Landscape

Legend:

- Existing trees to be retained and protected
- Existing trees to be removed
- Proposed tree planting to be retained in situ and regular using in situ system
- Proposed tree planting to be removed in situ and regular using in situ system
- Proposed tree planting to be retained in situ and regular using in situ system
- Proposed tree planting to be removed in situ and regular using in situ system
- Proposed tree planting to be retained in situ and regular using in situ system
- Proposed tree planting to be removed in situ and regular using in situ system

COM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

The specific risks associated with the content of this drawing are considered to be:-
 RSK 1: Public right of way across construction site

In accordance with the Construction Design Regulations 2007, RSK USE LTD has undertaken a design risk assessment for the elements of work shown on this drawing. The assessment has been carried out in accordance with the design risk assessment. For a comprehensive list refer to the design risk assessment.

NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Engineers drawings.
2. All levels stated are in metres A.O.D.
3. For drainage layout see drawing no. 40-04.

KEY

- Raised DPC
- Exposed brickwork below DPC
- Retaining wall
- Proposed footing
- Existing footing
- Proposed level
- Existing level
- Fill and gradient
- House/flat finished floor level
- Garage/balcony finished floor level (level shown relative to front finished floor level)
- Step in finished floor level

NOTE: INFORMATION ON THIS DRAWING IS SUBJECT TO DETAILED DESIGN AND THEREFORE FURTHER AMENDMENTS.

Rev.	Date	Amendment	Drawn	Chk'd	App'd.
D	15.03.09	Existing existing volumes added, using existing and existing footings	RM/L		
C	29.07.09	Change volume boundaries to some levels, including existing footings	RM/L		

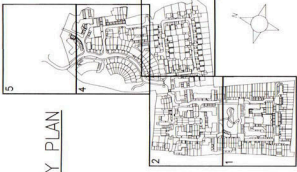
RSK GROUP PLC
 LAND & DEVELOPMENT ENGINEERING LTD
 Group Office: West Coast Link
 1000 West Coast Road
 Birmingham Business Park
 Birmingham B37 7YU
 Tel: 0121 717 2300
 Fax: 0121 717 2301
 Email: sales@rsk.co.uk
 Website: www.rsk.co.uk

Client: Taylor Wimpey plc
 Project Title: RAF EASTCOTE RUISLIP

Client	Drawn	Check'd	Approved	Date
IWS	05.08	NFJ	2008/0909	

Scale	Cont. Size	Dimensions
1:250	A1	

Project No.	Drawing No.	Drawing Title	Rev.
130515	40-02/05	SITE LEVELS	D



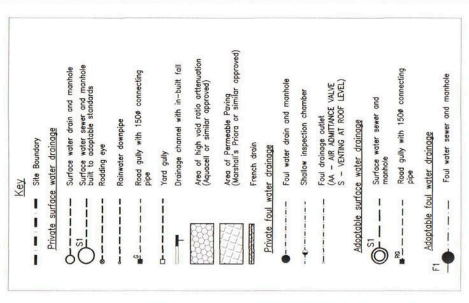
KEY PLAN



Any notes associated with the content of this drawing are considered to be:
 RSK 1: Public right of way across construction site.

In accordance with the Construction Design Regulations 2007, RSK LTD has determined a design risk assessment of the content of this drawing in line with the requirements of the Construction Design Management Regulations 2013. The assessment for a comprehensive list refer to the design risk assessment.

Notes:
 1. For notes see drawing no. 40-04-01



No.	Date	Amendment	Drawn	Chk.	Appt.
I	14.02.09	Highway access drainage modified (WJ) to show 750 900 90 35RS.	WJ		
J	15.02.09	Foulwater manholes renumbered.	WJ		
K	11.02.09	Sewer connections labelled	NFJ		
L	03.02.09	Concrete surround added	WJ		
M	03.02.09	Manhole cover to be replaced with 'S' type cover.	WJ		
N	02.02.09	14M551 & SW 01401 pipes revised (NFJ) to Thomas Water comments	NFJ		

RSK GROUP PLC
 LAND & DEVELOPMENT ENGINEERING LTD
 18 Elmwood Road, Tel: +44 (0)1473 837000
 Haverhill Bedfordshire, UK. Tel: +44 (0)1473 837000
 (01473) 837000
 Email: info@rsk.co.uk

Client: Taylor Wimpey plc
 Design Project: RAF Eastcote
 18 Elmwood Road, Tel: +44 (0)1473 837000
 Haverhill Bedfordshire, UK. Tel: +44 (0)1473 837000
 (01473) 837000
 Email: info@rsk.co.uk

Project Title: RAF EASTCOTE
 RUISLIP

Drawing Title: SITE DRAINAGE
 Sheet 5 of 5

Drawn	Date	Checked	Date	Approved	Date
IMS	04.08	NFJ	2008/2009	NFJ	27.01.09

Scale: 1:250
 Drawing File: 130515
 Drawing No.: 40-04/05
 Rev: K



CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

The specific risks associated with the content of this drawing are considered to be--

In accordance with the Construction Design Regulations 2007, RSK IDE LTD has undertaken a design risk assessment for the elements of work shown on this drawing. The above are some but not all the residual risks identified in the risk assessment. For a comprehensive list refer to the design risk assessment.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.



LAND & DEVELOPMENT ENGINEERING LTD

18 Fringford Road
 18 Fringford Road
 Henley on Thames
 Henley on Thames
 Oxfordshire
 United Kingdom
 Tel: +44 1492 837500
 Fax: +44 1492 837550
 Email: kbs@rsk.co.uk
 Web: www.rsk.co.uk

Client

George Wimpey (West London) Limited
 1 Brook, Hangerstone, R227 PPO
 Henley on Thames, Oxfordshire
 Telephone 01235 760066
 Fax 01235 760066

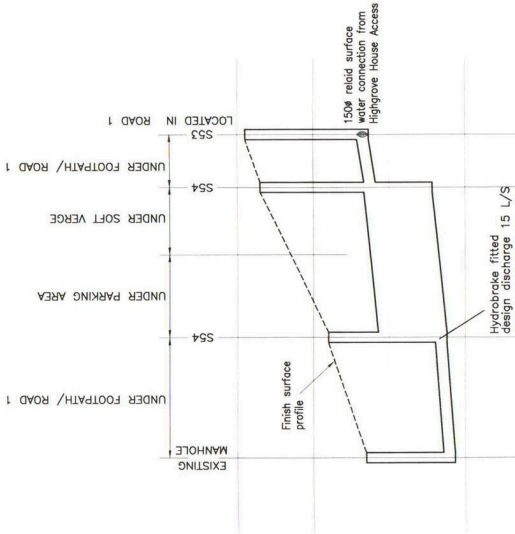
Project Title

RAF EASTCOTE
 RUISLIP

Drawing Title

S53 - EXISTING MANHOLE
 STORM WATER
 SEWER LONG SECTION

Drawn	Date	Checked	Date	Approved	Date
WMJ	15.05.09				
Scale	1:50 V 1:500H	Orig Size	A2	Dimensions	m
Project No.	130515	Drawing File			
Drawing No.	40-03/9	Rev.			A



DATUM 43.000

PROPOSED FINISHED LEVEL	45.300	45.300	45.270	45.180	44.430	46.900	46.900	46.900
STORMWATER COVER LEVEL	45.300	45.800	44.240	44.430	45.180	46.900	46.900	46.900
STORMWATER INVERT	44.130	44.240	44.240	44.430	45.180	46.900	46.900	46.900
STORMWATER DETAILS								
STORMWATER LENGTHS		16.000				20.000		7.750

NOTES

- 1) This drawing is to be read in conjunction with the Standard Details, the layouts, schedules and specification for this project.
- 2) Pipe sizes are stated in millimetres and levels are shown in metres A.O.D.
- 3) All pipes to have flexible joints with granular bedding (Class S) unless stated otherwise. Where 150mm concrete bed and surround is specified the concrete must be broken at the joint positions by the insertion of a "flexcell" collar.
- 4) Connections to existing sewers are to be "SOFFIT TO SOFFIT" unless noted otherwise.
- 5) All vitrified clay pipes to be EXTRA STRENGTH to BS: EN295

The specific risks associated with the content of this drawing are identified in the table below.

In accordance with the Construction Design Regulations 2007, RSK Ltd LTD has undertaken a design risk assessment for the elements of work shown on this drawing. The design risk assessment table is located in the Appendix and the assessment for a comprehensive list refer to the design risk assessment.

NOTES:

- 1) This drawing is to be read in conjunction with the Standard Details, the layouts, schedules and specification for this project.
- 2) A + 1% gradient represents a rise of 1m in 100m.
- 3) Left and right hand channels are on the left and right hand looking along the road.
- 4) A level at any point 'x' m from the start of a vertical curve is given by the formula—
Level at 'x' = Level @ start of the curve + $\frac{Ax}{100}$ — $\frac{(A-B)x^2}{200L}$
where A and B are the gradients at the start and end of the curve respectively and having the signpost signs +/- as shown in the drawing.
- 5) LHG and RHG indicates a left and right hand gully respectively.
- 6) Pipe sizes are stated in millimetres and levels are shown in metres A.O.D.
- 7) All pipes to have flexible joints with granular bedding. Concrete pipes shall be made of 150mm concrete to be placed at the joint positions by the insertion of a "Trencher" colour-coded cover.
- 8) Pipes to be installed in trenches are to be "SOFT" TO SUPPORT unless noted otherwise.
- 9) All vitrified clay pipes to be EXTRA STRENGTH to BS EN285
- 10) 'x%' indicates a change of gradient and is calculated from the formula—
 $x = \frac{100 \times (L_1 - L_2)}{L}$
where A and B are as in Note 4 above.
- 11) Existing levels to be confirmed on site prior to commencement of works.
- 12) Concrete pipes to BS 5911

Rev.	Date	Description	Drawn	CHK'd	App'd
P3	05.11.08	High pressure drainage added	WJU	NFJ	NFJ
P4	13.11.08	Added gas main to section	WJU	NFJ	NFJ
A	22.01.09	Change annotation list	WJU	NFJ	NFJ
B	16.02.09	Four pipe manholes recommended to suit construction	WJU	NFJ	NFJ
C	14.05.09	Finalize manholes, change manhole and sumps on long section 40'-03'-09"	WJU	NFJ	NFJ



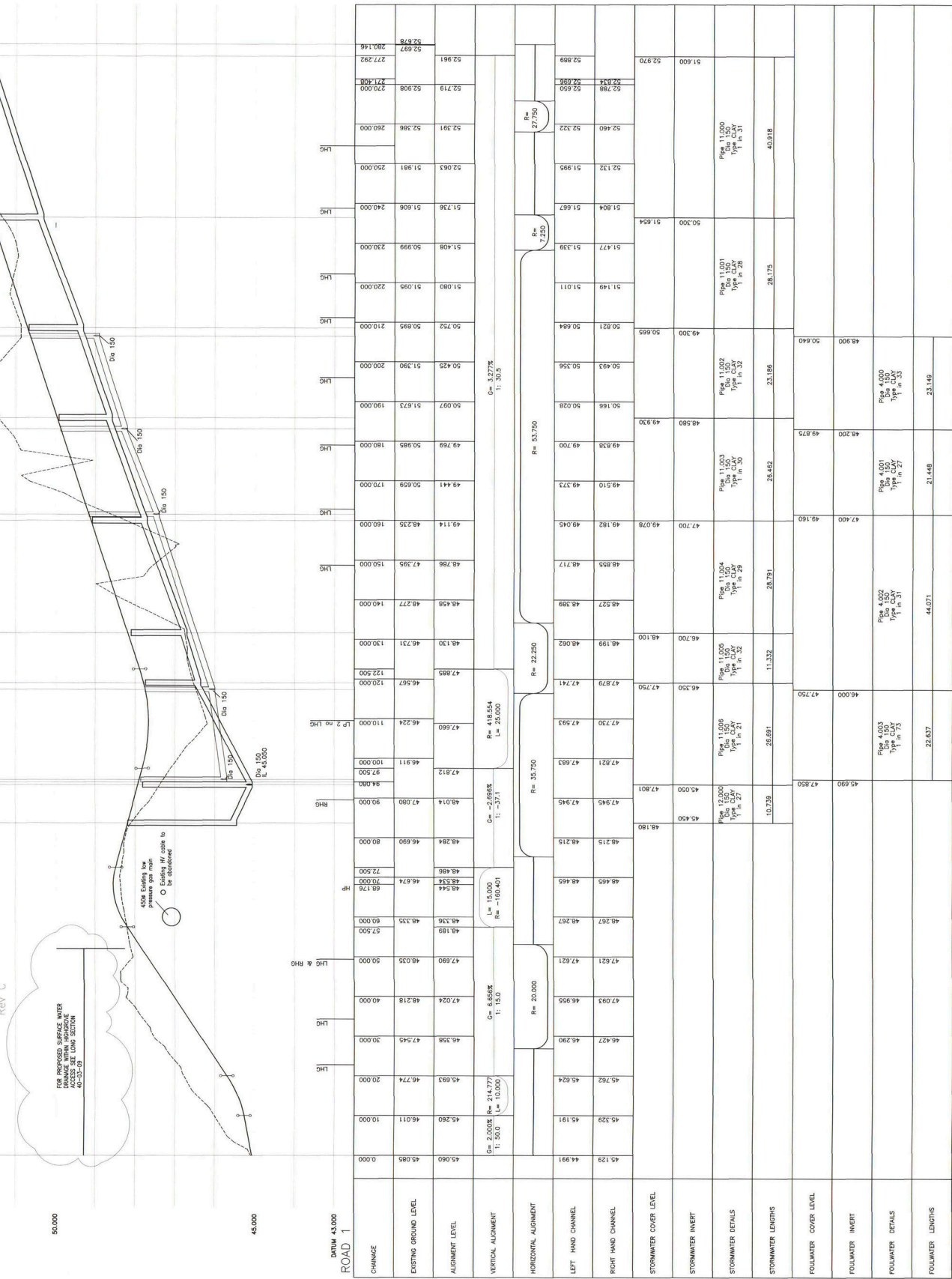
Client
Taylor Wimpey

Project Title
**RAF EASTCOTE
RUISLIP**

Drawing Title
**LONGITUDINAL SECTION
ROAD 1
SHEET 1 OF 6**

Drawn By	Checked By	Issue No.	Issue Date
IWS	NFJ	2008/2009	NFJ 26.01.09

Scale	Drawing File
1:50V 1:500H	A1
Project No.	Drawing No.
130515	40-03/1
Rev.	C



RAF EASTCOTE RUISLIP TREE PROTECTION PLAN

ACD
ARBOREAL CULTURE
CONSULTANCY

SURREY PLACE, MILL LANE, OGDONING, SURREY GU1 1EY TEL: 01483 429174 FAX: 01483 424894

GEORGE WIMPEY

NO	REVISION	DATE	BY
F	TREES NOT SHOWN REMOVED	14/06/20	WIM
D	TREES 15% LARGER	09/06/20	WIM
C	REVISED LAYOUT	09/06/20	WIM
B	REVISED LAYOUT	09/06/20	WIM
A	REVISED LAYOUT	09/06/20	WIM
REV	DATE		DRAWN



ID	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION
001

ID	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION	PROTECTION
002

LEGEND

- Green circle: Existing Tree
- Yellow circle: Change Tree
- Red circle: New Tree
- Blue circle: Empty Street
- Green square: Trees to be retained
- Yellow square: Retention Category (R1)
- Orange square: Retention Category (R2)
- Red square: Retention Category (R3)
- Green rectangle: Complete Protection (CP)
- Yellow rectangle: Partial Protection (PP)
- Red rectangle: No Protection (NP)

INDICATIVE CROSS-SECTION OF TREE PROTECTION

PURPOSES & SCOPE OF DEVELOPMENT

- Site layout as shown.
- Site layout as shown.
- Site layout as shown.
- Site layout as shown.
- Site layout as shown.
- Site layout as shown.

RESTRICTIONS ON TREE PROTECTION MEASURES

- The site is to be developed in accordance with the approved plans.
- The site is to be developed in accordance with the approved plans.
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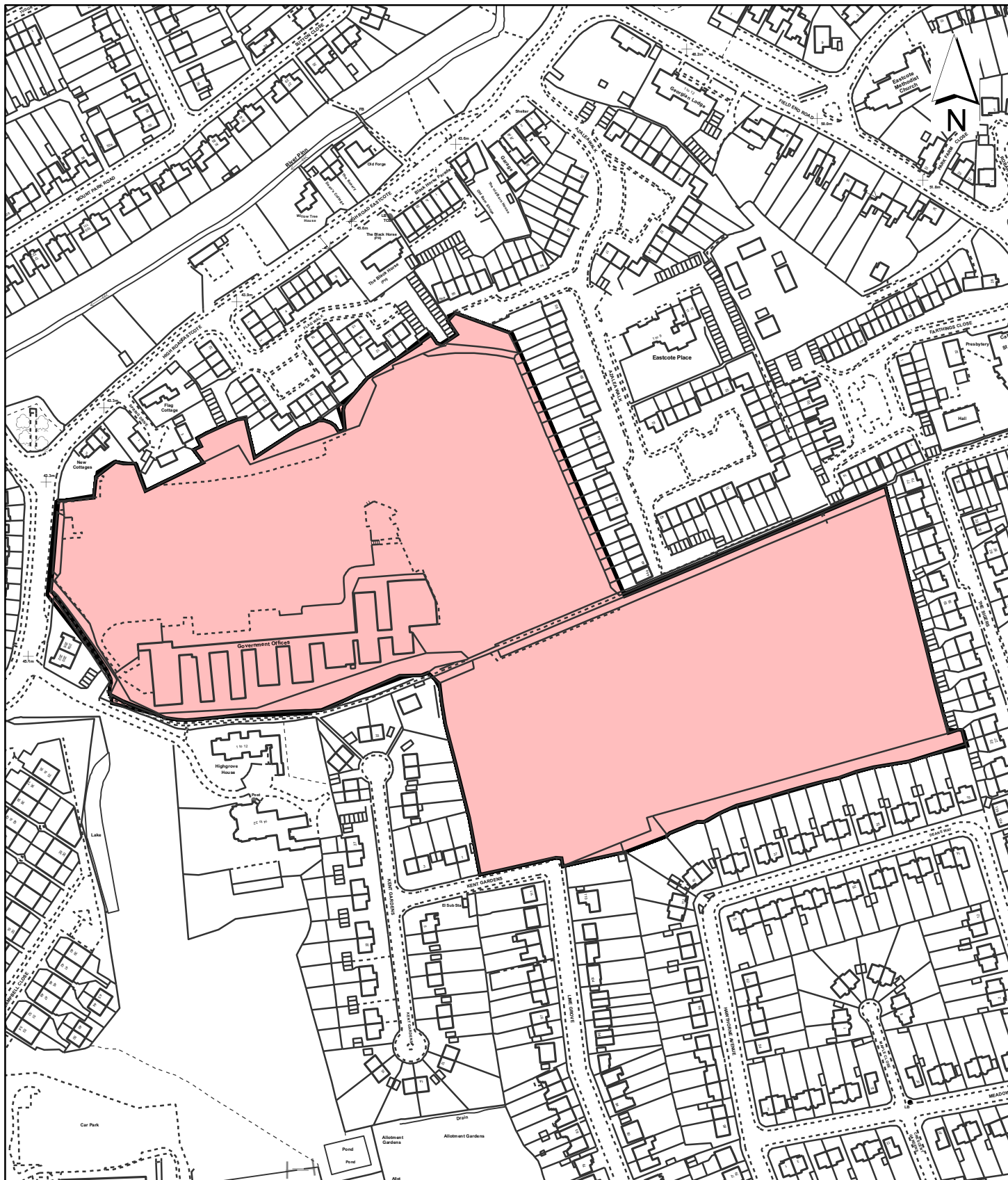
INDICATIVE SECTION OF TYPICAL TREE PROTECTION (TYP)

TREE PROTECTION SIGNAGE


- Tree Protection Signage (TPS) to be installed at the base of the tree.
- TPS to be installed in accordance with the approved plans.
- TPS to be installed in accordance with the approved plans.
- TPS to be installed in accordance with the approved plans.
- TPS to be installed in accordance with the approved plans.
- TPS to be installed in accordance with the approved plans.

Tree Protection Details

ACD ARBOREAL CULTURE CONSULTANCY



Notes

 Site boundary

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Site Address

**RAF Eastcote, Lime Grove,
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:
10189/APP/2009/1072

Scale
1:2,871

Planning Committee
North Page 71

Date
July 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 33 THE DRIVE ICKENHAM

Development: Two storey six-bedroom dwelling with habitable roofspace and basement area

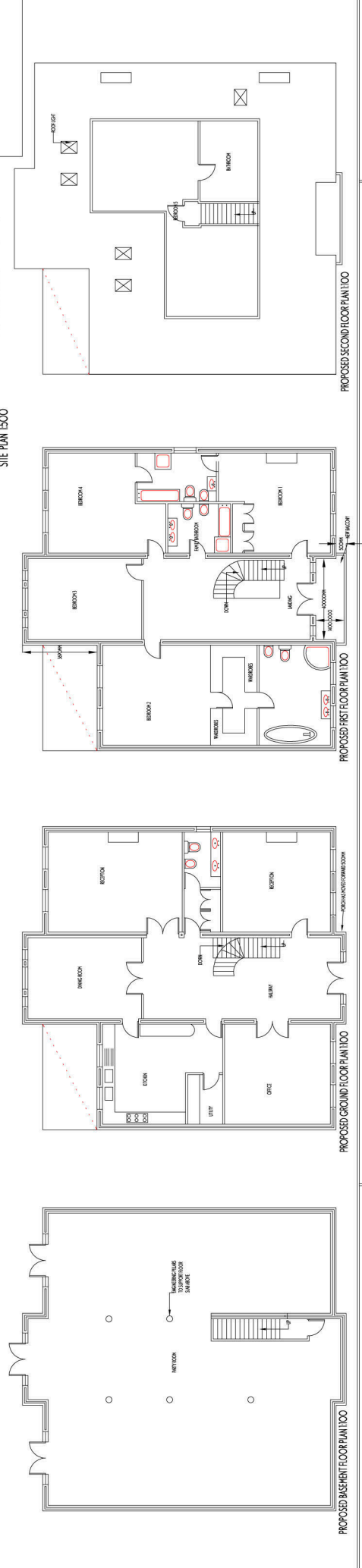
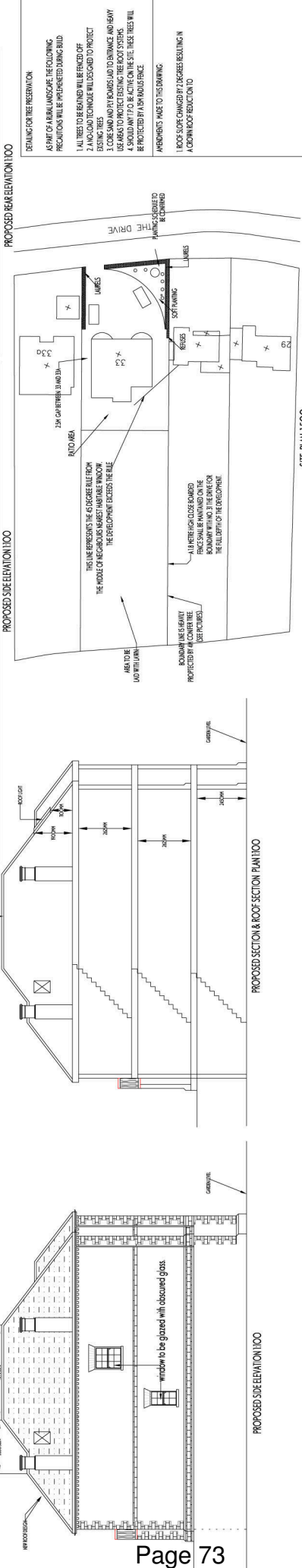
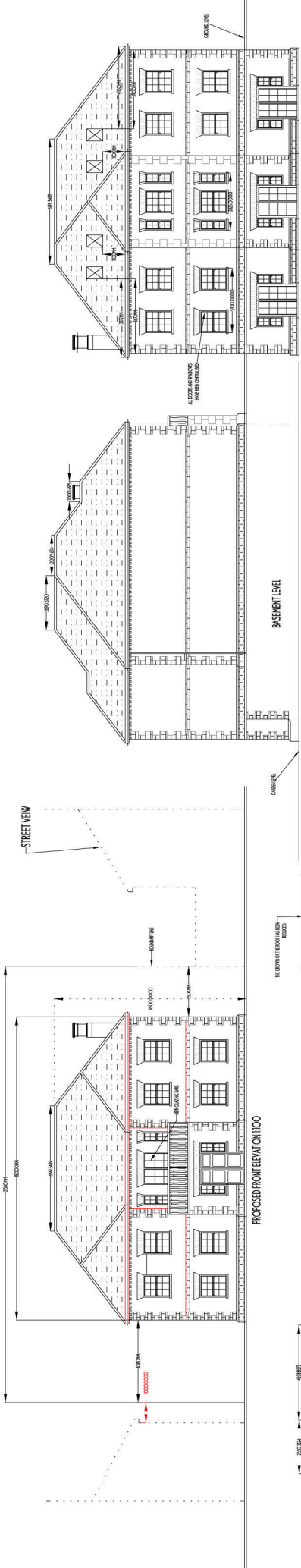
LBH Ref Nos: 4811/APP/2009/612

Date Plans Received: 26/03/2009

Date(s) of Amendment(s): 26/03/2009

Date Application Valid: 23/04/2009

26/06/2009



DETAILING FOR TREE PRESERVATION
 AS PER OUR RECOMMENDATIONS THE FOLLOWING PRECAUTIONS WILL BE IMPLEMENTED DURING BUILD:
 1. ALL TREES TO BE MAINTAINED WILL BE FENCED OFF
 2. A HO-LOAD TECHNIQUE WILL BE USED TO PROTECT EXISTING TREES TO PREVENT ROOTS FROM BEING DAMAGED BY EXCESSIVE WEIGHT AND LOADS
 3. ALL TREES TO BE MAINTAINED WILL BE PROTECTED BY A HO-LOAD TECHNIQUE TO PREVENT ROOTS FROM BEING DAMAGED BY EXCESSIVE WEIGHT AND LOADS
 4. SHOULD ANY TO BE ACTIVE ON THE SITE, THESE TREES WILL BE PROTECTED BY A HO-LOAD TECHNIQUE
 5. ALL TREES TO BE MAINTAINED WILL BE PROTECTED BY A HO-LOAD TECHNIQUE TO PREVENT ROOTS FROM BEING DAMAGED BY EXCESSIVE WEIGHT AND LOADS
 6. SHOULD ANY TO BE ACTIVE ON THE SITE, THESE TREES WILL BE PROTECTED BY A HO-LOAD TECHNIQUE
 7. ALL TREES TO BE MAINTAINED WILL BE PROTECTED BY A HO-LOAD TECHNIQUE TO PREVENT ROOTS FROM BEING DAMAGED BY EXCESSIVE WEIGHT AND LOADS
 8. SHOULD ANY TO BE ACTIVE ON THE SITE, THESE TREES WILL BE PROTECTED BY A HO-LOAD TECHNIQUE
 9. ALL TREES TO BE MAINTAINED WILL BE PROTECTED BY A HO-LOAD TECHNIQUE TO PREVENT ROOTS FROM BEING DAMAGED BY EXCESSIVE WEIGHT AND LOADS
 10. SHOULD ANY TO BE ACTIVE ON THE SITE, THESE TREES WILL BE PROTECTED BY A HO-LOAD TECHNIQUE

DISCLAIMER:
 THESE ARE THE PLANNING DRAWINGS AND SHOULD NOT BE USED FOR STRUCTURAL CALCULATIONS OR ANY ENGINEERING PURPOSE.

DATE: JANUARY 2009
SCALE: 1:100 / 1:500 / 1:500 / 1:500
DRAWING NUMBER: MS / S8 / 23 / 09A

REVISION DATES:
 MARCH 2009
 JUNE 2009
 2ND JUNE 2009 - MS
 10TH JUNE 2009 MS / S8 / DS

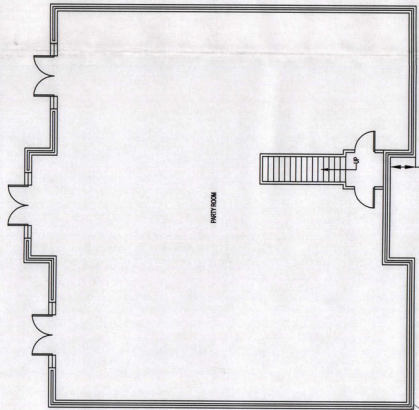
CLIENT:
 REPLACEMENT DWELLING

SITE ADDRESS:
 33 THE DRIVE
 GERRARDS CROSS
 MIDDLESEX
 UB8 3AF

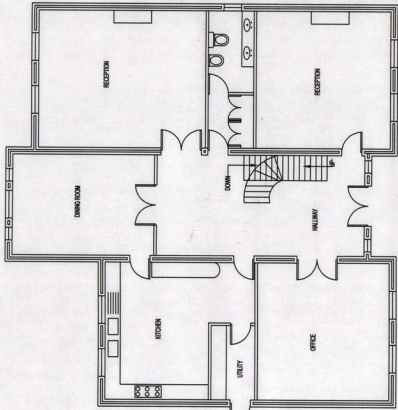
NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Landmark Designs Ltd. Prior to commencement of works. No alteration from these drawings without the written agreement of Landmark Designs Ltd. unless agreed in writing with Landmark Designs Ltd. commencing

LANDMARK DESIGNS LTD.
 THE PILLARS □ SLADE OAK LANE □ GERRARDS CROSS SL9 0QE □ TEL: 01895 832560 FAX: 01895 832360 □

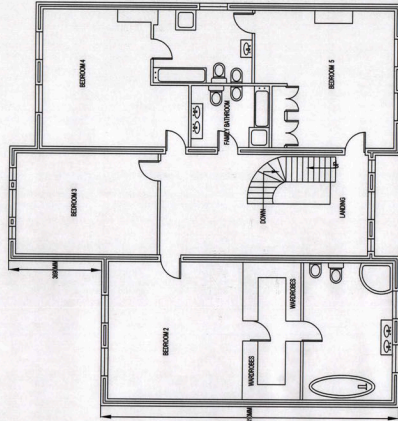
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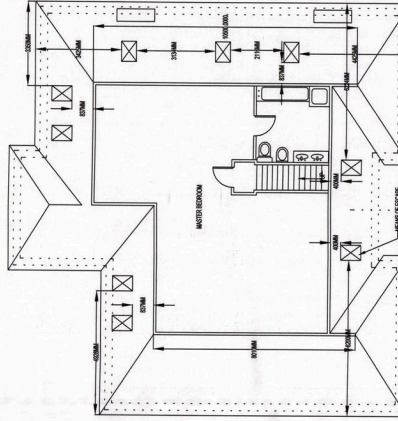
PROPOSED BASEMENT FLOOR PLAN 1:100



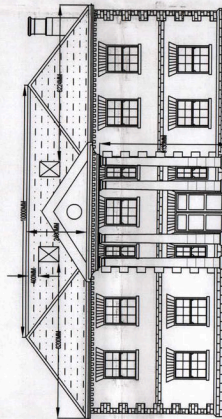
PROPOSED GROUND FLOOR PLAN 1:100



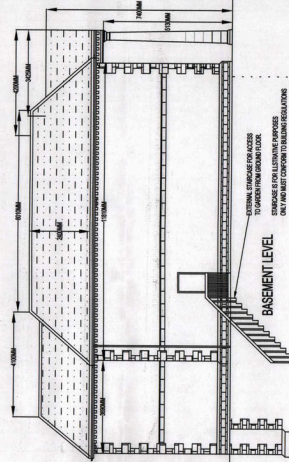
PROPOSED FIRST FLOOR PLAN 1:100



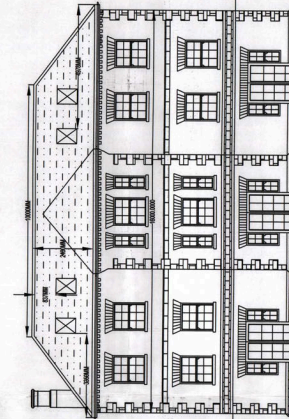
PROPOSED SECOND FLOOR PLAN 1:100



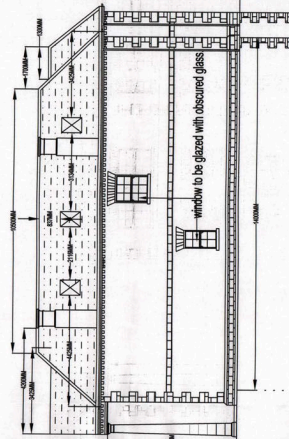
PROPOSED FRONT ELEVATION 1:100



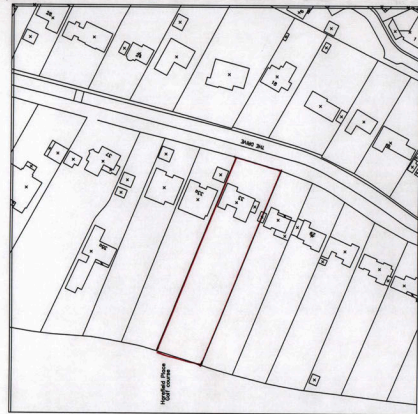
PROPOSED SIDE ELEVATION 1:100



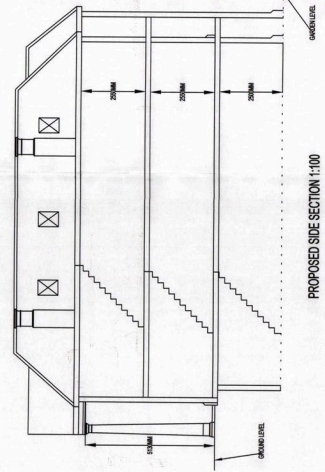
PROPOSED REAR ELEVATION 1:100



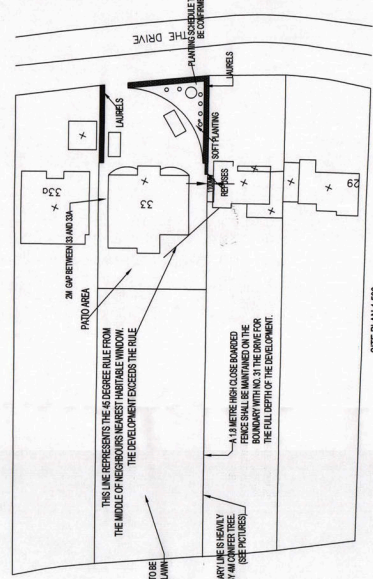
PROPOSED SIDE ELEVATION 1:100



LOCATION PLAN 1:1250



PROPOSED SIDE SECTION 1:100



SITE PLAN 1:500

NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Landmark Designs Ltd. Penry will (etc) act 1997 to be agreed with adjoining neighbours prior to commencing.

SITE ADDRESS:
 33 THE DRIVE
 ICKENHAM
 MIDDLESEX
 UB10 8AF

DESCRIPTION:
 NEW BUILD

CLIENT:

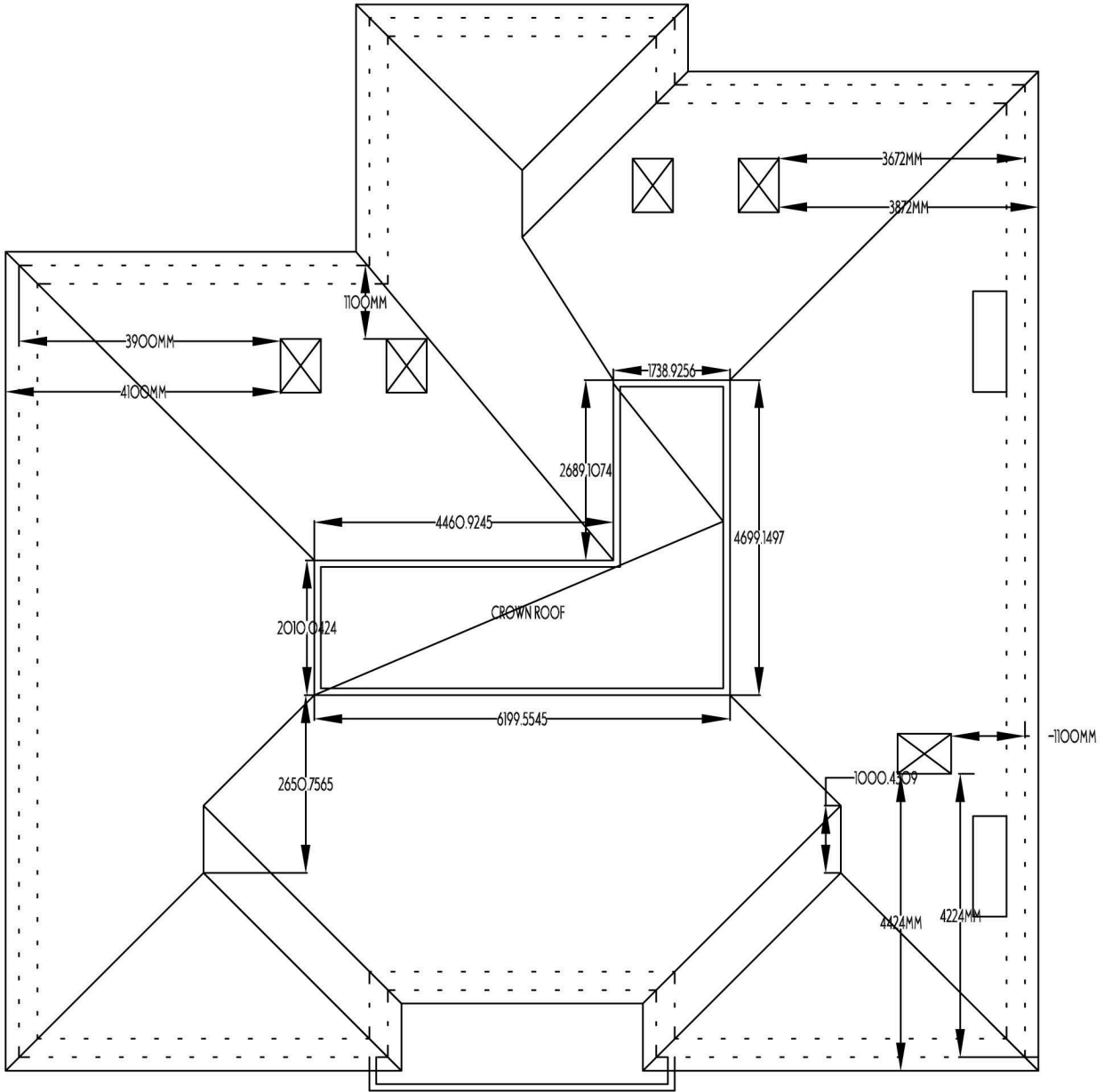
REVISION DATES:
 MARCH 2009

DATE: JANUARY 2009

SCALE 1:100/1250/500/50

DRAWING NUMBER: MS/SE/33/09MAR

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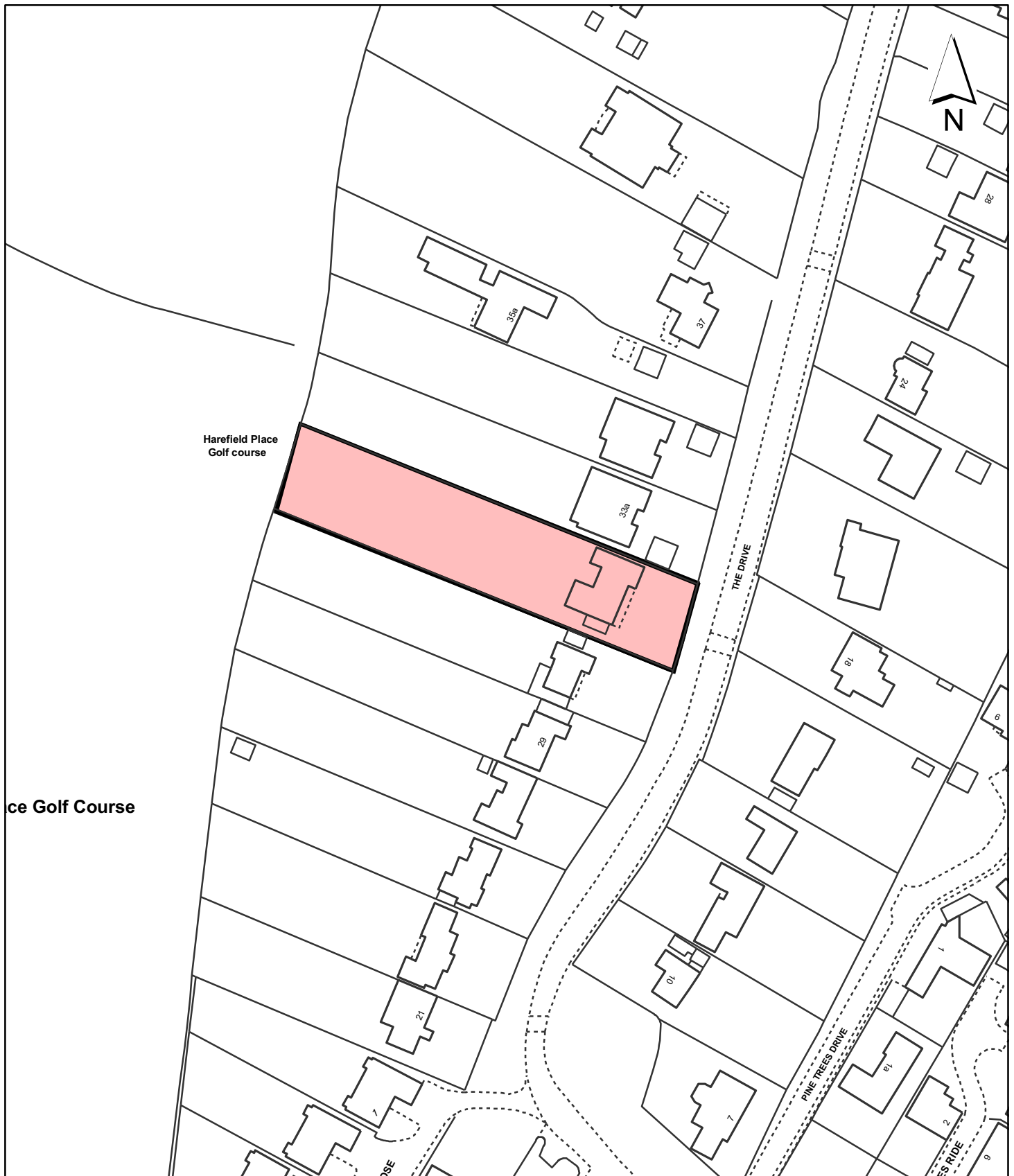
DESCRIPTION:
ROOF PLAN.

SITE ADDRESS:
33 THE DRIVE
ICKENHAM
MIDDLESEX
UB10 8AF


LANDMARK DESIGNS LTD
THE PILLARS
SLADE OAK LANE
GERRARDS CROSS
SL OQE

DATE: 26TH JUNE 09
SCALE: 1:100

DRG NO:
MS/SB/33/09C



Notes

 Site boundary

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Site Address	
33 The Drive, Ickenham	
Planning Application Ref:	Scale
4811/APP/2009/612	1:1,250
Planning Committee	Date
North Page 76	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON
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