



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY 12 SEPTEMBER  
2017

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

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor John Morgan (Vice-Chairman)  
Councillor Jem Duducu  
Councillor Duncan Flynn  
Councillor Raymond Graham  
Councillor Henry Higgins  
Councillor Manjit Khatra  
Councillor John Oswell  
Councillor Jazz Dhillon

**Published:** Monday 4 September 2017

**Contact:** Anisha Teji  
**Tel:** 01895 277655  
**Email:** [ateji@hillington.gov.uk](mailto:ateji@hillington.gov.uk)

This Agenda is available online at:  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

*Putting our residents first*

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

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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

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



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

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

## *Travel and parking*

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

## *Accessibility*

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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

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

## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

## About the Committee's decision

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

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

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

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

# Agenda

---

## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

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

### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	31 Frithwood Avenue 8032/APP/2017/1671	Northwood	Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)  <b>Recommendation: Refusal</b>	7- 20 82 - 91
7	Midhurst Cottage, High Road 73006/APP/2017/2414	Northwood Hills	Single storey rear extension.  <b>Recommendation: Approval</b>	21 - 30 92 - 98

---

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	21 Eastcote Road 28723/APP/2017/2067	Eastcote & East Ruislip	Part two storey, part single storey rear extension, creation of basement level and change of use of first floor from Use Class C3 to Use Class D1 for use as a surgery, alterations to elevations and parking.  <b>Recommendation: Refusal</b>	31 - 50 99 - 103
9	Land at Rear of 2 Old Hatch Manor 12162/APP/2017/2112	Eastcote & East Ruislip	Two storey, 3-bed detached dwelling with associated amenity space.  <b>Recommendation: Refusal</b>	51 - 68 104 - 112
10	514 Victoria Road 72489/APP/2017/2343	South Ruislip	Variation of condition 2 (Approved Plans) of planning permission ref: 72489/APP/2017/43 dated 23/05/2017 to alter the design and layout of the building .(Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations).  <b>Recommendation: Approval</b>	69 - 80 113 - 123

This page is intentionally left blank

# Agenda Item 3

## Minutes



NORTH Planning Committee

23 August 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jazz Dhillon Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, John Morse and John Oswell</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor), Edward Oteng (Strategic and Major Applications Manager), Liz Penny (Democratic Services Officer), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement)</p>
55.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Khatra and Councillor Morse was substituting.</p>
56.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Flynn declared a non-pecuniary interest in item 9 and stated that he acted for a coffee chain in his professional career therefore would not be voting on that item.</p> <p>Councillor Oswell declared a non-pecuniary interest in the enforcement item on the agenda.</p>
57.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 2 August 2017 were agreed.</p>
58.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
59.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be considered in public and items marked Part II would be considered in private.</p>
60.	<p><b>52 FIELD END ROAD - 4913/APP/2016/4358</b> (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application which sought to erect a 3-bed detached dwelling</p>

and to convert a dwelling house into 2 self-contained units.

A petitioner spoke in objection to the application stating that residents had two primary concerns. The first concern related to the proposed 'garden house'. The petitioner stated that some residents of The Sigers would be overlooked by the new development and would also inevitably be overlooking the new garden property themselves. The petitioner also stated that, according to the planning officer's report, the distance between the proposed garden house and The Sigers properties was approximately 21m which was the minimum distance required. The second concern related to the conversion of the main house into two flats. The petitioner claimed that conversions of this kind were proliferating in the area at the expense of larger houses. It was suggested that further reasons for refusal could therefore be added to the decision notice.

The applicant addressed the Committee stating that the division of the existing house into two flats appeared to meet all the Local Authority requirements so he wanted to focus on the new build. The applicant advised that he had sought pre-application advice and the position and design of the development was as proposed by the Planning Officer. It was claimed that the Planning Officer had stated in a report to the applicant that he had no objections in principle either to the proposed conversion of the main house or to the garden house. One of the concerns raised related to the back drop to the listed Tudor Lodge Hotel. The applicant referred to the row of mature trees on the boundary with the Hotel and stated that there was scope to plant more trees to increase the density. It was stated that the proposed new build would be further away from the Hotel than the existing Hotel annex and the trees would provide some shielding. An arboricultural report had been received advising that the works could be carried out without damage to the existing trees. The applicant also claimed that his neighbours would experience no more overlooking than he currently did in his own garden and commented that the proposed development would not be detrimental to the current street scene. The development was intended for the use of the applicant's family members only so they would not be forced to move out of the area.

The applicant was informed that, if he felt dissatisfied with the pre-application advice provided, this was a separate issue and would need to be raised with the planning department at a later stage.

The Head of Planning addressed the points raised and stated that the 21m limit had definitely been met in this case, but this meant that the proposed development would be very close to the boundary with the trees. It was confirmed that the trees had a very important role in screening the development from the Grade II listed Hotel. It was further stated that an arboricultural report had not formed part of the pre-application advice provided. It had subsequently become apparent that there were substantial root systems which extended into the rear garden and it was confirmed that the proposed development would heavily encroach on the root system. Members were informed that no significant changes to the front elevation of the main property were proposed. The Head of Planning did not believe that any additional reasons for refusal could be added to the report.

The Committee moved, seconded and unanimously voted to refuse the application.

**RESOLVED: That the application was refused.**



61.	<p><b>197 FIELD END ROAD - 22149/APP/2017/2101</b> (<i>Agenda Item 7</i>)</p> <p>Officers presented the application and highlighted the addendum. Members were informed that this was a retrospective planning application for the retention of roller shutters already in place. Attention was drawn to the close proximity of a conservation area.</p> <p>A representative of the petitioners spoke in objection to the application stating that a petition with 213 signatures had been submitted together with 50 letters of objection. It was felt that the shutters were inappropriate due to their colour, size and bulk. The petitioner referred to the area behind the shutters used for trolleys and boxes and stated that food and other consumables were also being stored there. The area was exposed during opening hours which lead to overspill onto the pavement and created health and safety issues for passing pedestrians. The petitioner had understood that the application related solely to the side shutters and the storage area behind but had now been lead to believe that it also referred to the front of the shop. She requested that this point be clarified. With regards to the front shutters, Members were advised that the shutters were bright orange and very bulky. Moreover, perishable food items were displayed at the front of the shop on the boundary with the pavement. Customers and shop workers were obliged to stand on the pavement to select items / fill the shelves which created a further hazard and signage was felt to be unacceptable. The petitioner also stated that the shop was in a primary shopping area, rather than a secondary shopping area as stated in the report and advised Members that no. 197 was attached to the locally listed Devon Parade.</p> <p>The Head of Planning and Enforcement stated that the applicant's submission was somewhat unclear with regards to what was meant by the shutters to the side / front elevation as the forms and plans appear to differ in their interpretation. It was therefore confirmed that an informative would be included to indicate that all the shutters were being considered.</p> <p>Members moved, seconded and unanimously voted to refuse the application subject to the addition of the informative.</p> <p><b>RESOLVED: That the application was refused with an informative to be added to clarify that all the shutters were considered.</b></p>
62.	<p><b>88 LONG LANE - 29164/APP/2016/4622</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and highlighted the addendum. The application sought to erect a 3-storey building to provide 9 self-contained units. The addendum noted that no. 66 Long Lane had been re-developed to provide 7 flats which were still unoccupied. However, it was confirmed that the proposal would continue to meet the 10% threshold test. It was also noted that officers did not consider that the proposal would result in overshadowing or harm to the occupiers of no. 90 Long Lane.</p> <p>A representative of the petitioners spoke in objection to the application. It was stated that the proposed development was in a conservation area and it was therefore felt that the character of the existing dwellings should be maintained. Petitioners believed that approval of the plans would set a precedent for flats to be built in the area; possibly with less sympathetic designs than that proposed. It was felt that the open gardens in the area should be preserved. With regards to footprint and over-development within the conservation area, petitioners were of the opinion that a footprint of 3 times the size of the current house was inappropriate and unacceptable. It was stated that the</p>

	<p>proposed development would increase traffic flow in an overcrowded road and only one parking space per flat had been allocated which would not be sufficient. Reference was made to a similar development in Swakeleys Road and it was claimed that resultant parking issues had caused disputes and discontent in the area.</p> <p>Members questioned whether there were any other similar developments already in existence in Long Lane and were informed that the petitioner was unaware of any; with the exception of the development at no. 66 already referred to by officers.</p> <p>The applicant addressed the Committee stating that the depth of the building was acceptable as the existing building was disproportionately small in relation to the size of the plot. It was confirmed that the new build would be only 1m wider than the existing building and there would be no overlooking issues; therefore no objections had been raised by the neighbour. Members were reminded that the development would not breach the 10% threshold and had to be considered on its own merits. The applicant claimed that reference to an appeal decision bore no similarity to the development in question as it was for a much larger care-home scheme. Members were advised that pre-application advice had been sought and plans revised accordingly as required. It was stated that the design was in keeping with other mock Tudor style buildings and the mature trees were being protected to ensure the increased depth would be barely visible from the road. If agreed, the flats would be included in the Government's help-to-buy scheme thereby helping first time buyers and adding desirable housing stock to the area.</p> <p>Councillors sought clarification regarding the mature tree to the front of the house. Officers confirmed that the tree was a TPO tree and the building was set back so there would be no impact on it. Plans had been revised previously to ensure that another Beech tree in the grounds of Douay Martyrs School was not adversely affected by the proposed building work. With reference to the depth of the development, it was confirmed that the footprint would still be smaller than no. 90 so was not a concern.</p> <p>Members moved, seconded and unanimously voted to approve the application.</p> <p><b>RESOLVED: That the application was approved.</b></p>
63.	<p><b>35 SWAKELEYS ROAD, ICKENHAM - 3445/APP/2017/1715</b> (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report explaining that the application was for a change of use from an A2 class to a mixed A1/A3 coffee shop involving an amended shopfront door and signage.</p> <p>Officers stated that there was no policy objection in this case in terms of food hygiene.</p> <p>Members moved, seconded and voted to approve the application. Councillor Flynn had declared a non-pecuniary interest therefore did not vote on the item.</p> <p><b>RESOLVED: That the application was approved subject to conditions.</b></p>
64.	<p><b>236 SWAKELEYS ROAD - 72634/APP/2017/769</b> (<i>Agenda Item 10</i>)</p> <p><b>This agenda item was moved to the Majors Applications Planning Committee meeting prior to the meeting commencing.</b></p>

65.	<p><b>PEMBROKE HOUSE, 5-9 PEMBROKE ROAD - 38324/APP/2017/2287</b> (<i>Agenda Item 11</i>)</p> <p>Officers introduced the application which sought consent for an extension at roof level to create a 2 bedroom residential unit. Attention was drawn to the fact that the application provided little or no information regarding parking provision, covered cycle areas or additional refuse / recycling facilities.</p> <p>Members stated that a very similar development was proposed and refused previously as it was too high. It appeared that the current proposal was almost identical to the previously refused application.</p> <p>Members moved, seconded and unanimously voted to refuse the application.</p> <p><b>RESOLVED: That the application was refused.</b></p>
66.	<p><b>CLUB HOUSE, MIDDLESEX STADIUM - 17942/APP/2017/2084</b> (<i>Agenda Item 12</i>)</p> <p>Officers introduced the application which proposed to remove two changing room buildings and a shed and replace them with a one storey building for use as changing rooms.</p> <p>Members moved, seconded and unanimously voted to approve the application.</p> <p><b>RESOLVED: That the application was approved.</b></p>
67.	<p><b>11 HARVIL ROAD - TREE PRESERVATION ORDER NO. 759</b> (<i>Agenda Item 13</i>)</p> <p>Officers introduced the report which sought to confirm TPO 759 and stated that it related to a Beech tree which was an attractive landscape feature that contributed to the amenity and arboreal character of the area.</p> <p>Members moved, seconded and unanimously voted to approve the preservation of the TPO.</p> <p><b>RESOLVED: That the TPO was preserved.</b></p>
68.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13a</i>)</p> <p><b>Resolved:</b></p> <p><b>That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as</i></p>

	<i>amended</i> ).
	The meeting, which commenced at 7.20 pm, closed at 8.10 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185 . Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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

**Address** 31 FRITHWOOD AVENUE NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

**LBH Ref Nos:** 8032/APP/2017/1671

**Drawing Nos:** 0071-01  
0071-0b  
0071-02  
0071-03  
0071-04  
0071-05  
0071-06  
0071-07  
Design and Access Statement  
Schedule of Employment  
Parking & Transport Assessment

**Date Plans Received:** 09/05/2017                      **Date(s) of Amendment(s):** 09/05/2017

**Date Application Valid:** 18/05/2017                      23/08/2017

### 1. SUMMARY

The application is for the change of use of a former Bed and Breakfast facility into a residential care home. It includes extensions to the rear and alterations to parking and amenity space.

It is important to note that although the site has a small section of road frontage on Frithwood Avenue it mostly sits within Canterbury Close which is a quiet residential cul-de sac.

Whilst the principle of the use of the building as a residential care home is considered acceptable (in part because of the former use of the site for bed and breakfast accomodation) and the extension to the property that is proposed does not in itself breach HDAS guidelines, there are nonetheless concerns that the number of rooms proposed (16) and scale of the development will be an overdevelopment of the site. The harm caused by trying to put too intensive a development on the site will be advsere impacts on neighbours as a result of noise impacts (the cramped layout has resulted in an ambulance/mini bus drop off space adajcent to a neighbours rear garden) and pressure on existing on street parking. There are concerns that the level of traffic generation has not been adequately addressed and that insufficient parking spaces would be provided for staff and visitors at a location with a very low PTAL (PTAL 0).

The extra parking spaces will also result in additional hardstanding which, when considered with existing front and rear hardstandings, is considered detrimental to visual amenity.

The application is recommended for refusal.

## 2. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 R4 Car Parking Refusal**

The proposal provides insufficient information on traffic generation and therefore does not make adequate provision for car parking in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to the Council's adopted policies in particular policies AM7, AM13, AM 14 and AM15 of the Hillingdon Local Plan (saved policies) (November 2012).

#### **2 R8 Over Intensive Devt Refusal**

The proposed development would give rise to an over-intensive use of the site which would result in an adverse impact on both visual and residential amenity currently enjoyed by the occupiers of neighbouring property. It is considered that the number of rooms proposed is excessive for a site which mostly sits within a quiet residential cul-de sac. The siting of the ambulance/mini-bus drop off adjacent to a residential property boundary will cause noise disturbance. This combined with front and rear parking areas and side facing bedroom windows will result in unacceptable noise disturbance and loss of residential amenity to the occupiers of No.33 Frithwood Avenue.

The over-intensive use of the site and number of residents and staff will lead to an unneighbourly form of development that results in noise disturbance to occupiers of neighbouring property. It is not considered that landscaping or acoustic fencing could overcome these concerns. The proposal is therefore contrary to policies BE19 and OE1 of the Hillingdon Local Plan (saved policies) (November 2012).

#### **3 R8 Over Intensive Devt Refusal**

The proposed additional hard surfacing of the front garden, when combined with existing hard surfacing to both the front and rear of the property would result in a site which will be dominated by car parking and which will have an adverse impact on the character and appearance of the surrounding residential area which is characterised by family housing with mostly soft landscaped garden areas. The proposal is therefore contrary to policies BE13, BE19 and BE38 of the Hillingdon Local Plan (saved policies) (November 2012).

## **INFORMATIVES**

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

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

#### **2 I52 Compulsory Informative (1)**

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.17	(2016) Health and social care facilities
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces and to the rear an area of patio and a car park with 3 parking spaces.

The existing house is used as a 12no room guest house (Use Class C1). The surrounding

area is characterised by 2.5- storey residential dwellings set within generous grounds. The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

### 3.2 Proposed Scheme

The application is for a change of use to a residential institution and is described as "Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)".

The scheme would include extensions to the side and rear and alterations to the site layout, including parking and landscaping. The plans were revised during determination to overcome initial concerns related to a flat roofed two storey rear extension proposed right upto the boundary with No.33 Frithwood Avenue.

### 3.3 Relevant Planning History

8032/APP/2004/3228      31 Frithwood Avenue Northwood  
PART CHANGE OF USE OF GROUND FLOOR (28m<sup>2</sup>) FROM CLASS C1 (GUEST HOUSE) TO CLASS D1(a) (NON-RESIDENTIAL) TO PROVIDE 1 CONSULTING ROOM FOR PHYSIOTHERAPY PRACTICE (INVOLVING DEMOLITION OF EXISTING KITCHEN)

**Decision:** 25-01-2005    Approved

8032/PRC/2016/110      31 Frithwood Avenue Northwood  
Redevelopment of 5 flats

**Decision:** 15-03-2017    PRM

8032/PRC/2017/26      31 Frithwood Avenue Northwood  
Conversion to 17 room care home

**Decision:** 11-04-2017    OBJ

#### Comment on Relevant Planning History

The applicant received pre-application advice in April 2017. Concerns were raised at that time regarding the scale of the proposals at that time and impact of rear extensions. Advice was given by the Council's highway engineer at this time regarding what information was required to support an application.

### 4. Planning Policies and Standards

The development proposed has been assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

The main policy in support of Care Home facilities is Policy 3.17 of the London Plan, which states that "The Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of underprovision or



where there are particular needs".

The applicant explains that the proposal is:

'to provide a managed CQC (care quality commission) regulated care resource that will house those with cognitive impairments. The facility will act as a secondary recovery care resource, and will serve to prepare individuals for independent living. This the facilities provide an element of self-contained as well as a social surrounding. It is envisaged that the residents will be guided and taught to live independently and will aid their development in a relaxed and informal environment.' Nonetheless no information has been submitted identifying that the proposal meets an identified underprovision.

Built Environment policies BE13, BE15, BE19, BE20, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan Part Two (saved policies) seek to ensure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties. Guidance on the detailed design of the application is included in the Hillingdon Design and Accessibility Statement: Residential Layouts.

Policies AM7, AM13 and AM14 of the Local Plan seek to address the parking and traffic implications of the proposal.

Policy OE1 concerns whether the use is acceptable as regards noise and disturbance and various amenity impacts.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.17	(2016) Health and social care facilities
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to the occupiers of neighbouring properties and the Northwood Residents Association. A petition with 27 signatures and 3 further comments were received as follows -

Petition (27 signatures) -

1. Insufficient Parking - Although two additional on site (at front) parking spaces are shown on the plans, this will no doubt be insufficient to cope with a 24/7 staffing level forecast at up to 21 staff in total- including 8 part time - PLUS the need for visitor parking and the likelihood of the Care Home requiring a form of transport for residents from time to time eg a minibus. This will undoubtedly place a strain on the already concentrated number of vehicles that currently park in Canterbury Close, and to some extent, in Frithwood Avenue, given that, in addition, further strain on local parking is caused by the close proximity of Frithwood Primary School.

2. The Plans, as presented, show an overbearing alignment with the rear of No.33 Frithwood Avenue.

3. The proposed size, bulk and design would be out of keeping with the existing street scene in this traditional part of Northwood.

4. There appears to be a complete lack of community and amenity areas- as per the plans - for 18 "Care Home residents".

33 Frithwood Avenue - "I am extremely concern and clearly against and objecting the new application mentioned above. I live next door to this property and having this bulk of extension next to my border will significantly affecting me as a resident in all aspects in terms of overiewing , shading , light and also lots of disturbance due to constant visitors and 24 hours staffing . We have Petition of more than 20 people will be seriously affected by this planning and will be send to the planning committee today.

4 Canterbury Close - "Application states that there will be 13 staff and 8 part time workers. Maximum number of parking spaces (assuming an additional 2 at the front of the property) will be 7. I do not see how this will be adequate as the public roadway behind already has an average of 2 cars

parking on it daily. If this is a care home then I would envisage that the transport provided to the residents would be more of a mini bus type than a car, and hence the proposed parking might not be sufficient for 7 vehicles including mini buses. This would leave even less parking for staff leading to congestion in the roads nearby".

5 Canterbury Close - "The plans show 2 additional parking spaces at the front. However, one of these would have to cross a Double Yellow Line ! Is that permissible?"

### **Internal Consultees**

Highways - "The proposed 8 parking spaces, 2.4 x 4.8 m should be shown on plans. No details provided on how the parking demand for 13 staff would be met".

Highways - further comments on the amended site layout plan -

The pre-application advice in respect of highways matters has not been complied with in full. No information provided on trip generation and parking demand. A statement that support staff and team leaders will all travel by public transport to this location, with a PTAL of 0, cannot be supported.

Two of the existing parking spaces cannot be accessed if an ambulance is parked as shown.

The scheme therefore cannot be supported at present on highway grounds."

Trees/Landscape - "This site is occupied by an attractive large detached house on a tight corner plot at the junction of Canterbury Close and Frithwood Avenue. The house has been used as a small hotel which has put pressure on the plot to provide parking within the open plan front garden and in a part-walled rear service yard which is clearly visible to the neighbouring houses in Canterbury Close. The conifer in the front garden is protected by TPO 49 (T38 on the schedule) - albeit not in a very good condition.

COMMENT The protected tree is due to be removed and the car park in the front garden expanded to accommodate four parking spaces. Although the front garden will retain some green space, the site will be dominated by car parking which will have an adverse impact on the character and appearance of this attractive residential area - which is characterised by large houses in spacious plots. The parking arrangement includes a large manoeuvring space (which is not large enough). Garden space could be retained if the car bays were located closer to the road edge accessed by a longer dropped kerb. The situation to the rear is similar to that at present with space for four cars which are partly hidden by a brick boundary wall (if it is to be retained?). Again there is much wasted space and excessive areas of tarmac. The bin store will be clearly visible from the rear entrance and the houses which overlook the site. this should be sited discretely out of public view. Finally, there is no external amenity space for the use and enjoyment of the residents.

RECOMMENDATION The treatment of the external areas is crude and ill-considered - dominated by functional requirements and car parks. Little, or no, thought appears to have been given to the attractive environment in which this house is situated or how the site could be used for the enjoyment of the residents. There is excessive hard surfacing, much of which could be reduced while retaining (if necessary) the quantum of parking and other essential functions. If the application is to be approved, the external spaces / landscape need to be rationalised and 'designed' to reduce the impact of the site detractors and provide a fitting environment for the inhabitants and those overlooking the site. Ideally the site layout plan should be amended prior to determination".

Trees/ Landscape - further comments on amended plans - "I note the following points which need to be addressed, if possible:

1. The visualisations indicate changes of levels to both the front and the rear of the property. Some

of these may be unavoidable. However, for the safety and comfort of the site users the external spaces should adhere to current accessibility standards.

2. Due to the geometry of the site and the attempt to use the existing narrow access points to the parking spaces, there is excessive use of hard-standing (at the expense of soft landscaped areas) - which is likely to be used to provide additional on site parking.

Environmental Protection Unit - Conditions were requested in relation to sound insulation, control of plant/machinery noise, dust, construction lights, construction environmental management plan and control of environmental nuisance.

## **7. MAIN PLANNING ISSUES**

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

In accordance with Policy 3.17 of the London Plan, the principle of conversion of a guest house to a residential institution is considered acceptable. As it is not currently in residential use there would be no loss of a residential dwelling.

However, in order to be acceptable, the physical changes to the building and curtilage need to comply with planning policy and guidance in relation to design, residential amenity, parking and traffic. These are addressed below.

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

Not applicable.

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

Not applicable.

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

Compliance is required with Built Environment policies BE13, BE 15 and BE19 in order to harmonise with the existing street scene and character of the surrounding area.

The main changes to the character and appearance will be as a result of the creation of 4 new car parking spaces to the front of the building on what is currently the front lawn. This will replace two existing spaces, which are in a slightly different configuration. The other major change would be the addition of an extension comprising a single storey extension to the side and a part single storey, part 2 storey extension to the rear. This would increase the bedrooms from 12 to 16. The two storey element would project 4.2 m to the rear of the main house and would have a gabled roof. The eaves height would be 5.6 m and the ridge of the extension would be 7.8 m high. It would be set down 0.85 m from the main ridge. The single storey element to the rear would project 6 m from the rear wall, have a flat roof and be 3 m high.

The scale of the extensions proposed would complement the design of the main house and would not appear incongruous in the street scene. They would not have a significant impact on the character and appearance of the area. However the Councils Landscaping officer has concerns regarding the amount of hardstanding proposed and adverse visual impact this will have. It is considered that the existing and proposed amount of hardstanding would appear excessive.

### **7.08 Impact on neighbours**

Policies BE20, BE21, BE 22 and BE24 seek to ensure that the design of extensions does not have unacceptable impacts on the living conditions of neighbouring properties as regards daylight, sunlight, dominance and privacy. The policies are supported by the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE19 requires new development within residential areas to compliment the amenity

and character of the area. The pre-ambles refer to the cumulative effects of development. Policy OE1 states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of a number of potential reasons that are outlined. The reasons possibly applicable to this application would be; appearance, noise and traffic generation and congestion.

A concern from neighbours in terms of the direct impact of the extensions proposed arose as a result of a proposed 2 storey, flat roofed side extension. This would have been two-storeys, measuring 5.6 m to the eaves and would have been built right up to the boundary with No.33. The flat roofed 2 storey element has now been removed from the plans, leaving just a single storey extension to the boundary where there is an existing building. A two storey rear extension is proposed but this is much further from the boundary with No.33 Frithwood Avenue and does not breach a 45 degree line. As the main frontage of No.31 faces South West, the neighbouring property at No.33 would be located to the South East of No.31. As a result of the orientation there would be only a limited amount of sunlight to the garden to the rear of No.33. Loss of sunlight as a consequence of the extension would be very limited. The removal of the two storey element of the side extension will have removed the overbearing impact on the garden of No.33. Also, two obscure glazed windows at first floor level were removed to avoid a perception of overlooking from first floor level. The rear extensions are considered to comply with policies BE20, BE21, BE 22 and BE24 of the saved policies UDP.

The existing bed and breakfast has windows on the side elevations to rooms facing No.33 Frithwood Avenue. A reduced scale development could have enabled the applicant to design a layout which did not have any bedrooms facing the neighbouring property, but this has not occurred due to the number of rooms proposed. This means 3 rooms with beds have windows which open towards the neighbouring property; as these are existing windows to bed and breakfast bedrooms they cannot be refused due to overlooking. Nonetheless, a concern is raised that care homes includes alarms (24/7) within rooms to enable residents to call staff and therefore one difference between the proposed development and existing use is anticipated increased and potentially unacceptable noise disturbance to No.33 Frithwood Avenue. The proposed use would also have deliveries and ambulances adjacent to this properties boundary.

A further adverse impact on No.33 will be the parking area to the front. The combination of relatively large front and rear parking areas will further exacerbate potential noise disturbance.

A reduced scale development could possibly have mitigated these concerns, but as submitted the proposal is considered likely to cause unacceptable loss of residential amenity to the occupiers of neighbouring property, in particular to No.33 Frithwood Avenue

The proposals are therefore considered to be contrary to Policies BE19 and OE1 the saved policies UDP.

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

The proposal will increase the number of bedrooms to 16 over 3 floors. Each room will have an exterior window and be of a reasonable size. The Council does not have minimum floor areas for rooms in residential care homes. There would be no significant overlooking of the main rooms.

The en-suite bathrooms vary in size. Over 10% (re: 2 rooms) are of sufficient size including en-suite bathrooms that they could be conditioned to be fully wheelchair

accessible. The existing building has some en-suites that are very small, the applicant is replacing all the sub-standard en-suites with larger en-suites and some rooms have small kitchenette's. The rooms vary between 13 and 24 sq.m in area.

Bedroom 6 will have a restricted outlook (the window is 3.12m from the boundary fence), but it is considered that enough daylight/sunlight would reach the room that the application could not be refused for this reason.

Overall the living conditions of future occupiers are considered to be acceptable

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

Traffic and parking need to be adequately assessed to meet the requirements of Policies AM7, AM13, AM14 and AM15 of the Local Plan Part Two (saved policies).

The proposed development includes 8 car parking spaces to serve staff and visitors. It is not anticipated by the applicant that any of the residents would have cars. 4 of these spaces would be located to the front, utilising part of the front lawn as well as the existing parking area. The other 4 spaces would be in a small parking area to the rear, which would accommodate 3 cars and a minibus.

The application form proposes that there would be 13 staff employed at the home, with 4 being part time. An additional statement from the applicant suggests that a maximum of 4 staff would be on site at any one time and they would be largely commuting by public transport. In terms of visitor parking, the applicants states that there would be very little need, without giving an explanation why. With 18 bedrooms and therefore 18 occupants this appears to be a significant under-estimate of the parking required. The petition from local residents raised significant concerns about the amount of parking proposed and the knock-on effects on parking on Canterbury Close and Frithwood Avenue. Given the limited parking on these roads, the quantity of parking is considered to be unacceptable.

As the location has a PTAL value of 0, the Highways Officer is not satisfied with a statement that most staff will arrive by public transport and there would be little need for visitor parking. No assessment has been included of the traffic likely to be generated by the development to support these statements.

The car parking proposed on the front lawn would lead to a loss of amenity space and would have a slight negative impact on the character and appearance of the area.

The agent has given some information about other facilities, some of which are in Harrow, but these detail smaller facilities in much more sustainable locations.

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

Security issues could be addressed by Committee if all other matters were acceptable.

#### **7.12 Disabled access**

The proposal is largely a conversion and would introduce a lift and a number of accessibility improvements. The Councils landscaper notes level changes in the garden areas, but ramps could be used to address any accessibility concerns in this regard. It is considered that accessibility matters could have been covered by planning conditions had the development been considered acceptable.

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

A Site Layout Plan and a number of Visuals have been provided to demonstrate that the scheme will incorporate an area of designed amenity space for use by future residents.

The site is covered by an area TPO, no trees of high amenity value are proposed for removal. A tree initially proposed for removal is retained in revised plans. The principle concern relates to the appropriateness of additional hardstanding to the front of the property. Taking into account the very residential character of the surrounding area it is considered, on balance, that it cannot be argued that the extent of hardstanding that is proposed is in character with the surrounding area and therefore the proposal is contrary to policy BE38 of the Hillingdon Local Plan Part Two (saved policies)

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

Bin storage is proposed to the rear of the site close to the parking areas.

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

No renewable energy proposals are included with the application. This matter could have been conditioned if the application was recommended for approval.

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

No specific issues have been identified.

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

No specific issues have been identified.

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

The petition against this application raised four specific issues. Insufficient parking is a recommended refusal reason. The over-bearing impact of the initially proposed two storey extension has been addressed and is discussed in the report. As explained in the report the scale of the development raises various concerns regarding noise impacts/over-development impacts.

The fourth point raised is that it is suggested that there is a complete lack of community and amenity areas. It is considered that this has now been addressed and detailed plans and visualisations have been submitted to support the application. Whilst the space available is still modest in scale, the applicant has nonetheless sought to create a suitable quality environment to the rear of the property for use by residents and it is not considered that this issue would constitute a potential refusal reason.

#### **7.20 Planning Obligations**

Community Infrastructure Levy:

A CIL Application Form has been submitted indicating that the gross internal floor area would be increased from 327.7 m<sup>2</sup> to 409.8 m<sup>2</sup>, an increase of 82.1 m<sup>2</sup>.

As presently calculated the development is for a C2 use it would be exempt from the London Borough of Hillingdon CIL of £9,466.33, but would be liable for the Mayoral CIL. The Mayoral CIL would be charged at a rate of £35 per m<sup>2</sup>, resulting in a total required payment of £3,706.55.

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

Not applicable.

#### **7.22 Other Issues**

None.

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

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so

far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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



## 10. CONCLUSION

The design of the extensions and the principle of the use of the site for a care facility are acceptable, but the proposal fails to provide sufficient evidence to demonstrate that the traffic generation and parking provision would not lead to additional on-road parking in the surrounding area.

There are concerns over the scale of development and noise impacts that would arise and the scale of hardstanding required.

The application therefore conflicts with Policies BE 13, BE19, BE38, OE1, AM7, AM13, AM14 and AM15 of the Hillingdon Local Plan Part Two (Saved policies) (November 2012)

## 11. Reference Documents

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

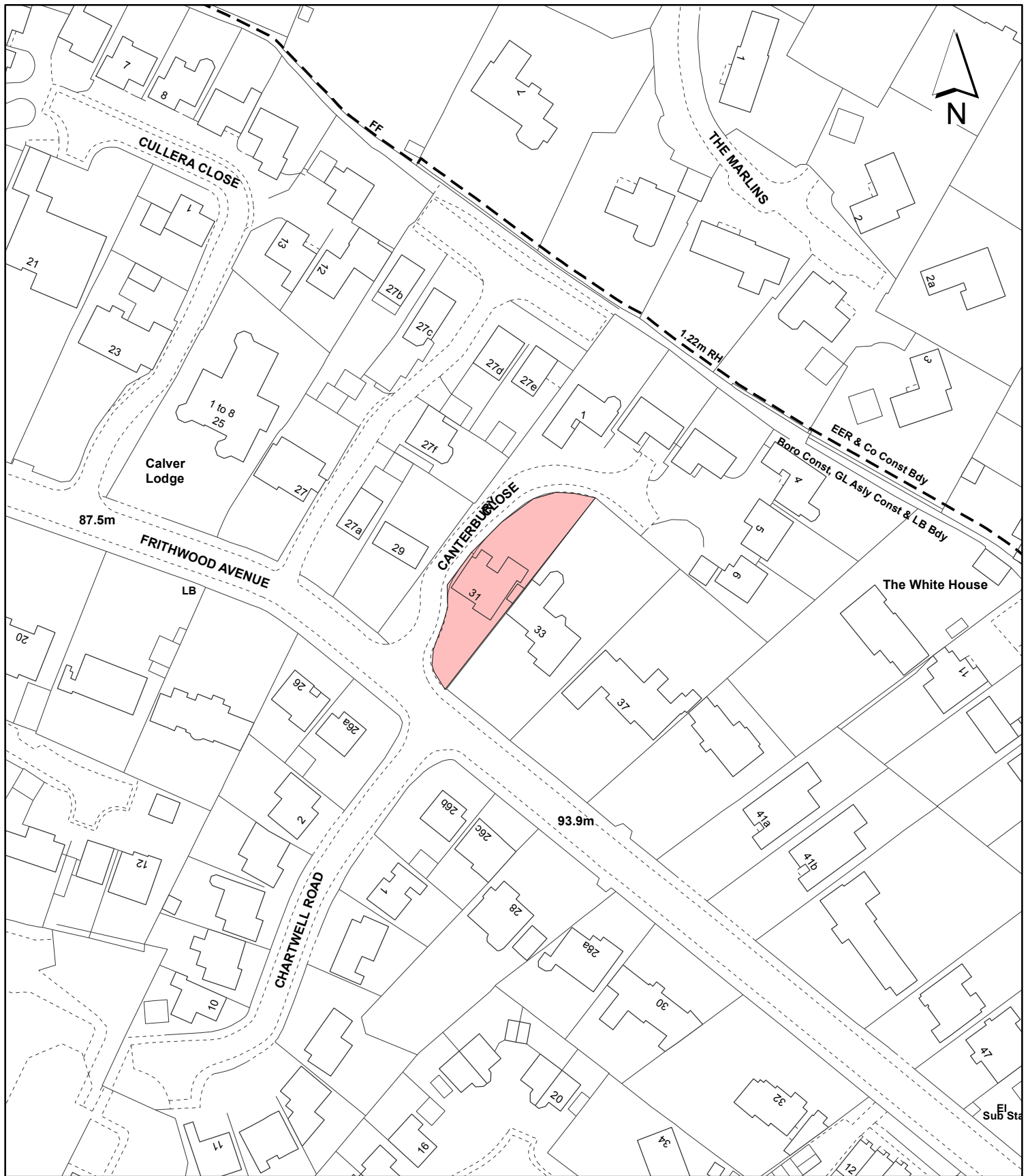
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (March 2015)

National Planning Policy Framework (2012)

**Contact Officer:** Colin Blundel

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**31 Firthwood Avenue**

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

Planning Application Ref:  
**8032/APP/2017/1671**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 20

Date:  
**August 2017**



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

**Address** MIDHURST COTTAGE HIGH ROAD EASTCOTE

**Development:** Single storey rear extension.

**LBH Ref Nos:** 73006/APP/2017/2414

**Drawing Nos:** 01 001  
01 002  
01 003  
01 004  
Location Plan

**Date Plans Received:** 04/07/2017

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

**Date Application Valid:** 04/07/2017

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a detached property situated on the Northern side of High Road. The properties here run in a slight stagger to one another; some have been extended over the years, whilst others have not. The property is a two storey house with a landscaped rear garden surrounded by trees and hedges. The principal elevation faces South East. The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory.

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

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

### 1.2 Proposed Scheme

The applicant proposes a single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house.

### 1.3 Relevant Planning History

#### Comment on Planning History

There is no relevant planning history.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

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

4 neighbouring properties, Northwood Residents Association and Eastcote Residents Association were notified of the proposed development by letter on 7th July 2017. A site notice was displayed on 15th July 2017.

By the close of the consultation period 2 neighbouring residents had objected to the proposed development, a petition with 25 signatures was received which objects to the proposal and asks for it to be refused and a Councillor has requested the application be heard at Planning Committee.

The objections can be summarised as the following:

1. The size of the extension should be reduced to 3.6 m
2. Two storey extensions should not be allowed as this will have result in loss of light to the adjoining property, Wynnstay.
3. The floor size proposed is larger than the footprint of the existing house and would not be subordinate to the existing house.
4. It would not be in character with the local area.
5. Loss of light to adjoining neighbouring properties.
6. Overshadowing.
7. It has been stated that the size of the proposed extension is in line with the rear wall of Long Meadow which is irrelevant as the frontage of Midhurst Cottage stands further forward than Long Meadow in relation to the front boundary by approximately 8 feet.

Case Officer Comments: These above concerns will be considered in the main body of the report. In particular, the application is for a single storey rear extension and not a two storey extension.

#### INTERNAL COMMENTS

Flood and Water Management comments:

The site is identified at risk of surface water flooding on the Environment Agency Flood Maps. Therefore the development needs to manage surface water on site in order to mitigate the risk of surface water flooding to the proposal.

It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

A condition for sustainable water management provision should be attached to any approval.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

HDAS: Residential Extensions Paragraph 3.4 states that for a detached house an extension up to 4m depth with a height of 3m with a flat roof is normally acceptable. This is to ensure the extension appears subordinate to the original house and does not block daylight and sunlight received by neighbouring properties. The rear extension would have a maximum height of 3m and a depth of 6m, contrary to the above guidance. However, the adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.9m set in from the side boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of overdominance, overshadowing, loss of light and loss of outlook. As such, the proposed single storey extension is considered to have an acceptable impact on the residential amenities of the occupiers of adjoining properties.

The proposed extension would not represent a visually overdominant or unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

It is considered that all the proposed habitable rooms, and those altered by the

development still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Over 180 sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23, ensuring a sufficient living environment would be provided for future occupiers.

The application is therefore recommended for approval.

Any subsequent planning applications made in respect of this property (including any two storey extension) would have to be assessed on their planning merits.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number 01 003 and 01 004.

#### **REASON**

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

#### **3 HO4 Materials**

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

#### **REASON**

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

#### **4 HO7 No roof gardens**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

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

**5 NONSC Non Standard Condition**

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development

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

**REASON**

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

**INFORMATIVES**

**Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension.



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

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

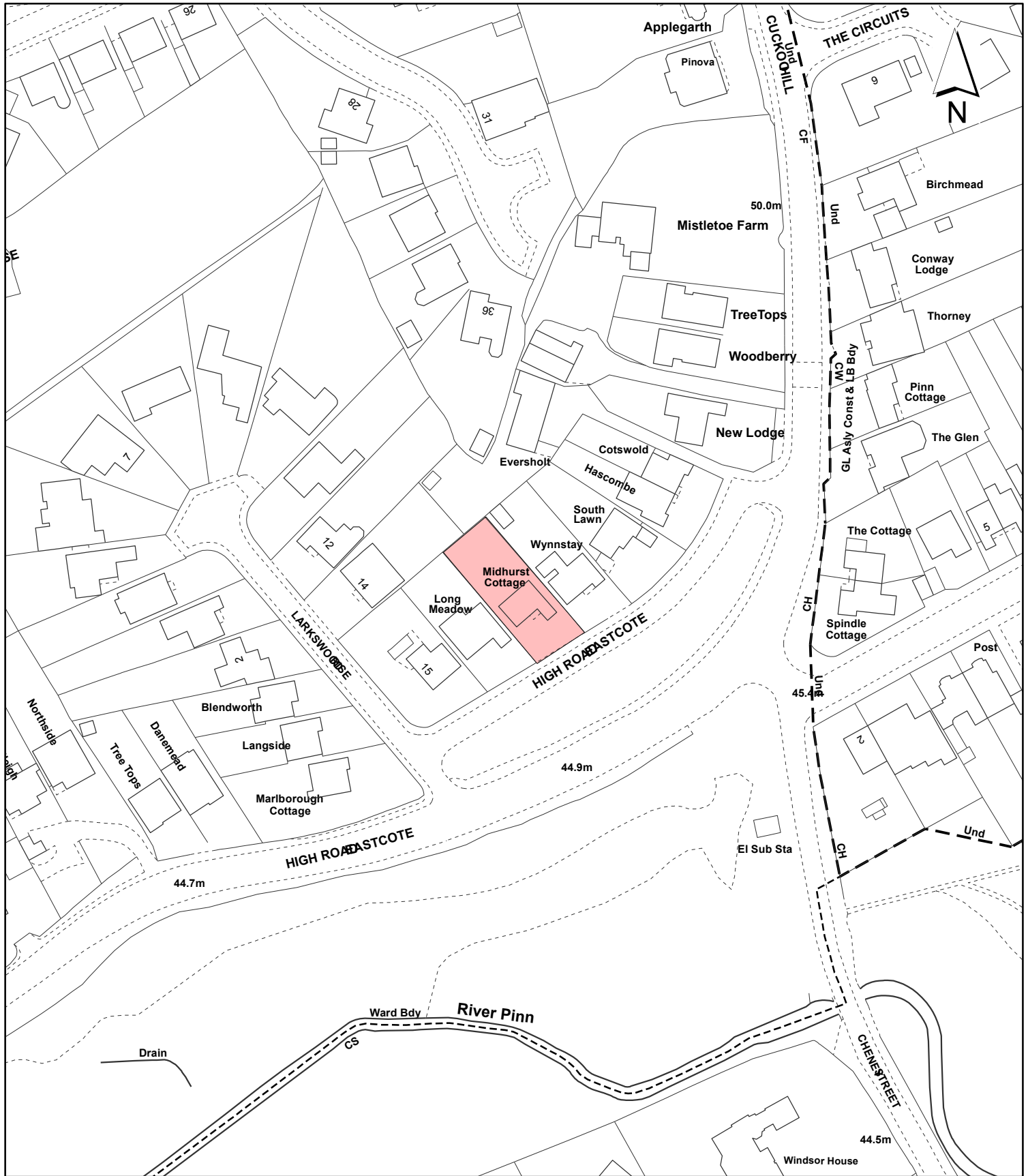
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Midhurst Cottage,  
 High Road**

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

Planning Application Ref:  
**73006/APP/2017/2414**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 29

Date:  
**August 2017**



This page is intentionally left blank

**APPLICATION FOR:** 28723/APP/2017/2067  
21 EASTCOTE ROAD RUISLIP

**COMMITTEE:** North PC

**DATE:** 12th September 2017

- I confirm:-
- All consultations have been completec
  - All consultations are reflected in the report.
  - The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- \_\_\_\_\_  
Case Officer

Signed:- \_\_\_\_\_  
Team Manager

Signed:- \_\_\_\_\_  
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- \_\_\_\_\_  
DC Tech Admin

**Item No.**            **Report of the Head of Planning, Building Control, Sport & Green Spaces**

**Address**            21 EASTCOTE ROAD RUISLIP

**Development:**    Part two storey, part single storey rear extension, creation of basement level and change of use of first floor from Use Class C3 to Use Class D1 for use as a surgery, alterations to elevations and parking.

**LBH Ref Nos:**     28723/APP/2017/2067

**Drawing Nos:**    15/12010  
                           15/12011  
                           15/12012  
                           Design & Access Statement

**Date Plans Recieved:**    06/06/2017                    **Date(s) of Amendment(s):**

**Date Application Valid:**    16/06/2017

## 1. **SUMMARY**

The application seeks permission for a part two storey, part single storey rear extension, creation of basement level and change of use of first floor from C3 residential to D1 for use as a doctors surgery, alterations to elevations and access with the addition of 6 car parking spaces to the rear.

The proposals would result in the net loss of residential accommodation. The very substantial double storey deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout with 6 new car parking spaces to the rear of the property in addition to the 6 at the front, would result in unacceptable levels of noise disturbance to adjoining occupiers. The application also fails to demonstrate that the development could be implemented without a detrimental impact on existing trees and in the absence of a tree survey and arboricultural impact assessment the applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long term protection.

There is insufficient information to consider archaeological impacts at a location which may contain significant archaeological remains.

Taking into consideration the above, the application is recommended for refusal.

## 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

### 1            NON2            **Loss of dwelling.**

The proposal would result in the loss of a single family dwelling, therefore failing to safeguard the Council's existing housing stock, contrary to policy H2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 2            NON2            **Design and Scale.**

The proposed extension, by reason of its siting, size, scale, excessive depth and design would result in a visually intrusive and discordant development harmful to the

architectural composition, character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Privacy and Noise.**

The proposed development, by reason of the activities associated with the proposed use and the layout of the site (including the layout of the vehicular accesses and parking areas) would result in disturbance, loss of privacy and noise which would be adverse to the general amenity of the residential area and nearby occupiers. As such, the development would be contrary to Policies OE1 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**4 NON2 Amenity Impact.**

The proposed extension, by reason of its height and excessive depth, would have a visually intrusive and overbearing relationship to neighbouring properties and would unduly detract from the amenities of the adjoining occupiers, Nos.19 and 23 Eastcote Road. The proposal is therefore considered to constitute an un-neighbourly form of development contrary to Saved UDP Policies (November 2012) OE1, BE20, BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the HDAS: Residential Extensions.

**5 NON2 Trees.**

The application fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping could be provided contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 NON2 Car Parking.**

The proposal has failed to provide a transport statement/assessment to demonstrate that the proposed car parking is sufficient to meet the demand arising from the proposed use, or demonstrate the the proposal would not have an unduly negative impact on the local highway network. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 NON2 Archaeological Impact.**

Insufficient information has been submitted to clarify the archaeological potential of the site which lies within what is believed to be the outer bailey of Ruislip Castle on the line of an earthwork bank recorded by the Royal Commission for Historic Monuments (England) in 1937. The application involves a large extension to the existing property including a basement which would remove buried remains of the medieval defences and any associated structures or activities. It is not supported by any archaeological information despite being within an Archaeological Priority Area.

The application is therefore considered to be contrary to Policies BE 1 and BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.8 of the London Plan (2016).

**INFORMATIVES**

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon

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

## **2 I52 Compulsory Informative (1)**

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

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

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional



HDAS-LAY	surface water run-off - requirement for attenuation measures Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

#### 4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site comprises a two storey detached property on the North side of Eastcote Road with the principal elevation facing South. The large extended property is finished in white render set under a hipped roof which has a projected two storey bay to the front with the entire ground floor used as the doctor's surgery. To the side of the existing entrance to the surgery is the entrance for the 3 bed residential flat which has stairs leading straight to the flat set out over the first floor. Further to the side, closest to the Eastern boundary is a single storey double garage which extends to the rear to a full width rear extension approximately 5.4 metres deep with a flat roof approximately 3.4 metres high.

Further to the rear of the property is a large patio section which leads to the remaining garden area which is laid to lawn with mature trees and hedges to the rear boundary. The area to the front is covered entirely with hardstanding which provides car parking for the existing surgery. The neighbouring property to the East is a modest bungalow which is set slightly back so that the rear building line is in line with the existing extended application property. To the other side on the West is a two storey residential dwelling which shares the same building line to the front, however the application site at present already extends 5.4 metres beyond the rear elevation and is bounded with a solid white wall approximately 3.4 metres high.

The area is residential in character with mainly semi and detached residential dwellings in good sized plots. The site is located within the developed area set within the Moat Drive Area of Special Local Character and an Archaeological Priority Area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012). In addition a section to the rear garden in the North-East corner of the site is covered by Tree Preservation Order (TPO) 466 which has a horse chestnut tree shown as T1 which is protected in that schedule. It also lies in an Archaeological Priority Area. The site is not in the floodplain, although some local comments suggest there may be surface water issues.

### 3.2 Proposed Scheme

The application seeks permission for a part two storey, part single storey rear extension, creation of basement level and change of use of first floor from C3 residential to D1 for use as a surgery, alterations to elevations and access with the addition of 6 car parking spaces to the rear.

The proposed rear extension would extend up to 28.4 metres deep including the blocked paving area providing parking to the rear, the ground floor single storey would extend 16.6 metres set under a hipped pyramid shaped roof with a maximum height of 5.7 metres across the full width of the building. The double storey element would extend 14.7 metres set in on both sides, with the first 5.4 metres set at the same ridge height as existing with the remaining extension set 0.5 metres below the ridge height. The existing garage and that section of the side dwelling would be removed and the area blocked paved providing new access directly from the front to the rear parking area which would provide 6 additional parking spaces. This block paved area is also substantial and would cover a total area of approximately 176 square metres. The total floor area of the surgery would increase from 302 square metres to 688 square metres.

### 3.3 Relevant Planning History

28723/80/1030                      21 Eastcote Road Ruislip  
Householder dev. (small extension,garage etc) (P)

**Decision:** 07-08-1980    Approved

28723/A/80/2171                21 Eastcote Road Ruislip  
Extension/Alterations to Medical/Health prem. (P) of 20 sq.m.

**Decision:** 30-01-1981    Approved

28723/APP/2005/2002        21 Eastcote Road Ruislip  
ERECTION OF A FIRST FLOOR SIDE EXTENSION OVER COVERED WAY/GARAGE, FIRST FLOOR PART SIDE EXTENSION AND FIRST FLOOR PART REAR EXTENSION TO CREATE ADDITIONAL BEDROOM FOR THE FIRST FLOOR FLAT AND KITCHEN, STORAGE AND CONSULTING ROOMS FOR THE SURGERY AND NEW FRONT CANOPY

**Decision:** 08-09-2005    Refused

28723/B/81/1369                21 Eastcote Road Ruislip  
Householder development - residential extension(P)

**Decision:** 12-10-1981    Approved

28723/D/89/1931                21 Eastcote Road Ruislip  
Extensions to existing property and conversion to provide ground floor surgery accommodation, two 2- bed flats at first floor and car parking to frontage

**Decision:** 26-04-1990    Refused

28723/E/90/0857                21 Eastcote Road Ruislip  
Part change of use of ground floor for surgery use and conversion of first-floor to form 3 bedroom flat with ancillary car parking

**Decision:** 21-08-1990    Approved

28723/F/90/1923                    21 Eastcote Road Ruislip

Erection of first floor side, rear and front extensions, and external staircase to side. Internal alterations to provide two 2-bedroom flats on second floor above surgery

**Decision:** 14-03-1991    Withdrawn

28723/G/91/0453                    21 Eastcote Road Ruislip

Erection of first floor front and rear extensions and single storey rear extension and new pitched roof

**Decision:** 11-06-1991    Approved

28723/M/91/1368                    21 Eastcote Road Ruislip

Details of materials in compliance with condition 2 of planning permission ref. 28723G/91/453 dated 11.6.91; Erection of first floor front and rear extensions and single storey rear extension and new pitched roof

**Decision:** 04-09-1991    Approved

28723/N/92/0977                    21 Eastcote Road Ruislip

Erection of a first floor side and rear extension enabling conversion of existing flat to form 2 flats

**Decision:** 18-09-1992    Refused

28723/P/92/1829                    21 Eastcote Road Ruislip

Erection of a first floor rear extension

**Decision:** 19-03-1993    Approved

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

The planning history is extensive with a total of 11 applications on file and the majority of which have been approved to extend the original dwelling both at ground and first floor level significantly. Only one was withdrawn and three refused, one of which was the most recent application back in 2005:

28723/APP/2005/2002 - Erection of a first floor side extension over covered way/garage, first floor part side extension and first floor part rear extension to create additional bedroom for the first floor flat and kitchen, storage and consulting rooms for the surgery and new front canopy. Refused 08.09.2005

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

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

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

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

Part 1 Policies:

PT1.BE1            (2012) Built Environment

PT1.HE1            (2012) Heritage

## Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

15 neighbouring properties along with Ruislip Residents Association were consulted on 20.06.2017 and a site notice was posted to the front of the site which expired on 14.07.2017.

Following comments received by the Residents Association additional neighbouring properties were added to the consultation list and the period extended to 24.07.2017.

Two local ward councillor's have requested the application be considered at Committee.

One has stated: It does seem to be totally inappropriate for the area and not in keeping with the actual houses that surround the surgery. Can I request that it can be heard at planning please.

Another has stated:

I would ask that the concerns of Mr & Mrs Seagroatt are taken into consideration when this application is considered and that the application will be refused as it is an over development of the site which is in a residential area.

10 objections have been received including an objection from the Ruislip Residents Association:

The existing building has already been extended a number of times, and has also had several applications for extensions refused by LBH, including most recently in 2005 - which was for a smaller extension than now proposed.

This new application proposes a significant extension on this already-extended property which would more than double the floor space, adding a second floor at the rear as well as a basement, and extending almost to the end of the long rear garden, with the addition of rear parking and a side driveway. We have serious concerns about this application, which are amplified by the fact that the property lies within an Area of Special Local Character (Moat Drive ASLC) and also within an Archaeological Priority Area (Ruislip Motte & Bailey APA).

Main concerns are:

- significant depth of the proposed rear extension, breaches the 45-degree rule.
- size and scale of the extension (more than doubling the floor area) being out of character for the area (in an ASLC) and the original layout.
- Over-dominance, and loss of outlook & sunlight to adjacent properties (as highlighted as a reason for refusal for a previous application at this site in 2005 - though this would be an even bigger issue under this proposal).
- Undue noise and disturbance from rear parking, and inadequate parking leading to more on-street parking and detriment to safety - on a busy road close to Ruislip High Street.
- The archaeologically sensitive location.
- Flooding: Local residents have informed us that "ponding" occurs in the back gardens following heavy rain, and that the site is likely to be unsuitable for a basement.
- loss of trees.
- danger of precedent.
- alternative options: number of vacant sites in Ruislip High Street, e.g. old Morrisons store (97-99 High Street)

The remaining objections can be summarised as follows:

- proposed extension is huge.
- parking is a nightmare along Eastcote and although parking is proposed to the rear there will still be problems with patients parking in the front blocking residents driveways. .
- there is dentists nearby so parking is already a major problem.
- parking problems are also caused by deliveries of medical supplies and NHS vehicles.
- monstrosity not in keeping with the original dwelling and neighbouring properties, especially the small bungalow.
- adjacent area of special local character.
- significant increase to commercial premises set within a residential area, badly affect all neighbouring residential properties.
- totally out of keeping with the character and appearance of the existing/adjacent properties which is set within an area of special local character .
- scheme is contrary to the planning policy of the borough.
- concerns on security, privacy and noise that would impact on our home and on adjacent properties.
- the impact on the value of our home.
- the surgery should be strongly urged to purchase a purpose built block which is suitable for a future 7 day surgery which is likely to be open for longer hours and has future scope for expansion. This property does not satisfy any of these requirements.
- overlooking the properties that it is backing onto. This will be a breach to privacy and cause a block in light
- concerned about car park at the rear of the property. This will bring noise, pollution in terms of fumes and light pollution to all the neighbouring properties, including those to the rear especially during the winter months.
- concerns with the basement regarding noise and land movement causing adverse impact to the surrounding land and properties.
- increase risk of flooding in the area.
- Tree Preservation Order on the tree to the rear. The extension, basement and car park will be built in very close proximity to the tree endangering its natural health and species residing on it.
- The property edges within the Area of Special Local Character where changes to the street scene
- breaks all regulations.
- detrimental impact on local traffic flow.
- so close to our home this will impose on our privacy, and on the privacy of our friends, and family and grandchildren when they visit. We feel we would not be able to use our garden, it would block out the light and our garden view would become a car park .
- devalue the neighbouring homes.
- Eastcote Road is residential Road, this is an inappropriate location for the type and size of proposal
- the existing surgery needs to be re located out of a residential area not extended even further.
- hugely overbearing.
- when converted to a surgery, an excessive extension was added which took the building to 8 m behind the property line and extended it, for the full depth of the building, actually on to the boundary shared with our property. To extend the building a further 16.6 m down 3/4s of the length of the garden would be absurdly intrusive.
- would increase the floor space of the building from 302.m2 to 688.m2, which is a vast
- 2nd storey would cut out all the sunlight from our patio.
- noise from the patients and staff will impinge constantly on our privacy.
- building of this size is completely unsuited to a residential area.
- the flat is occupied and has not been vacant for years as stated.
- applicant contends only 2 extra staff required to man the enlarged surgery, seems surprisingly low
- plan shows seating in the conference room for 14 people. Who will attend these meetings and where will they park.
- noise and fume pollution if cars are allowed behind the building line.

- ancient underground stream which is one of the features of the Manor Farm site, defined in the Domesday Book and has tendency to flood. The area is therefore prone to flooding but no mention of this in plans or application. Basement is therefore inappropriate along with the extensions.
- great care needs to be taken not to disturb valuable archaeological remains in this area.
- possibly as many as some 550 people per day coming and going to and from the surgery. Assuming as many as half would be using public transport and therefore walking to the premises, the rest would be using their cars! That could be 270 cars per day, every day, not just passing by on the road, but driving in and out, parking on the street, in the front car parking facilities and in the back parking facilities of the surgery, as well as in front of our houses as it frequently happens already without the extension to the surgery.
- The current floor area of the building is a huge 302 m<sup>2</sup> and approval of the application would in effect result in more than doubling the size of the existing surgery to 688 m<sup>2</sup>.
- The noise pollution, air pollution and congestion on this part of Eastcote Rd would be unbearable to the entire neighbourhood.
- cause loss of view and destroy overall visual outlook for all surrounding properties.

The Greater London Archaeological Advisory Service (GLAAS):

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Ruislip.

The application lies within what is believed to be the outer bailey of Ruislip Castle on the line of an earthwork bank recorded by the Royal Commission for Historic Monuments (England) in 1937. Ruislip was a substantial late Saxon rural settlement which had a castle and deer park added by the Normans in the 11th century. The medieval manor was held by the Abbey of Bec in Normandy and became the administrative centre for their properties in England.

The application involves a large extension to the existing property including a basement which would remove buried remains of the medieval defences and any associated structures or activities. It is not supported by any archaeological

information despite being within an Archaeological Priority Area I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application: Desk Based Assessment and Evaluation.

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques

depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

Devaluation of property is not a material planning consideration.

Patient questionnaires from 98 patients have been received supporting the proposals.

### **Internal Consultees**

Trees/Landscape - objections:

This site is occupied by a two-storey building occupying a double width plot on the North side of Eastcote Road. There is a full width single-storey flat-roofed extension to the rear of the building. The garden to the rear is at a lower level and is currently accessed via the attached garage to the side. Much of the front garden has been hard surfaced to provide off-street parking for the site's

current use as a doctor's surgery. As noted in the D&AS, this area is primarily residential, characterised by detached houses set within spacious gardens. The site lies within an Area of Special Local Character. The proposed ground floor site plan indicates the approximate position of trees (on-site and off-site) towards the end of the rear garden. The horse chestnut tree in the north-east corner of the site is protected tree, T1 on the schedule of TPO466.

Comments: The proposal to provide to extend the building and install a new car park in the rear garden will have an urbanising effect on the ASLC - the existing single-storey extension already extends beyond the typical rear elevations of the surrounding residential properties. The proposed car park to the rear also encroaches on the root protection areas (RPA) of two off-site trees on the east boundary in the neighbouring garden. It possibly encroaches onto the RPA of the protected tree and other along the north boundary. No tree survey or arboricultural impact assessment has been provided, without which it is unsafe to assume that trees will not be affected by the proposed layout.

Recommendation - the proposal is unacceptable:

1. In the absence of a tree survey and arboricultural impact assessment to BS5837:2012, the applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long-term protection.

2. The proposed extension and car park will dominate the rear garden and be detrimental to the visual amenity of this ASLC.

Highways - objection:

The proposal has failed to provide a transport statement/assessment to demonstrate that the proposed car parking is sufficient to meet the demand arising from the proposed use, or demonstrate that the proposal would not have an unduly negative impact on the local highway network.

Floods and Water - Objection No Site Groundwater Investigation

The proposal includes a basement therefore a site groundwater investigation is required to determine if groundwater is present. If groundwater is found on site suitable mitigation is needed.

When determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) Maintain the structural stability of the building and neighbouring properties;
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) Avoid cumulative impacts upon structural stability or the water environment in the local area;

Officer Comment: Recent appeals have demonstrated that unless the Council can evidence through its GIS mapping an existing sensitivity (e.g. Site within a flood plain or critical drainage area) the Council can condition further information concerning the drainage impact of a basement where it does not cover all of the site curtilage (Note: This position will change when policy DMHD 3 of the Part Local Plan is adopted).

Conservation - objections:



This site is located in a highly sensitive area in terms of archaeology, and GLAAS have raised very serious concerns with regards to the potential impact of the works on the remains of the outer bailey of Ruislip Castle. Clearly this issue has not been addressed by the applicant and further studies relating to this matter are required before this application can be determined.

The site also lies within the Moat Drive Area of Special Local Character, which is characterised by mainly detached, 1930s two storey houses. The existing building has already been extensively enlarged, and is quite prominent in the street scene because of this. The proposed rear additions would be uncharacteristically large in terms of footprint and bulk, and would be positioned close on the Western site boundary. It is likely that the proposed additions because of their depth will also be visible from Eastcote Road, and will be seen over the ridge line of no 23, which is a bungalow.

Objections are, therefore, raised to this proposal in terms of potential impact on the archaeology of the site, and also to the overall size, bulk and positioning of the addition, which will be at odds with the more modest scale and layout of this traditional residential area.

#### PLANNING OFFICER COMMENTS:

The numerous objections are noted and if the proposal was considered more appropriate then requests for further information, surveys and specialist reports etc. would have been requested. As explained above the flood and water management officer's concerns could be addressed via condition, this does not apply however to the highway, tree, conservation and archaeological concerns for the reasons explained in this report.

## **7. MAIN PLANNING ISSUES**

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

Policy H2 states that the Local Planning Authority will not normally grant planning permission for a change from residential use (including residential use above shops and in other mixed developments) of any building or part of a building that is suitable with or without adaptation for residential use. The proposal would result in the loss of residential accommodation that although currently stipulated as being vacant, could still easily be used as residential accommodation.

The D&S statement simply states that in justification for the removal of the residential flat that is has been vacant, therefore it fails to adequately address this issue. Notwithstanding the in principle concerns surrounding the loss in residential accommodation and although it is acknowledged that a doctors surgery has operated on the site for an extended period of time, it is considered that the intensification of this use, the car parking in the rear and the large extensions would result in significant harm to amenities of surrounding residential occupiers. These matters are further explained elsewhere in the report.

The proposed extensions are significant and considerable resulting in an increase of the total floor area of the surgery from 302 square metres to 688 square metres spread over three floors, including the addition of an extra floor created in the basement. The resultant increase in noise, vehicle pollution and general activity would have an unduly negative impact on amenities of nearby residential properties. The proposals are therefore considered to be incompatible with other existing uses within the residential street.

It is considered that such an intensification of use within a sensitive and residential location is in principle unacceptable. The proposal would result in unacceptable loss of amenity to the nearby residential properties and it is therefore recommended for refusal.

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

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

rather than a consideration of the density of the proposal.

As commented earlier, such an intensification of use within a sensitive and residential location is in principle unacceptable. The proposal would result in unacceptable loss of amenity to the nearby residential properties and it is therefore recommended for refusal.

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

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

The application site is located within the developed area set within the Moat Drive Area of Special Local Character and an Archaeological Priority Area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012). In addition a section to the rear garden in the north-east corner of the site is covered by TPO466 which has a horse chestnut tree shown as T1 which is protected in that schedule.

Furthermore the surrounding area and street scene is residential in character with mainly semi and detached residential dwellings in good sized plots. Therefore given the size and scale of the proposal in addition to an existing property which has already been significantly extended is considered unacceptable due to significant harm it would cause to the surrounding area of special local character.

The Greater London Archaeological Advisory Service (GLAAS) has also commented confirming that the site lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Ruislip.

The application lies within what is believed to be the outer bailey of Ruislip Castle on the line of an earthwork bank recorded by the Royal Commission for Historic Monuments (England) in 1937. Ruislip was a substantial late Saxon rural settlement which had a castle and deer park added by the Normans in the 11th century. The medieval manor was held by the Abbey of Bec in Normandy and became the administrative centre for their properties in England.

The application involves a large extension to the existing property including a basement which would remove buried remains of the medieval defences and any associated structures or activities. It is not supported by any archaeological information despite being within an Archaeological Priority Area. The GLAAS therefore recommend that further studies should be undertaken to inform the preparation of proposals and accompany a planning application which were Desk Based Assessment and Evaluation.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

The proposed double storey extension, involving an extension of 16.6 metres at ground level, 14.7 metres at first floor level and the introduction of a basement with the provision of additional parking space and a block paved area of approximately 176 square metres to the rear; would result in a significant adverse impact to this area of special local character and a site set in an Archaeological Priority Area.

The proposal is unacceptable in regards to its bulk, scale and design and will therefore have a detrimental impact on the character and appearance of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE1, BE3, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site which lies within what is believed to be the outer bailey of Ruislip Castle on the line of an earthwork bank recorded by the Royal Commission for Historic Monuments (England) in 1937. The application involves a large extension to the existing property including a basement which would remove buried remains of the medieval defences and any associated structures or activities. It is not supported by any archaeological information despite being within an Archaeological Priority Area. The proposal is therefore in conflict with Policies BE1 and BE3 of the Hillingdon local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.8 of the London Plan (2016).

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

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

Please refer to section 7.03.

**7.08 Impact on neighbours**

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

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) (HDAS) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are 'subordinate' to the original house. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. Paragraph 3.4 states that, for a detached dwelling, an extension of up to 4 metres deep is acceptable. Paragraph 3.6 states that a flat roofed extension should not exceed 3 metres in height. Paragraph 3.7 states that a pitched roof should not exceed 3.4 metres.

In regard to the above the proposed extension, by reason of its overall height and extensive depth both at ground and first floor level, would unduly detract from the amenities of the adjoining occupiers, Nos.19 and 23 Eastcote Road by reason of visual intrusion, loss of outlook and overdomination.

In addition the proposed development by reason of the extensive use of the rear garden area for parking along with the proposed access to the side boundary and the proximity of the car parking spaces and access way, to the surrounding properties, would result in a significant increase in noise and general disturbance to the adjoining residential properties. Therefore it is also considered that the proposal would provide a poor residential environment and would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

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

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

Eastcote Road is a busy classified highway and a main distributor route. The site has a PTAL rating of 2 (poor) meaning that there will be strong reliance on private vehicles. Access to the front of site will remain unchanged from Eastcote Road and the provision of the existing 6 parking spaces would continue to be in use.

The proposal involves a significant increase in the total floor area and thus capacity to the range of services that could be provided, indeed the total floor area would increase from 302 square metres to 688 square metres. However limited information has been provided with only the application form stipulating that the number of full time employees would only increase by two. Given the scale of the proposal and the existing parking stress on the main road and surrounding residential properties it is considered that a transport statement would be required and its absence the proposal fails to demonstrate that it meets the necessary requirements to ensure that the parking proposed can meet the demands of the proposed use. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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

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

#### **7.12 Disabled access**

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

It is however noted that the proposal would involve the introduction of an internal lift providing wheelchair access to the first floor, whilst ensuring level access is maintained at ground level.

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

Not applicable to this application.

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

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

This site is covered by TPO 234 and also within the Copse Wood Estate Area of Special Local Character (ASLC),

This site is occupied by a two-storey building occupying a double width plot on the north side of Eastcote Road. There is a full width single-storey flat-roofed extension to the rear of the building. The garden to the rear is at a lower level and is currently accessed via the attached garage to the side. Much of the front garden has been hard surfaced to provide

off-street parking for the site's current use as a doctor's surgery. As noted in the D&AS, this area is primarily residential, characterised by detached houses set within spacious gardens. The site lies within an Area of Special Local Character. The proposed ground floor site plan indicates the approximate position of trees (on-site and off-site) towards the end of the rear garden. The horse chestnut tree in the north-east corner of the site is protected tree, T1 on the schedule of TPO466.

Comments: The proposal to provide to extend the building and install a new car park in the rear garden will have an urbanising effect on the ASLC - the existing single-storey extension already extends beyond the typical rear elevations of the surrounding residential properties. The proposed car park to the rear also encroaches on the root protection areas (RPA) of two off-site trees on the east boundary in the neighbouring garden. It possibly encroaches onto the RPA of the protected tree and other along the north boundary. No tree survey or arboricultural impact assessment has been provided, without which it is unsafe to assume that trees will not be affected by the proposed layout.

Recommendation - the proposal is unacceptable:

1. In the absence of a tree survey and arboricultural impact assessment to BS5837:2012, the applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long-term protection.

2. The proposed extension and car park will dominate the rear garden and be detrimental to the visual amenity of this ASLC.

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

Although it is considered that the proposed ground floor Pharmacy/Doctor's Surgery and upper floor residential uses would not generate significant quantities of clinical and other associated waste, it is important that the Hazardous Waste Regulations 2005 are complied with.

If the application was considered acceptable in all aspects, an informative to that effect would have been recommended.

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

Not applicable to this application.

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

Although local residents comments regarding surfabnce water drainage are noted the Council does not currently have data identifying this site as being at risk of flooding.

Recent appeals have demonstrated that unless the Council can evidence through its GIS mapping an existing sensitivity (e.g. Site within a flood plain or critical drainage area) the Council can condition further information concerning the draingae impact of a bsement where it does not cover all of the site curtilage (Note: This position will change when policy DMHD 3 of the Part Local Plan is adopted).

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

Not Applicable to this application.

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

Addressed in the main body of the report.

#### **7.20 Planning Obligations**

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

As the proposal is for a D1, Mayoral CIL Charges would be applied for the proposed development of 105 sq metres of additional floorspace are as follows:

Mayoral CIL = £4,746.19

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

Not applicable to this application.

## **7.22 Other Issues**

No other issues.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

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

Not applicable to this application.

**10. CONCLUSION**

The proposals would result in the net loss of residential accommodation. The very substantial double storey deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout with 6 new car parking spaces to the rear of the property in addition to the 5 at the front , would result in unacceptable levels of noise disturbance to adjoining occupiers.

The application also fails to demonstrate that the development could be implemented without a detrimental impact on significant and sensitive archaeological remains

In the absence of a tree survey and arboricultural impact assessment the applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long term protection.

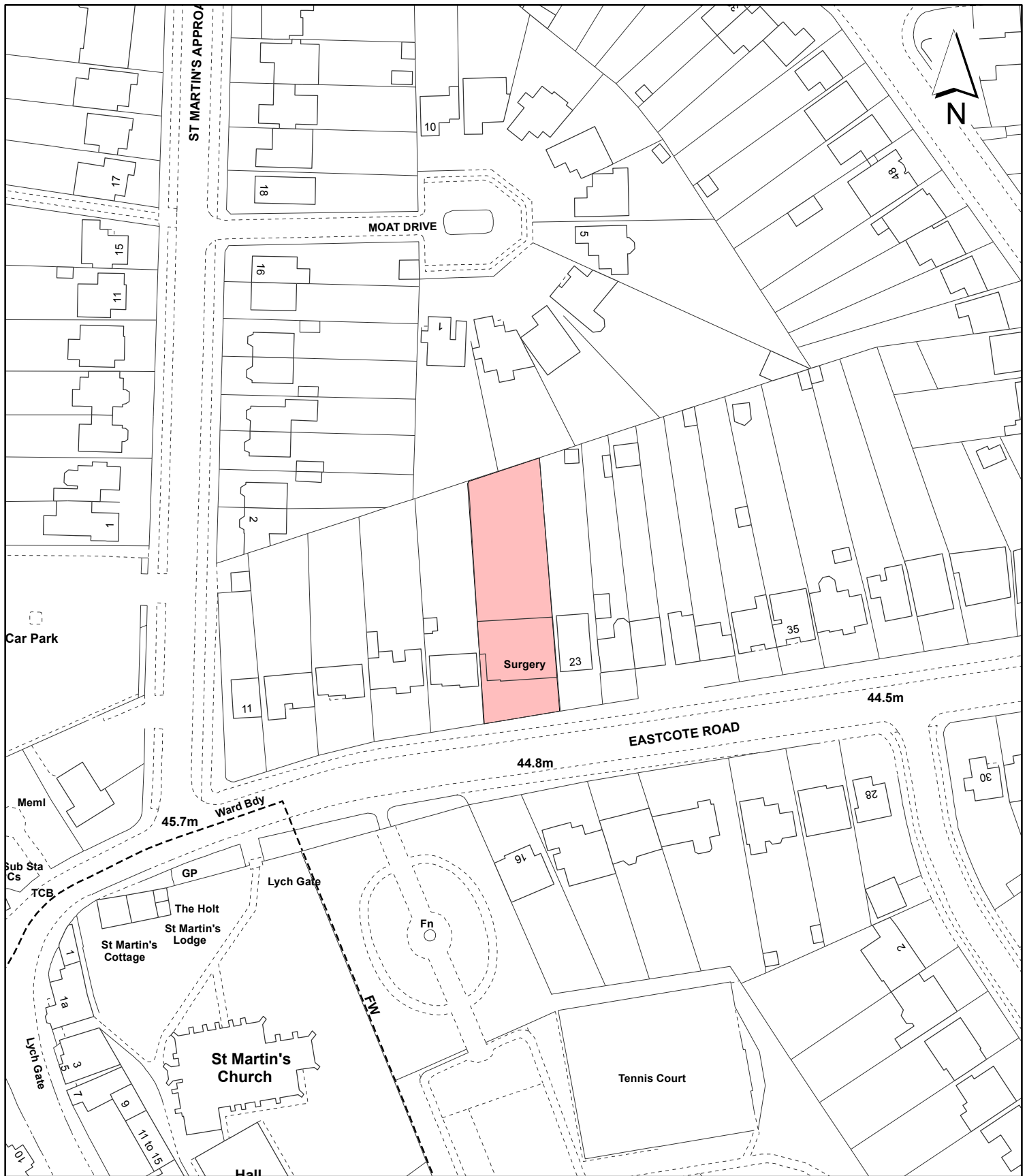
Taking into consideration the above, the application is recommended for refusal.

**11. Reference Documents**

- Hillingdon Local Plan (November 2012)
- London Plan (2016)
- National Planning Policy Framework
- HDAS: Residential Layouts
- Supplementary Planning Guidance - Community Safety by Design
- Supplementary Planning Guidance - Noise
- Supplementary Planning Guidance - Air Quality
- HDAS: Accessible Hillingdon

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**21 Eastcote Road**

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

Planning Application Ref:

**28723/APP/2017/2067**

Scale:

**1:1,250**

Planning Committee:

**North** Page 50

Date:

**August 2017**



**HILLINGDON**  
 LONDON



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

**Address** LAND AT REAR OF 2 OLD HATCH MANOR RUISLIP

**Development:** Two storey, 3-bed detached dwelling with associated amenity space.

**LBH Ref Nos:** 12162/APP/2017/2112

**Drawing Nos:** Design & Access Statement  
PD06  
PD05  
PD04  
PD03  
PD02 1:200  
PD01  
PD02

**Date Plans Received:** 12/06/2017

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

**Date Application Valid:** 20/06/2017

### 1. SUMMARY

Planning permission is sought for the erection of a two storey, 3-bed detached dwelling with amenity space on land accessed from Windmill Hill. The proposed dwelling would be in the back garden of 2 Old Hatch Manor.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. It is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

Furthermore, due to the proposed siting, site coverage, bulk and design, the development would result in a cramped appearance and over-development which would cause material harm to the visual amenities of the street scene and the wider area. The separation distance between the application site and the adjacent property is inadequate and would cause sub-standard living accommodation for existing and future occupiers.

In addition by reason of the rear facing windows on the east elevation overlooking the rear garden of no.4 Old Hatch Manor and its proximity would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that could arise.

There is also no provision for off-street parking for the existing dwelling, therefore given the numerous objections this application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

**1 NON2 Non Standard reason for refusal**

The proposed development, by reason of its siting in a rear garden, would result in a visually incongruous development, given the setting, and would fail to harmonise with the existing local residential character. The principle of the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), The Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF (March 2012).

**2 NON2 Non Standard reason for refusal**

The proposed dwelling, by reason of its size, siting, scale, bulk, design and proximity to the proposed boundaries, would lead to a cramped form of development at odds with the established layout and pattern of residential development in the locality to the detriment of the visual amenity of the street scene and the character and appearance of the area in general, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed two storey dwelling, by reason of its size and siting, with inadequate separation distances, would result in an overly dominant and oppressive feature in relation to the neighbouring properties and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity to No. 4 Old Hatch Manor and No. 25 Windmill Hill. Therefore the proposal would be contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Layouts, July 2006.

**4 NON2 Non Standard reason for refusal**

The proposed development by reason of the siting of the rear facing windows on the east elevation overlooking the rear garden and their proximity to the neighbouring property of No.4 Old Hatch Manor would result in overlooking and a loss of privacy to the neighbouring property, resulting in an unacceptable loss of residential amenity to its occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document: Residential Layouts, July 2006.

**5 NON2 Non Standard reason for refusal**

The proposed dwelling, by reason of its siting and scale, and minimal distance between habitable room windows on the rear elevation and rear boundary would result in a poor outlook for future occupiers which would represent a sub-standard quality of accommodation. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

**6 NON2 Non Standard reason for refusal**

The proposed development fails to provide alternative off street parking provision for the existing property, No.2 Old Hatch Manor,. Therefore the proposed development is

considered to be deficient in car parking provision with regard to the Council's approved car parking standards, leading to on-street parking to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Car Parking Standards (2007).

## **INFORMATIVES**

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

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

### **2 I52 Compulsory Informative (1)**

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

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

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) 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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

#### 4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. Pre-application advice was sought however objections have been repeatedly raised and remain to this form of development which could therefore not be overcome in this instance.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site refers to land currently occupied as the private usable rear amenity area forming part of 2 Old Hatch Manor, which is a smaller dwelling than that proposed being a, 2 bed detached dwelling situated on the corner junction with Windmill Hill. The existing dwelling has a front garden area and pedestrian access only from Old Hatch Manor, there is no existing vehicular access or existing driveway. There is a mature tree to the front of the dwelling located on Old Hatch Manor. The vehicular access is to the rear and South, via Windmill Hill which provides the area for off-street parking. There is also two small detached outbuildings/sheds situated to the bottom of the rear garden and close to the shared boundary with No.25 Windmill Hill. To the immediate East lies No.4, a detached house and the rear garden of the site backs onto the side of No. 25 Windmill Hill.

The surroundings are an important context. It is one of the four corner properties which face the elongated roundabout at the junction of Windmill Hill and Old Hatch Manor. The central roundabout provides a space which is mainly grassed. In addition there is an existing mature green lined boundary which runs all along the boundary to the East and grassed area which provides the character and a visible green open space between 2 Old Hatch Manor and No.25 Windmill Hill. It is also important to note that 2 Old Hatch Manor is generally smaller than most of the surrounding detached dwellings and set within a smaller plot than most of the neighbouring properties both along Old Hatch Manor and Windmill Hill.

The street scene is residential in character and appearance comprising mainly semi-detached and detached properties. The application site is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

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

The proposed dwelling would be located in the rear garden of 2 Old Hatch Manor with the front elevation of the new dwelling facing West onto Windmill Hill.

#### 3.3 Relevant Planning History

12162/APP/2002/963      2 Old Hatch Manor Ruislip  
ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

**Decision:** 11-06-2002    Refused

12162/APP/2003/2309    2 Old Hatch Manor Ruislip  
RETENTION OF STORAGE SHED IN REAR GARDEN

**Decision:** 24-05-2005    Approved

12162/PRC/2016/40      2 Old Hatch Manor Ruislip  
Proposed bungalow

**Decision:** 28-04-2016    OBJ

12162/PRC/2016/95      Land At Rear Of 2 Old Hatch Manor Ruislip  
Demolition of existing shed and erection of a detached dwelling with associated parking and amenity space

**Decision:** 29-11-2016    OBJ

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

12162/PRC/2016/95 - Demolition of existing shed and erection of a two storey detached dwelling with associated parking and amenity space. Objections raised by the council.

12162/PRC/2016/40 - Erection of a bungalow with associated parking and amenity space. Objections raised by the council.

41245/A/89/1934: Whilst not in relation to this application site, this application in respect of 28 Windmill Hill was granted in April 1990, and relates to an infill property, now known as 28a Windmill Hill. This has been cited in support of similar applications which have been subsequently refused and dismissed at appeal. However, it should be noted that this was granted and constructed before currently adopted guidance and that the length of the plot is larger than that of the current application and those which have been determined previously.

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

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

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

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

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

## **6. Consultations**

### **External Consultees**

10 neighbouring properties along with Ruislip Residents Association were consulted on 22.06.2017 and a site notice was displayed to the front of the site which expired on 14.07.2017.

As a result of the publicity 6 objections were received from neighbours. In addition the local Ward Councillor has raised issues regarding possible restrictive covenants and requested the application to be heard at Committee.

The owner of 2 Old Hatch Manor has written in support of the application, commenting that:

- it is very sympathetic and compatible to the unique character and appearance of the main dwelling at my address, the chalet style cottage known as 2 Old Hatch Manor, and that of the local surrounding areas.
- the proposal would not appear visually intrusive in the street scene. There are a newly built two story detached house directly opposite the proposed site and another newly built two story chalet style bungalow.
- due to the siting and removal of existing sheds, the proposed house would not result in additional overshadowing to the adjoining neighbours. In fact, it will greatly improve the rights to sunlight for No 25 Windmill Hill.
- the proposal has little impact on local traffic and pedestrian safety.
- the proposal will enhance the harmony of the street scene.
- the government has relaxed planning rules to encourage new builds in areas with good amenities and facilities to improve and increase good residential housing.
- there is no restriction of any kind to build on the proposed site which is well connected.

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

In summary, the objections raise the following issues:

- restrictive covenant on the land not to have more than one dwelling.
- overdevelopment .
- not in keeping with the existing properties and surroundings.
- inaccuracies in the supporting information including the submitted plans and the design and access statement, e.g. not a cul-de-sac, no parking to the front for existing dwelling and no vehicle access to the front.
- creating driveway to the front on Old Hatch Manor would be dangerous and involve removal of tree, grass verge.
- no precedent for such type of development.
- no detailed landscaping information provided especially on the boundary to no.4 Old Hatch Manor.
- major invasion of privacy, overlooking back gardens, houses and bedrooms, contrary to HDAS.
- currently only one car parking space for 2 Old Hatch Manor on a narrow single access. The proposal would result in the existing dwelling having no off-street parking which would cause extra stress on Old Hatch Manor and surrounding roads especially given the proximity of local schools.
- dangerous to use the roads, especially for the kids during school hours.
- with the schools nearby there is already parking stress on the roads and having additional on-street parking would cause even more problems and would be extremely dangerous.
- loss of privacy especially to 25 Windmill Hill.
- lead to a loss of amenity, greenery and spaciousness.
- new plot would not be in keeping with the area, existing plot is already smaller than most in the area.
- appeal was dismissed for similar development at No.26a Windmill Hill. (The council's reference is: 67242/APP/2011/2651 and the appeal reference is: APP/R5510/A/12/2175095).

Officer comment:

Any restrictive covenant is not a material planning consideration.

In addition it is noted that reference is made to an appeal decision at No.26a Windmill Hill. That site is located diagonally opposite the application site on effectively the North West corner of the prominent roundabout. The proposal involved the erection of a new one bed dwelling within the rear garden of No.26a Windmill Hill. In dismissing the appeal, the appointed Inspector noted that two of the three main issues were: the effects of the proposal on the character of the area and the effects of the proposal in relation to car parking. In regard to the effects of the proposal in relation to car

parking, the Inspector commented at:

"12. The proposal indicates a car parking area for the proposed dwelling which appears to be satisfactory to the Council. However, the proposal would take away the off-street parking available to the existing house. Although the existing house is not within the appeal site it is controlled by the appellant, therefore I consider that it would be appropriate to include a condition to require car parking to be provided within the remaining site of No 26A, if planning permission were to be granted. Therefore, the proposal is capable of complying with Policies AM7 and AM14 of the UDP."

In relation to the character of the area the Inspector noted, "The generous spacing of the houses, combined with the size and disposition of the properties results in a high quality residential environment which the appellant recognises as having a "verdant, open appearance" and a "well landscaped local environment".

5. The existing rear garden of No 26A provides a significant degree of separation between the house and its neighbour to the rear, No 26. Combined with the general character of the area and the central planted area, the site makes a positive contribution to the qualities of the area as a result of its spaciousness.

6. The proposal would take up over half the land between No 26A and No 26, although some would be in the form of garden area for the proposed house. Although the proposal would be modestly sized in comparison to most of the surrounding properties, it would result in an obvious erosion of a prominent and spacious element in the street-scene. Its siting would mean that one of its front corners would be a very short distance from the site boundary, accentuating its impact on the street-scene. I do not consider that the boundary hedge would provide the degree of screening necessary to reduce the effects of the proposal to an acceptable level, in this respect.

8. I have also taken account of the other examples of development drawn to my attention by the appellant, and viewed these at my site visit. It is seldom possible to claim an exact replica in content and circumstances of 2 separate planning cases. Notwithstanding this, I note from the information supplied that the planning applications referred to pre-date by some degree the Council's Unitary Development Plan (UDP) and the changes referred to in PPS3 (now replaced) relating to garden land, and the National Planning Policy Framework (the Framework) which also notes that private gardens should not be considered as previously-developed land. I recognise that this latter matter does not amount to a blanket exclusion of gardens from accommodating any development, but it seems that these other examples were determined at a time when local and National policy advice was certainly different and less sensitive to the contributions that gardens can make to the character of an area. In addition, I do not regard all of the examples cited as being successful additions to the area and therefore are not desirable examples to follow. Therefore, the proposal would be contrary to the aims of Policies BE13 and BE19 of the UDP."

Officer Comments continued:

It is clear therefore that the principle objection to this form of development and the reasons for refusal which are recommended have been supported at appeal, and are a more recent decision than that at 28A.

#### **Internal Consultees**

Access - no comments

Highways:

This application is to develop the rear garden of 2 Old Hatch Manor in Ruislip to create a 3 bed detached house. The existing property has no vehicular access on Old Hatch Manor but has an access off Windmill Hill. There are existing waiting restrictions outside the property boundary in both Old Hatch Manor and Windmill Hill. There is existing parking stress in Old Hatch Manor. The property



has a PTAL value of 3 (moderate) which suggests there will be reliance on private car trips to and from the property. There is a wide public verge on the Windmill Hill frontage and a mature tree and verge on the Old Hatch Manor frontage. The proposals involve the construction of a three bed detached house and there are 2 car parking spaces provided off-street. The existing access or a modified form will be used to access the off-street car parking spaces. There are no car parking facilities provided for the existing dwelling which will be difficult given the street, tree and proximity to the junction. There is no indication of secure cycle storage (2 spaces) for either the new dwelling or the existing. There are no refuse/recycling facilities shown for the new dwelling. On the basis of no off-street car parking being identified for the existing dwelling I suggest you refuse this application.

## **7. MAIN PLANNING ISSUES**

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

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

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

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

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

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

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

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

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

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

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

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

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

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that two storey, 3 bedroom properties for 6 persons should provide a minimum 102 sq.m and 2.5 sq.m of inbuilt storage.

The proposed dwelling complies, as it is only marginally lower with this guideline, as it will have a total internal floor area of approximately 100 sq.m.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

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

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 4.27 states that careful consideration should be given to the location of surrounding buildings, their orientation, building lines, frontages and entrances. Building lines within schemes should relate to the street pattern.

Section 5.11 of the SPD; Residential Layouts also states the intensification of sites within an existing street scape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

The footprint, overall size of the overall plot would again be out of keeping with the character of the area which is characterised by detached square or rectangular properties, set within spacious elongated plots. It is considered that the proposal does not relate to the scale and form of the surrounding properties and the general wider area.

Overall, the lack of separation distance, minimal depth of the garden, footprint and building line, demonstrate that the proposed development would indeed appear cramped and represent an over-development of the site, which would be detrimental to the general character and visual amenities of the streetscene.

Whilst it is accepted there are differing styles of detached properties along Old Hatch Manor, there are still nonetheless detached properties set within long elongated plots. In addition there are similarities with the existing properties along Windmill Hill, these again are mainly detached properties set under hipped roofs and with most sharing the same if not similar roof designs. The proposed development would have a gable roof unlike any other along this section of Windmill Hill and would appear as a large visual intrusion on a relatively small plot, when compared to the large existing plots, which is not well related to the existing dwellings both in terms of location and overall style and design and would be an uncharacteristic intrusion into the rear garden areas.

For the reasons stated above it is considered that the siting of the dwelling would fail to make a positive contribution to the appearance of the area would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected.

HDAS residential layouts recommends where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15 m will be the minimum acceptable distance. The host property and the proposed property would have a separation distance of approximately 9.5 metres and a distance of 8 metres from No.25 Windmill Hill, which would be contrary to Policy and demonstrates that the development would be cramped; and would cause a degree of visual intrusion and loss of outlook.

The proposed dwelling, by reason of its siting and scale, with inadequate separation distances between the proposed dwelling and the existing property, 2 Old Hatch Manor, would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity.

In addition the proposed development proposes four large windows serving bedrooms and habitable rooms and a large patio opening on the east elevation which would overlook the rear garden of no.4 Old Hatch Manor and its proximity would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that could arise. Therefore the proposal would have an unacceptable impact on the residential amenity of the neighbouring properties and their respective occupiers and the development is considered not to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed development would provide a 3 bed dwelling over two storeys, the minimum required internal floor space for 4 persons is 84 square metres and 102 square metres for 6 persons. The proposed gross internal area would be 100 square metres.

In terms of the garden area at least 60 square metres of rear private garden should be retained to provide adequate amenity space for a three bedroom dwelling. The resultant amenity space would provide approximately 55 square metres and therefore would technically be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

However, the rear of the ground floor which would serve the only lounge and dining room windows and patio opening; would have a poor outlook being situated only 1.7 metres away from the end of the boundary treatment to the boundary to No.25 Windmill Hill. It is considered that this would be detrimental to the amenities of future occupiers.

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

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

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

Whilst the submitted plans indicate that two parking spaces could be provided for the new dwelling, there is no provision either existing or proposed that could or would provide off-street parking for the existing dwelling, 2 Old Hatch Manor. As highlighted earlier in the report there is currently no vehicular access to the existing dwelling from Old Hatch Manor. Therefore this is not acceptable.

The Council's Highways Officer has also objected, as there are no car parking facilities provided for the existing dwelling which will be difficult given the street, tree and proximity to the junction. On the basis of no off-street car parking being identified for the existing dwelling, the highways officer also recommended the application be refused.

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

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

Secured by Design is now covered by Part Q of the Building Regulations which the development would be required to accord with, if the application had been recommended for approval.

#### **7.12 Disabled access**

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

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

Not applicable to this application.

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

An appropriate scheme of landscaping and landscape protection could have been secured by condition if the application was recommended for approval.

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

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

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

Not applicable to this application.

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

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

The site is not within a flood zone.

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

No issues raised.

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

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

#### **7.20 Planning Obligations**

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

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

Community Infrastructure Levy:

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 113.15 sq metres of additional floorspace are as follows:

Hillingdon CIL = £13,045.06

Mayoral CIL = £5,107.80

Total = £ 18,152.86

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

There are no enforcement issues raised by this application.

#### **7.22 Other Issues**

None.

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

#### **General**

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

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

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

#### **Planning Conditions**

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

#### **Planning Obligations**

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

#### **Equalities and Human Rights**

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected

characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

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

None.

#### **10. CONCLUSION**

Planning permission is sought for the erection of a two storey, 3-bed detached dwelling with amenity space on land accessed from Windmill Hill. The proposed dwelling would be in the back garden of 2 Old Hatch Manor.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. It is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

Furthermore, due to the proposed siting, site coverage, bulk and design, the development would result in a cramped appearance and over-development which would cause material harm to the visual amenities of the street scene and the wider area. The separation distance between the application site and the adjacent property is inadequate and would cause sub-standard living accommodation for existing and future occupiers.

In addition by reason of the rear facing windows on the east elevation overlooking the rear garden of no.4 Old Hatch Manor and its proximity would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that could arise.

There is also no provision for off-street parking for the existing dwelling, therefore given the numerous objections this application is recommended for refusal.

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

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

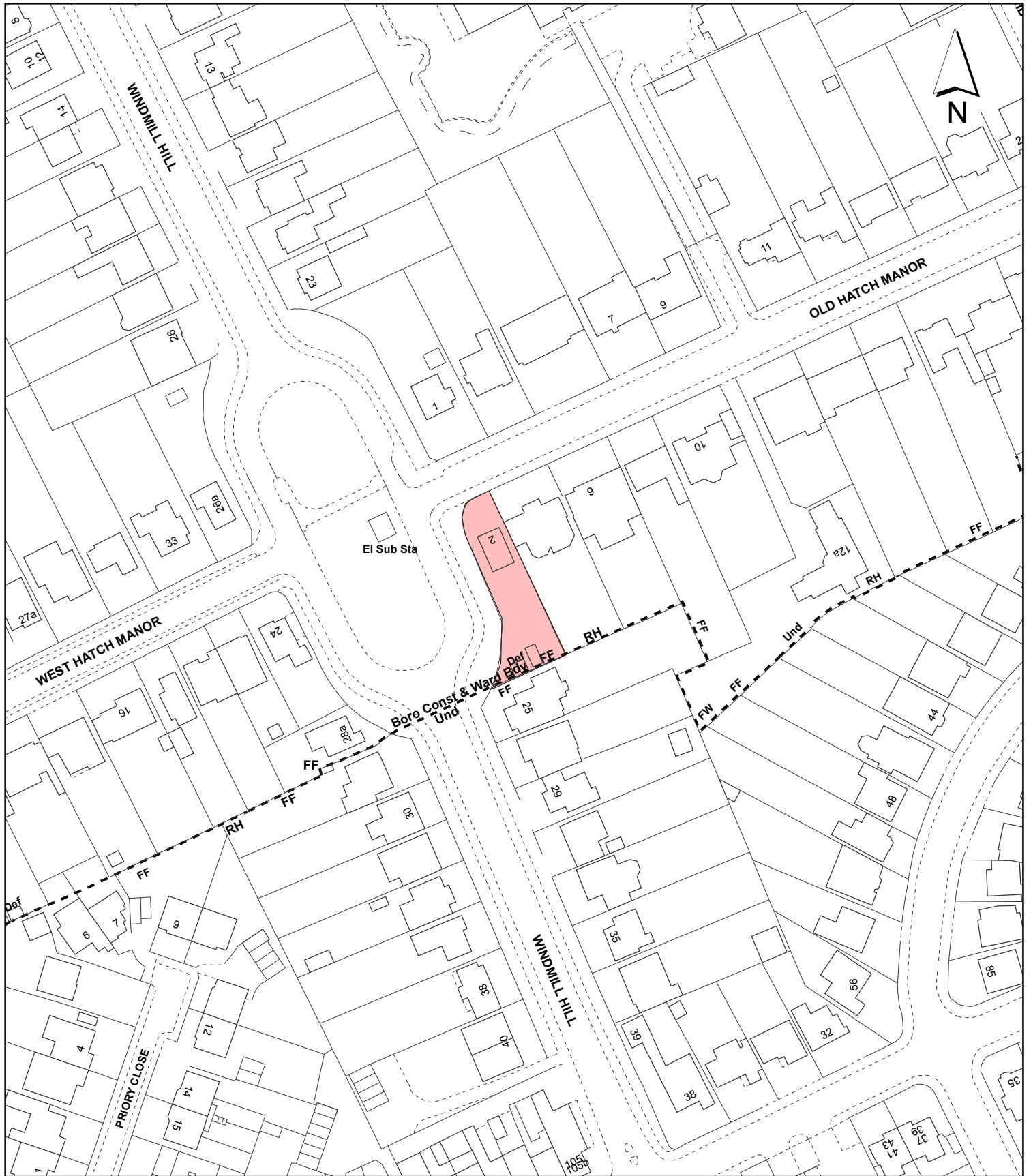
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land to the rear of  
 2 Old Hatch Manor**

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

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

Planning Application Ref:

**12162/APP/2017/2112**

Scale:

**1:1,250**

Planning Committee:

**North** Page 67

Date:

**August 2017**



**HILLINGDON**  
 LONDON

This page is intentionally left blank

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

**Address** 514 & 514A VICTORIA ROAD RUISLIP

**Development:** Variation of condition 2 (Approved Plans) of planning permission ref: 72489/APP/2017/43 dated 23/05/2017 to alter the design and layout of the building .(Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations).

**LBH Ref Nos:** 72489/APP/2017/2343

**Drawing Nos:** PA-13 A  
PA-05 C  
PA-08 B  
PA-09 B  
PA-10 B  
PA-11 B  
PA-12 A  
PA-06 A  
PA-07 B

**Date Plans Received:** 27/06/2017

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

**Date Application Valid:** 06/07/2017

### 1. SUMMARY

The application seeks to vary planning permission ref: 72489/APP/2017/43 dated 23/05/2017 for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate children between the ages of 3 months and 5 years.

The alterations proposed relate to very minor changes to the internal layout of the nursery and an amendment to the rear elevation where a window and door replace a roller shutter. These are considered to be minor changes that have no adverse visual impact. Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

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

PA-01

PA-02 Rev A

PA-03  
PA-04  
PA-05 Rev C  
PA-06 Rev A  
PA-07 Rev B  
PA-08 Rev B  
PA-09 Rev B  
PA-10 Rev B  
PA-11 Rev B  
PA-12 Rev A  
PA-13 Rev A

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

**REASON**

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

**3 COM5 General compliance with supporting documentation**

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

Design and Access Statement Rev C

Travel Plan

Nursery Collection and Drop off Timetable

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

**REASON**

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

**4 COM21 Sound insulation /mitigation**

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

**REASON**

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

**5 RES17 Sound Insulation**

No development shall take place until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely

affected by noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

**6 COM27 Traffic Arrangements**

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

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

**REASON**

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

**7 COM31 Secured by Design**

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

**REASON**

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

**8 NONSC Non Standard Condition**

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

**REASON**

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

**9 NONSC Non Standard Condition**

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

**REASON**

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

**10 COM29 No floodlighting**

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

**REASON**

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

**11 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only as a Nursery and for no other purposes within Use Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), unless agreed in writing by the Local Planning Authority.

**REASON**

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

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R12	Use of premises to provide child care facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.12	(2016) Improving opportunities for all
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.2	(2016) An inclusive environment

#### 4

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

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

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

prevent parking during the daytime.

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

### **3.2 Proposed Scheme**

Variation of condition 2 (Approved Plans) of planning permission ref: 72489/APP/2017/43 dated 23/05/2017 to alter the design and layout of the building (Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations).

The alterations proposed relate to very minor changes to the internal layout of the nursery and an amendment to the rear elevation where a window and door replace a roller shutter. These are considered to be minor changes that have no adverse visual impact. Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

### **3.3 Relevant Planning History**

72489/APP/2017/2339      514 & 514a Victoria Road Ruislip

Details pursuant to discharge conditions 4 (Noise Control) and 5 (Noise Protection) of planning permission ref: 72489/APP/2017/43 dated 23/05/2017 (Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations).

#### **Decision:**

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

72489/APP/2017/43 - Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations. Approved on 23/05/2017.

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

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

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

BE13      New development must harmonise with the existing street scene.

BE15      Alterations and extensions to existing buildings

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

BE20      Daylight and sunlight considerations.

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

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

BE38      Retention of topographical and landscape features and provision of new planting



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

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

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

## **6. Consultations**

### **External Consultees**

Consultation letters were sent out to the adjacent properties and the South Ruislip Residents Association on the 01/08/17.

No letters of objection have been received.

### **Internal Consultees**

EPU

No adverse comments from EPU as condition is not relevant to us.

### **HIGHWAYS**

The application is for a variation of Condition 2 Approved Plans for a change of use at a site on Victoria Road Ruislip. The external car park layout does not appear to have changed from the original layout so on that basis I have no highways concern over the amendment

## **7. MAIN PLANNING ISSUES**

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

Established under planning permission ref: 72489/APP/2017/43

- 7.02 Density of the proposed development**  
Not applicable to this type of application.
- 7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**  
Established under planning permission ref: 72489/APP/2017/43
- 7.04 Airport safeguarding**  
Established under planning permission ref: 72489/APP/2017/43
- 7.05 Impact on the green belt**  
The site is not located in the green belt.
- 7.07 Impact on the character & appearance of the area**  
Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that would become detrimental to the amenity of the adjoining occupiers or surrounding area would not be approved. Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.  
  
The replacement of the approved door and window with a roller shutter on the rear elevation is not consider to have any impact on the character and appearance of the area. It should be noted that all other design related matters have already been established under planning permission ref: 72489/APP/2017/43.
- 7.08 Impact on neighbours**  
Established under planning permission ref: 72489/APP/2017/43.
- 7.09 Living conditions for future occupiers**  
Not applicable to this type of application.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**  
Established under planning permission ref: 72489/APP/2017/43. It is noted that no changes are proposed to the site or car parking layout.
- 7.11 Urban design, access and security**  
Established under planning permission ref: 72489/APP/2017/43.
- 7.12 Disabled access**  
Established under planning permission ref: 72489/APP/2017/43.
- 7.13 Provision of affordable & special needs housing**  
Not applicable to this type of application.
- 7.14 Trees, Landscaping and Ecology**  
Not applicable to this application.
- 7.15 Sustainable waste management**  
Established under planning permission ref: 72489/APP/2017/43.
- 7.16 Renewable energy / Sustainability**  
Not applicable to this application.
- 7.17 Flooding or Drainage Issues**  
Not applicable to this application.
- 7.18 Noise or Air Quality Issues**  
The Council's Environmental Protection Unit has raised no objection to the proposed use of the site, in terms of noise disturbance to the residential units above or air quality issues. Subject to conditions the proposed development is therefore deemed acceptable.
- 7.19 Comments on Public Consultations**

None.

#### **7.20 Planning Obligations**

None.

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

None.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

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

## **10. CONCLUSION**

The application seeks to vary planning permission ref: 72489/APP/2017/43 dated 23/05/2017 for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate children between the ages of 3 months and 5 years.

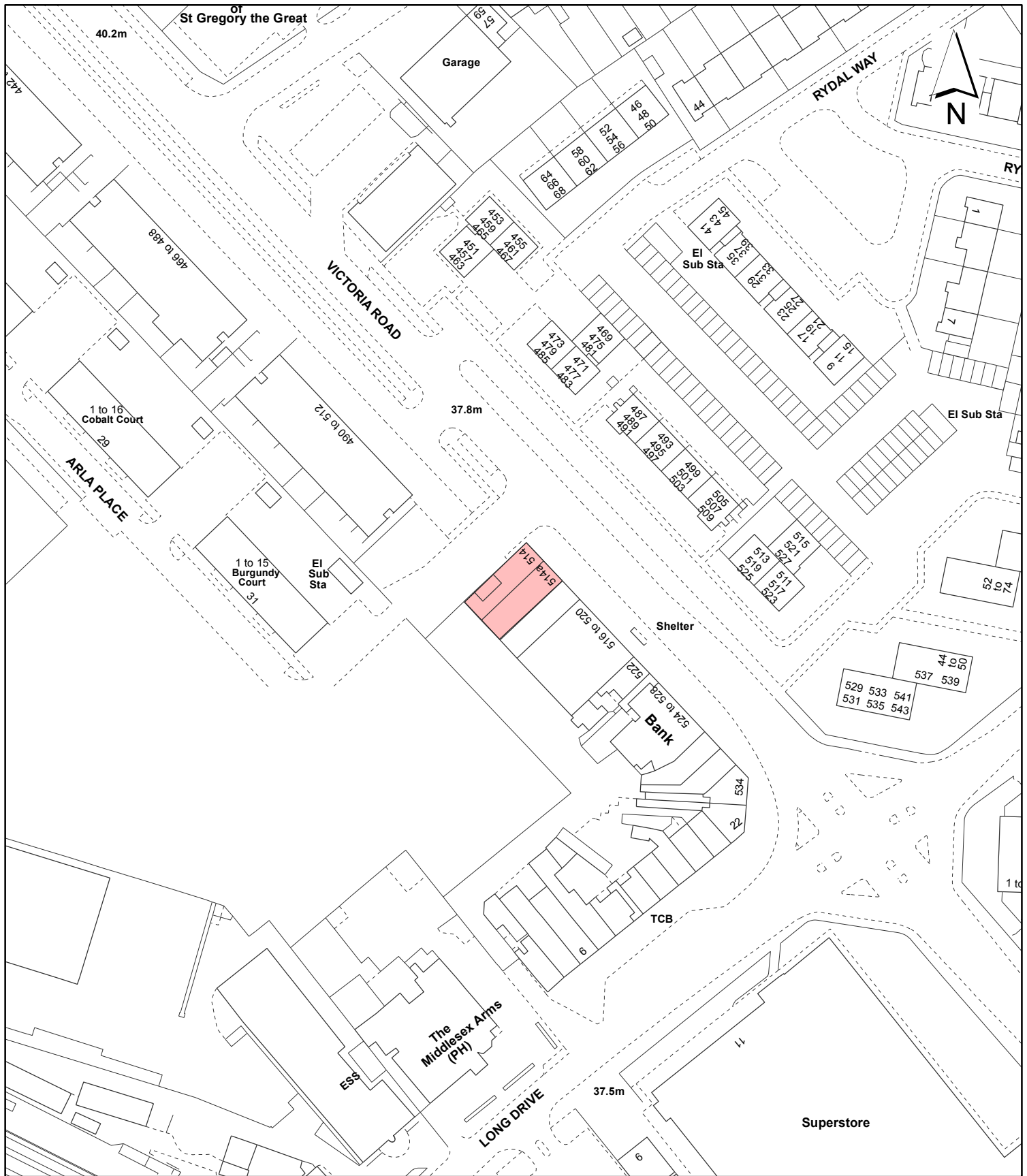
The alterations proposed relate to a change to the internal layout of the nursery and an amendment to the rear elevation where a window and door replace a roller shutter. These are considered to be minor changes that have no adverse impact. Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

## **11. Reference Documents**

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**514 Victoria Road**

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

Planning Application Ref:  
**72489/APP/2017/2343**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 79**

Date:  
**August 2017**



This page is intentionally left blank

# Plans for North Applications Planning Committee

Tuesday 12th September  
2017



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Page 81

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

**Address** 31 FRITHWOOD AVENUE NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

**LBH Ref Nos:** 8032/APP/2017/1671

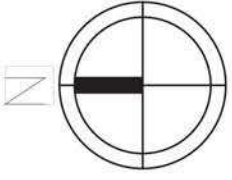
**Date Plans Received:** 09/05/2017

**Date(s) of Amendment(s):** 09/05/2017

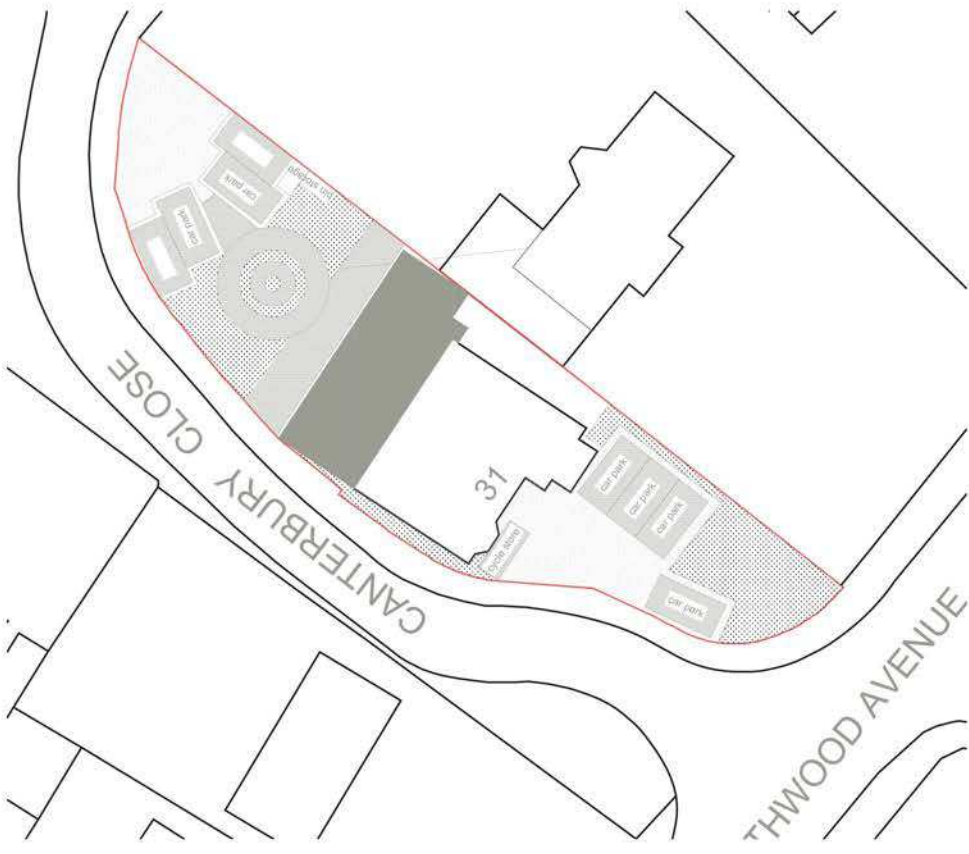
**Date Application Valid:** 18/05/2017

23/08/2017



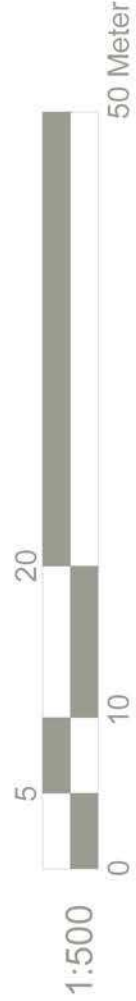


LOCATION PLAN 1:1250



BLOCK PLAN 1:500

Project: 31 Frithwood Avenue Northwood HA6 3LY		Title: Location plan Block plan	
Scale: 1:1250/500/A3	Date: 12.02.17	Drawn by: S.Phillis	Drawing No: 0071-01
<b>PLANNING ISSUE</b>			



CANTERBURY CLOSE

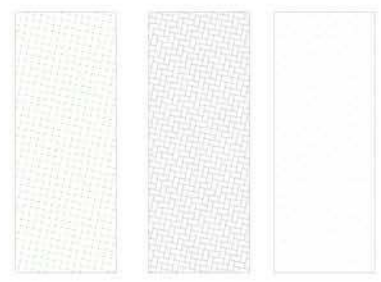
FRITHWOOD AVENUE



Landscaped area

Car parking

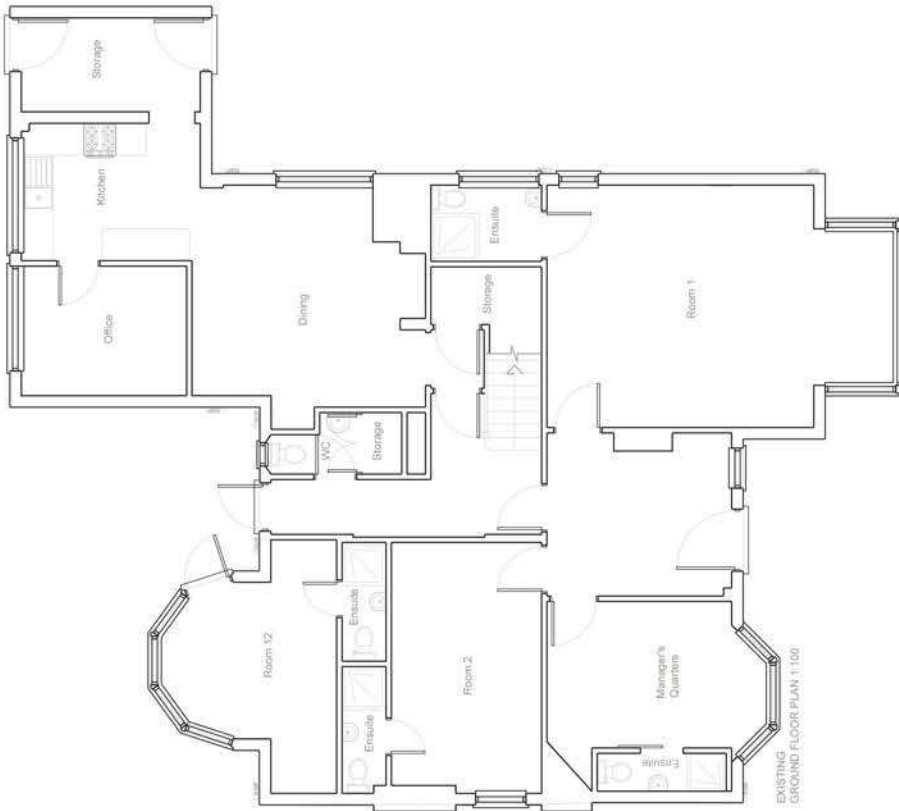
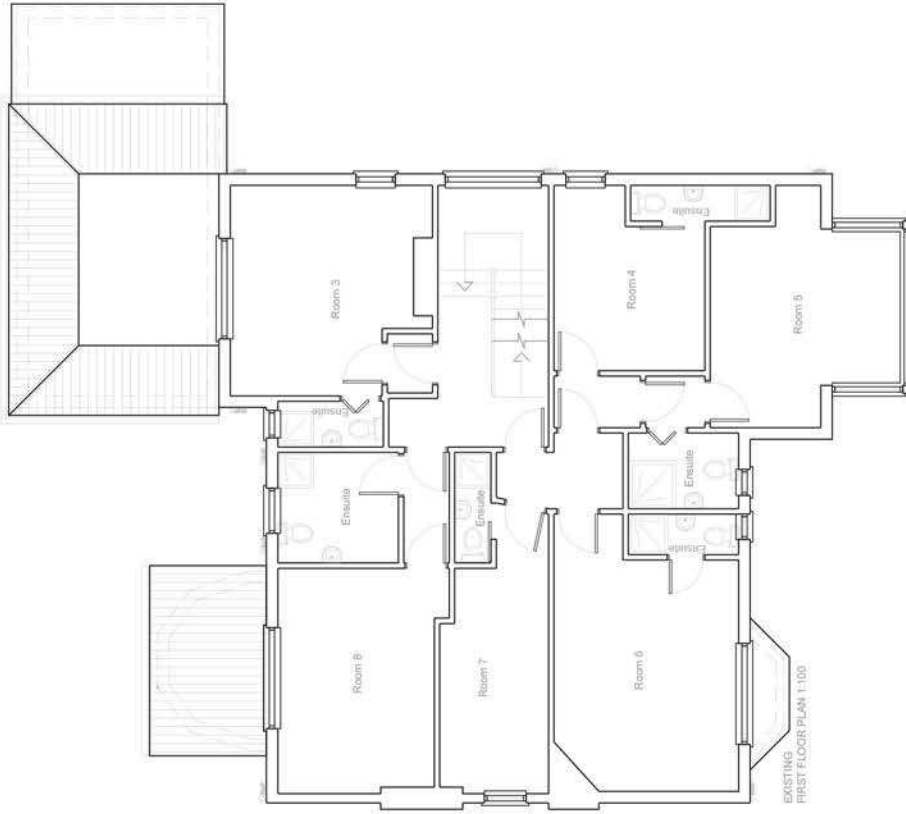
Paved area



Revision	Date	By

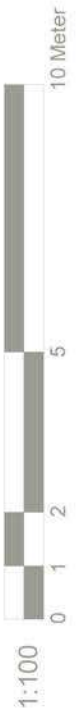
  

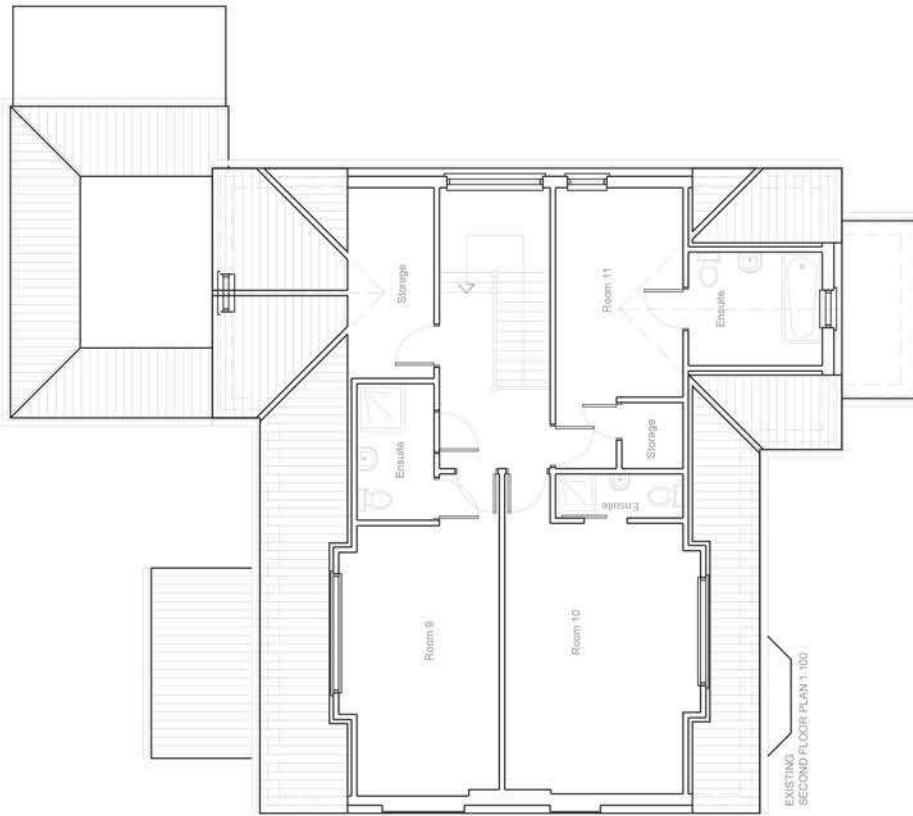
Project:	31 Frithwood Avenue Northwood M40 3LY
Title:	Proposed Site layout
Scale:	1:200 @ A3
Date:	12.02.17
Drawn by:	St Phills
Drawing No.:	007150
<b>PLANNING ISSUE</b>	



Revision	Date

Project: 31 Firwood Avenue Northwood PA0 3LY	
Title: Existing Ground floor plan First floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S PHILLS	Drawing No: 0071.02
<b>PLANNING ISSUE</b>	

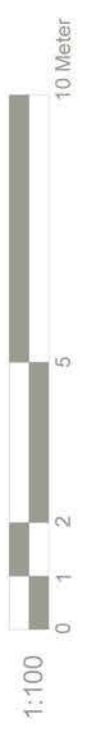


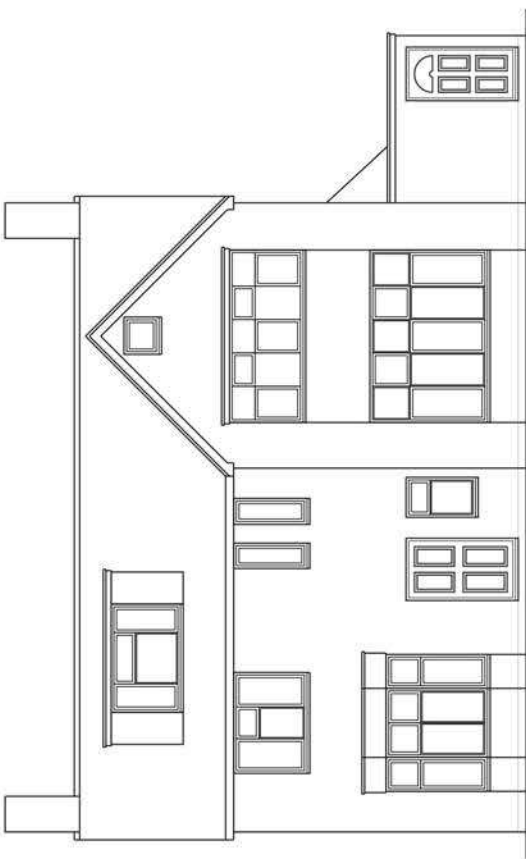


EXISTING  
SECOND FLOOR PLAN 1:100

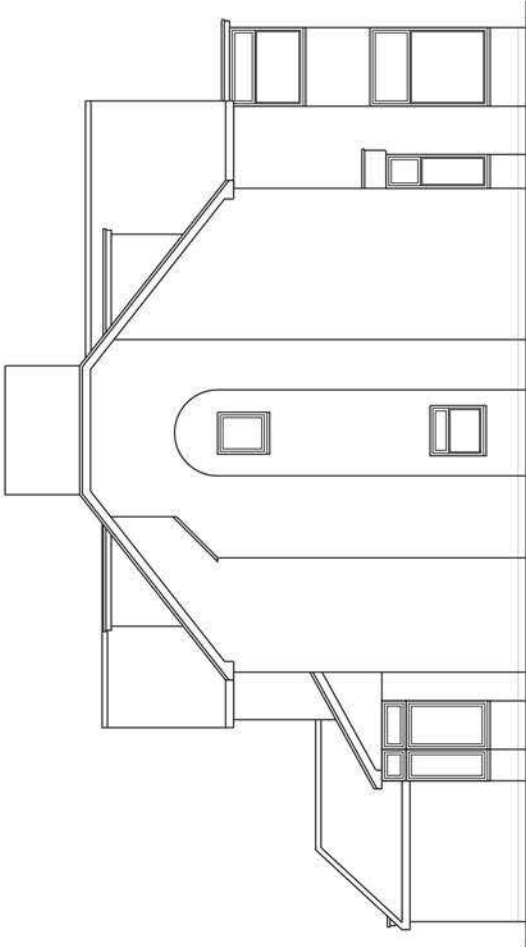
Revision	Date

Project: 31 Firwood Avenue Northwood PAO 3117	
Title: Existing second floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn By: S-Phills	Drawing No: 0071-02
<b>PLANNING ISSUE</b>	

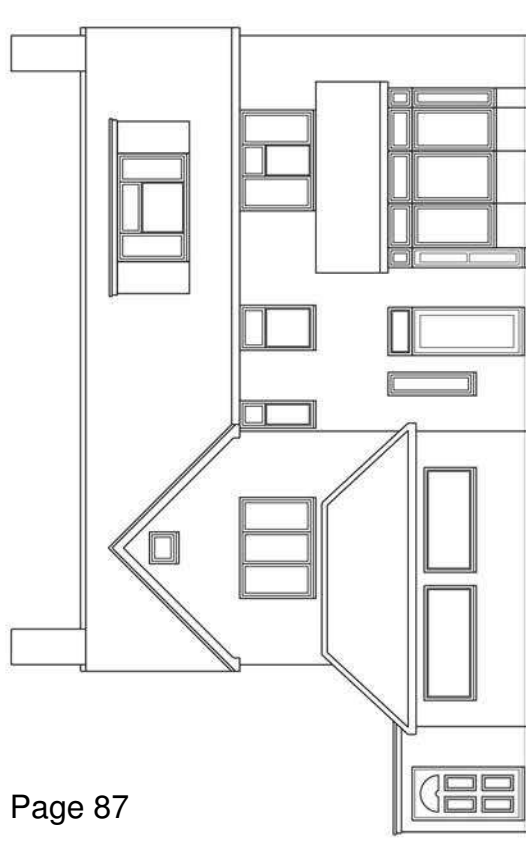




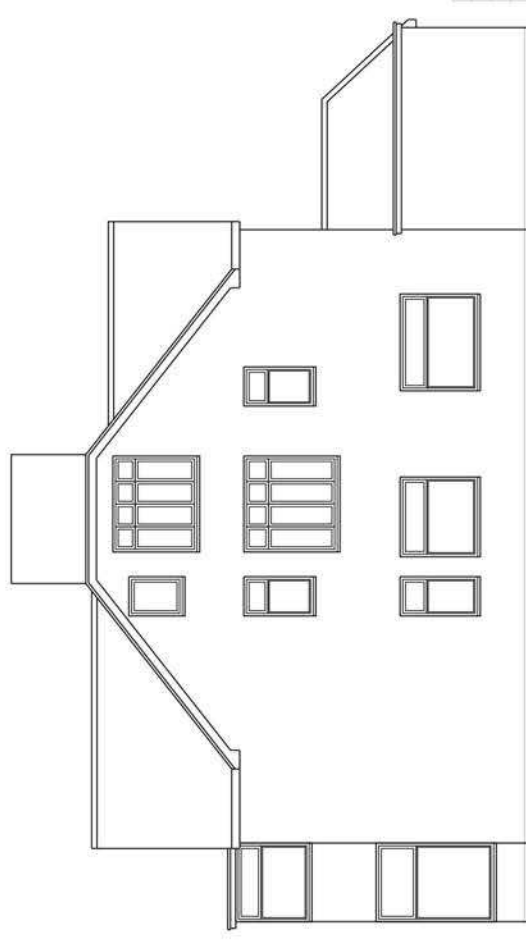
EXISTING  
FRONT ELEVATION 1:100



EXISTING  
SIDE ELEVATION 1:100



EXISTING  
REAR ELEVATION 1:100

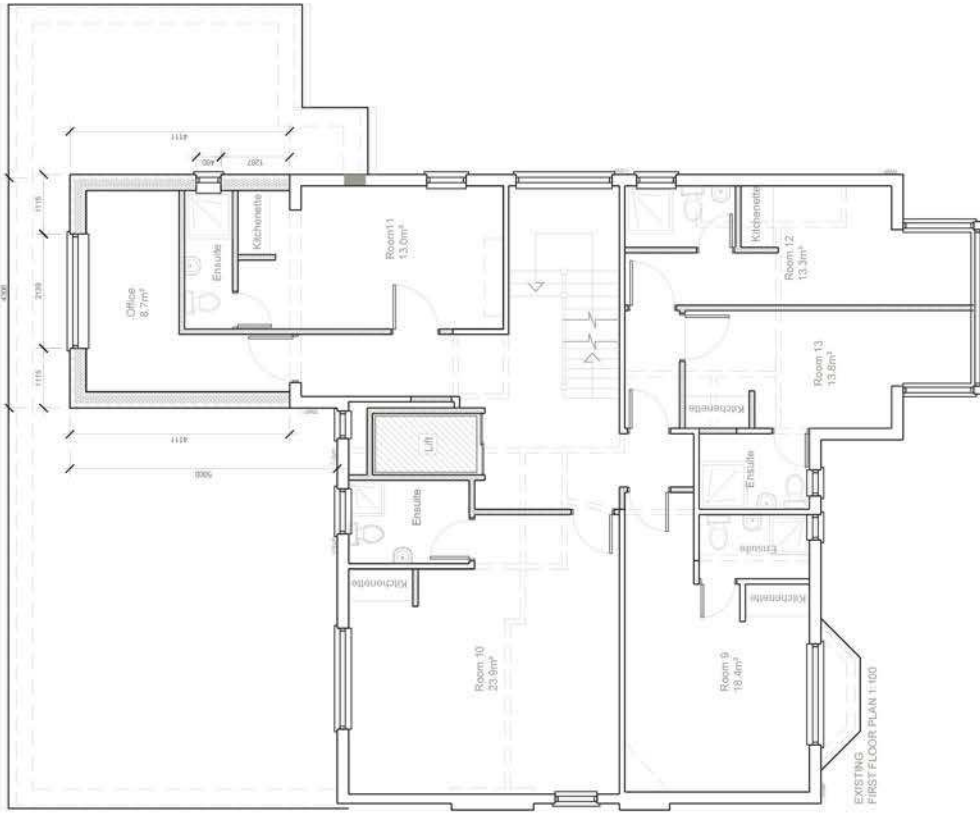
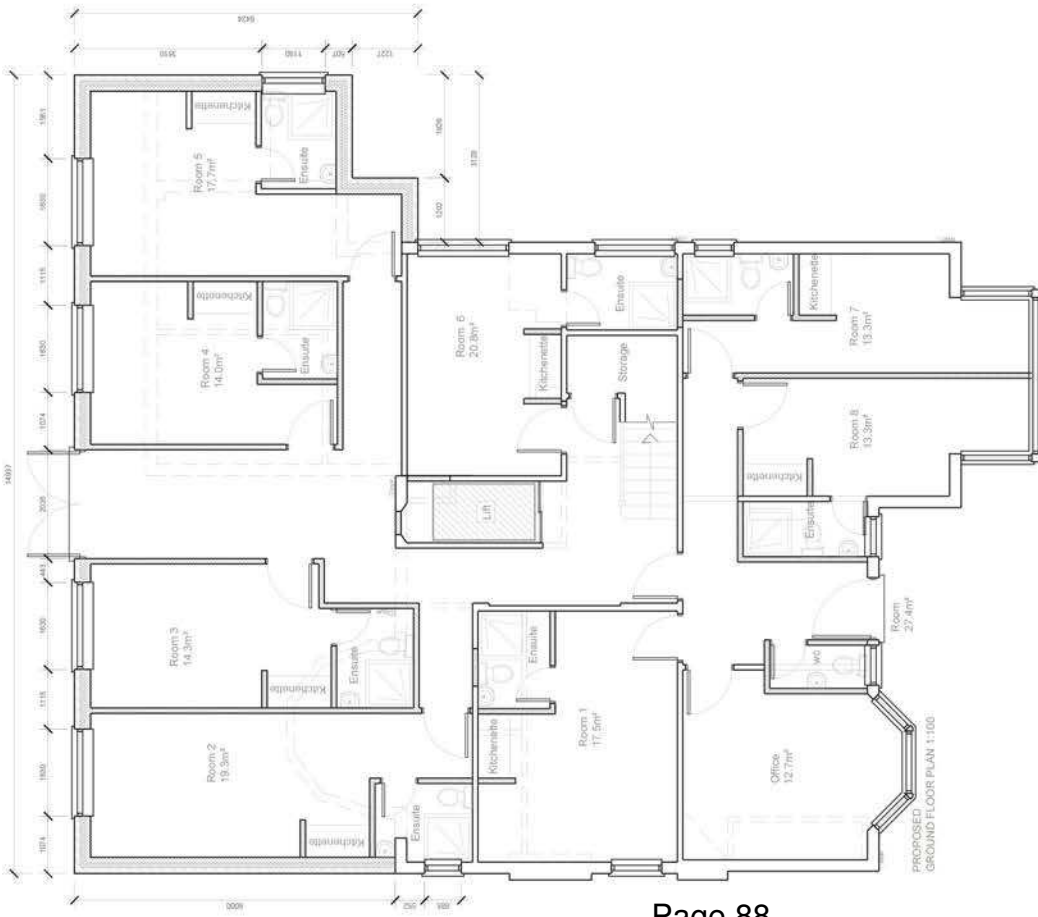


EXISTING  
SIDE ELEVATION 1:100

Revision	Date

Project: 31 Firwood Avenue Northwood PA0 3JJ	
Title: Existing Elevations	Drawing No: 0071-04
Scale: 1:100 @ A3	Date: 12.02.17
Drawn By: S PHILLS	
<b>PLANNING ISSUE</b>	

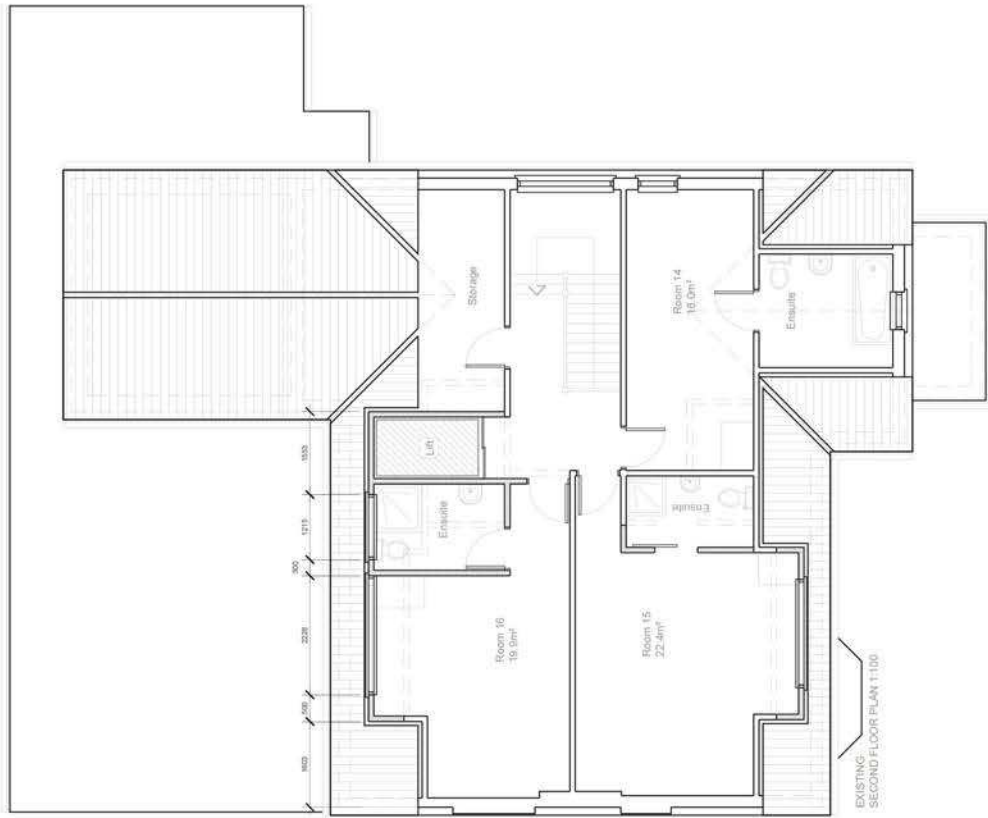




Revision	Date

Project: 31 Firwood Avenue Northwood P40 3LT	
Title: Proposed Ground floor plan First floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 0071-001
<b>PLANNING ISSUE</b>	



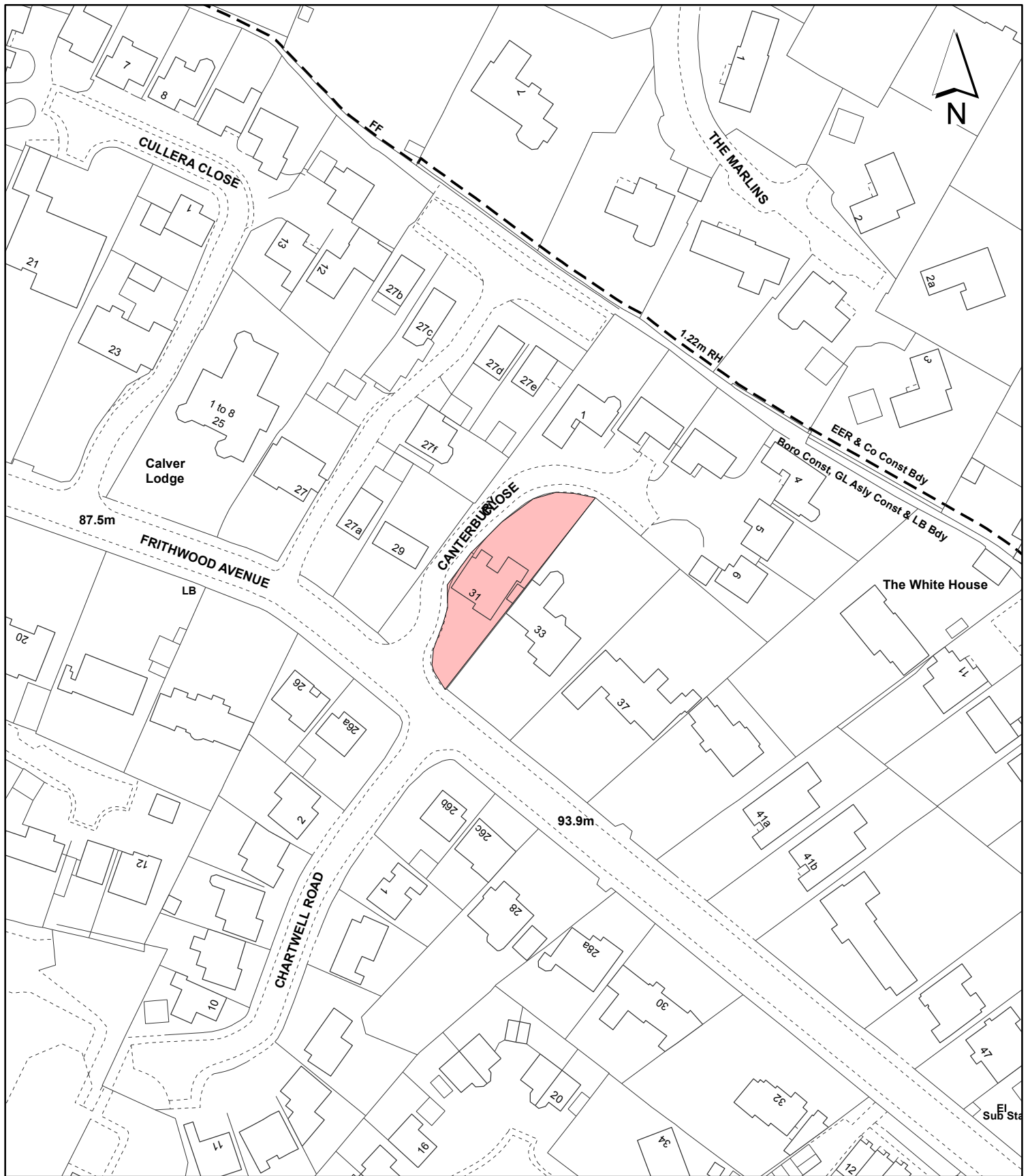
Revision	Date

Project: 31 Pinewood Avenue Northwood PA0 3LT			
Title: Proposed second floor plan	Date: 12.02.17	Drawn By: St Philips	Drawing No: 007105
Scale: 1:100 @ A3	PLANNING ISSUE		







**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**31 Firthwood Avenue**

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

Planning Application Ref:  
**8032/APP/2017/1671**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 91

Date:  
**August 2017**



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

**Address** MIDHURST COTTAGE HIGH ROAD EASTCOTE

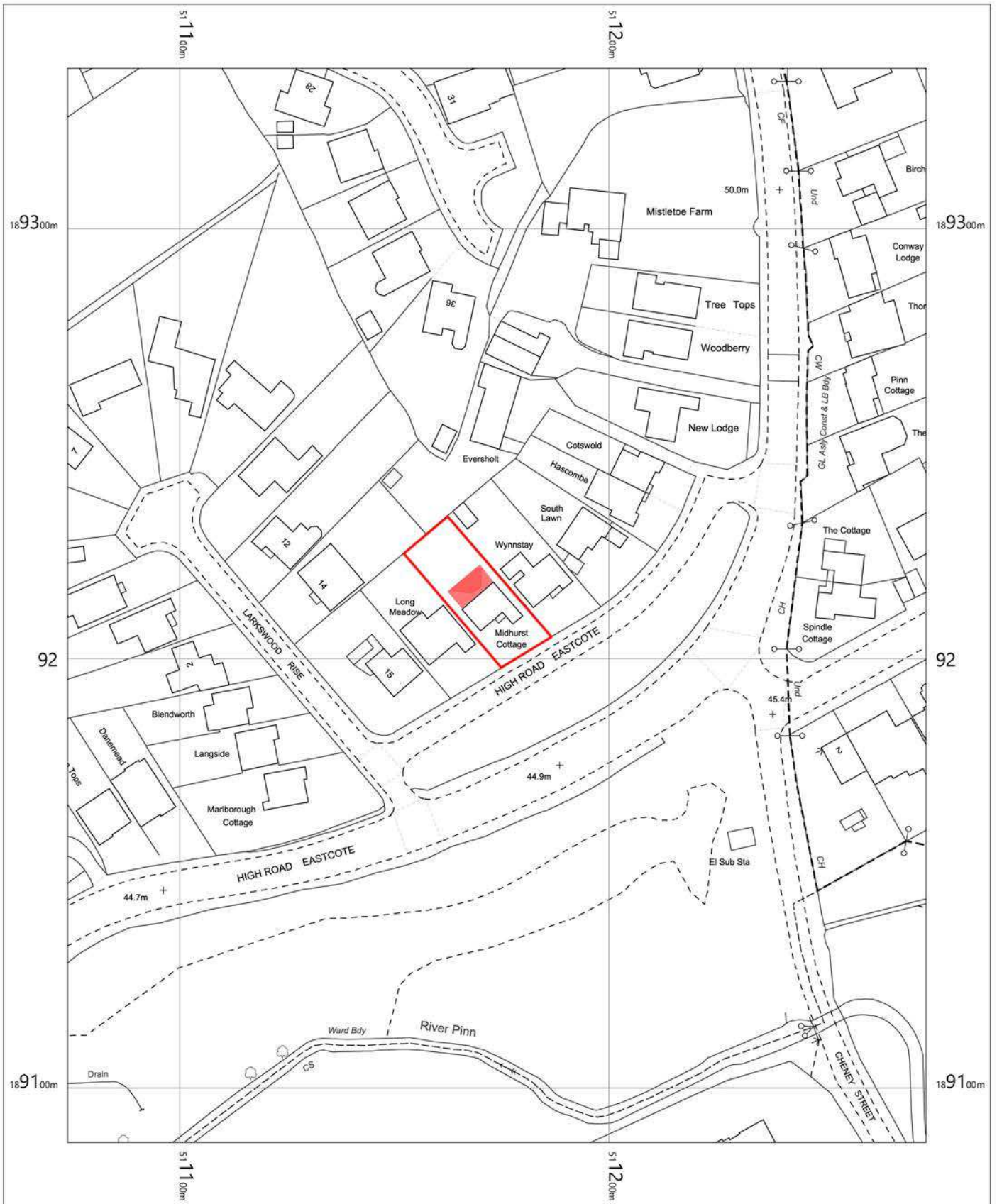
**Development:** Single storey rear extension

**LBH Ref Nos:** 73006/APP/2017/2414

**Date Plans Received:** 04/07/2017

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

**Date Application Valid:** 04/07/2017

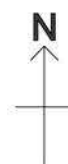


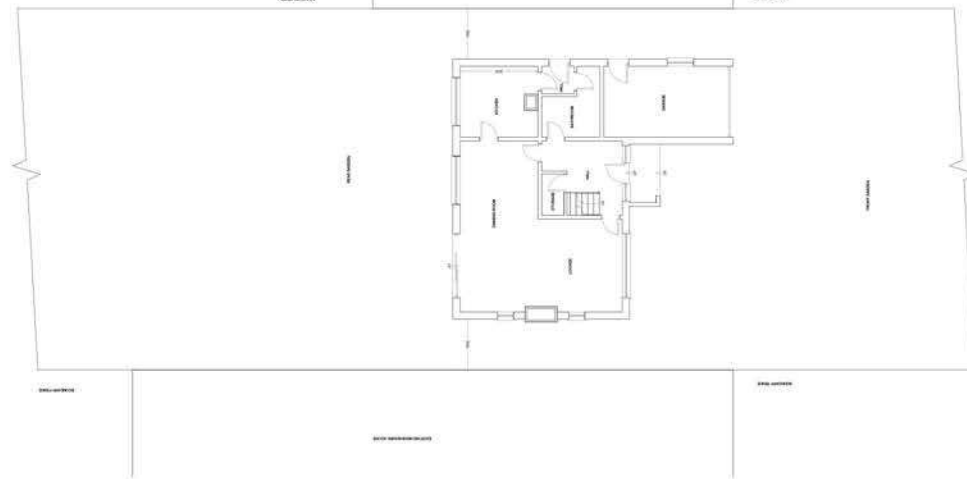
**Midhurst Cottage  
High Road Eastcote  
Pinner HA5 2HJ**

OS MasterMap 1250/2500/10000 scale  
Thursday, June 29, 2017, ID: M4P-00635753  
NFS Distribution LLP

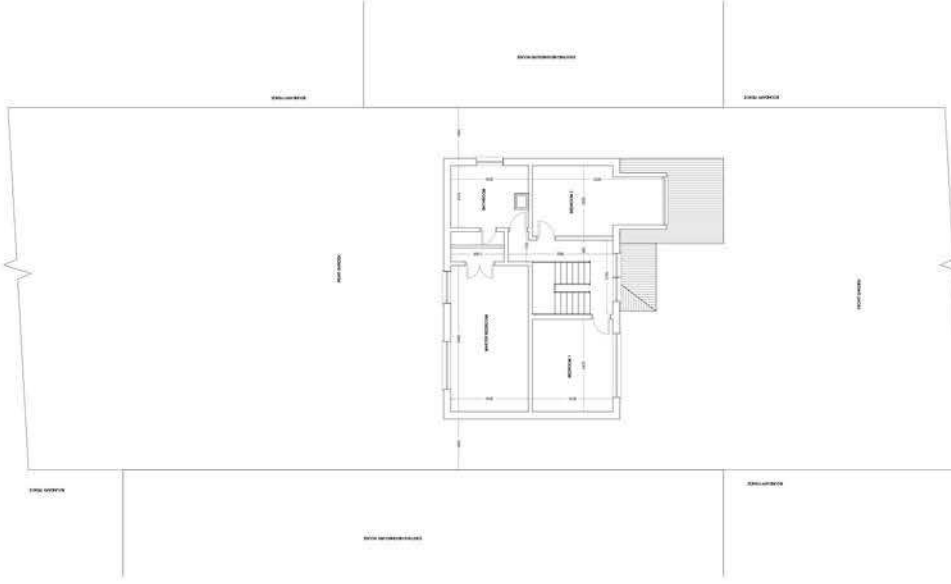
1:1250 scale print at A4, Centre: 511174 E, 189212 N

©Crown Copyright Ordnance Survey. Licence no. 100057546

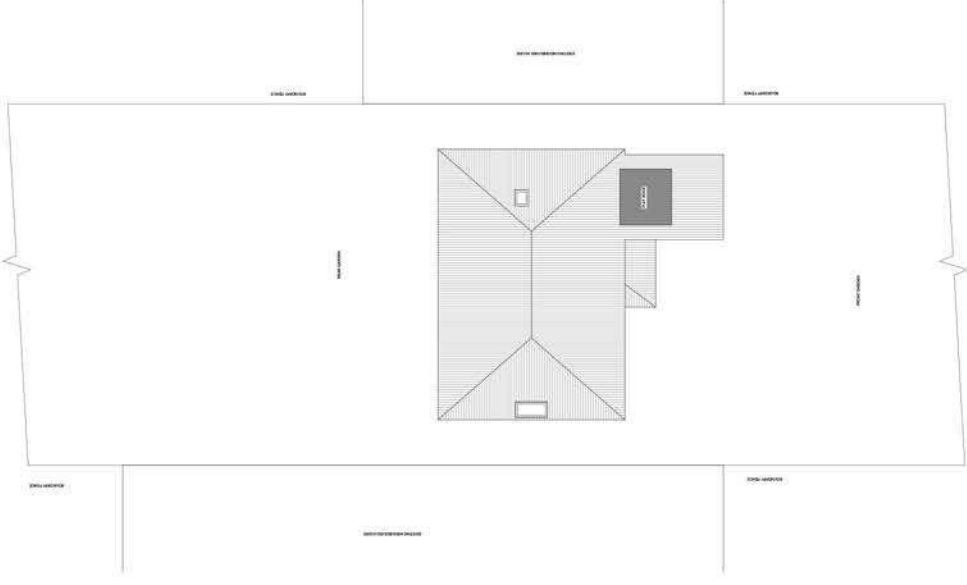




EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



Scale 1/100

## AsB Architecture Ltd

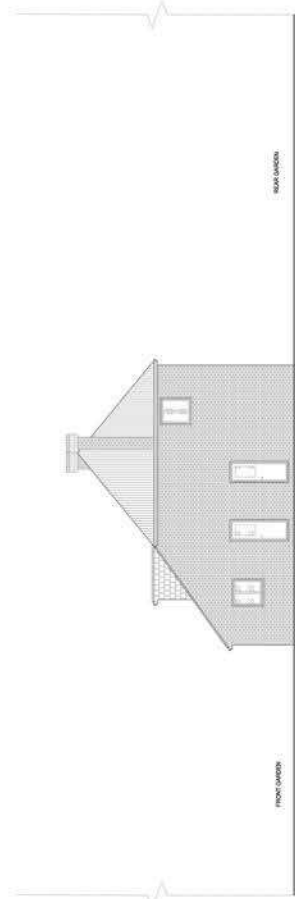
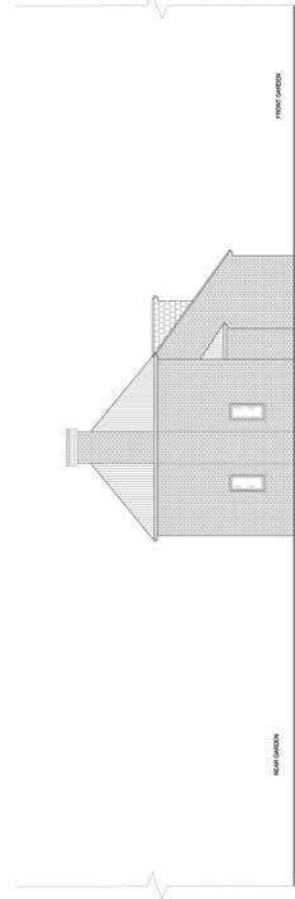
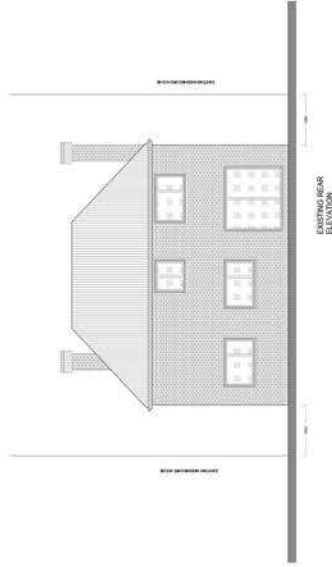
<b>Title / Occupation</b> Existing Plans June 17 / Shunty Bahis		<b>Project Address</b> Midhurst Cottage High Road Eastcote Pinner HA5 2HJ		<b>PLANNING - ENGINEERING - MANAGEMENT</b> AsB Architecture Ltd Office / Mobile - 07960 417 920	
<b>Date of Plan / Drawn By</b> June 17 / Shunty Bahis		<b>Drawing No</b> 01/001		<b>Contact</b> AsB Architecture Ltd AsBarchitectur Ltd@gmail.com	
<b>Scale of Drawing</b> 1/100 @ A1					

- Notes**
- All concrete to be 1:2:4 mix by volume
  - All dimensions are in millimetres
  - AsB is not responsible for any errors, omissions, negligence or liability for any damage, loss or injury resulting from the use of these drawings
  - AsB is not responsible for any damage, loss or injury resulting from the use of these drawings
  - New walls, founded to existing using traffic or timber profiles.

- The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies
- AsB is not responsible for any damage, loss or injury resulting from the use of these drawings
- AsB is not responsible for any damage, loss or injury resulting from the use of these drawings
- AsB is not responsible for any damage, loss or injury resulting from the use of these drawings
- AsB is not responsible for any damage, loss or injury resulting from the use of these drawings

- Any proposed works, likely to be affected by landfill gas to have 0.25 ZEPHOS polymer membrane with the cavity at DPC level with cavity trays over, the floor slabs to be vented using burghoruse land drains out to air bricks.

VERMIN



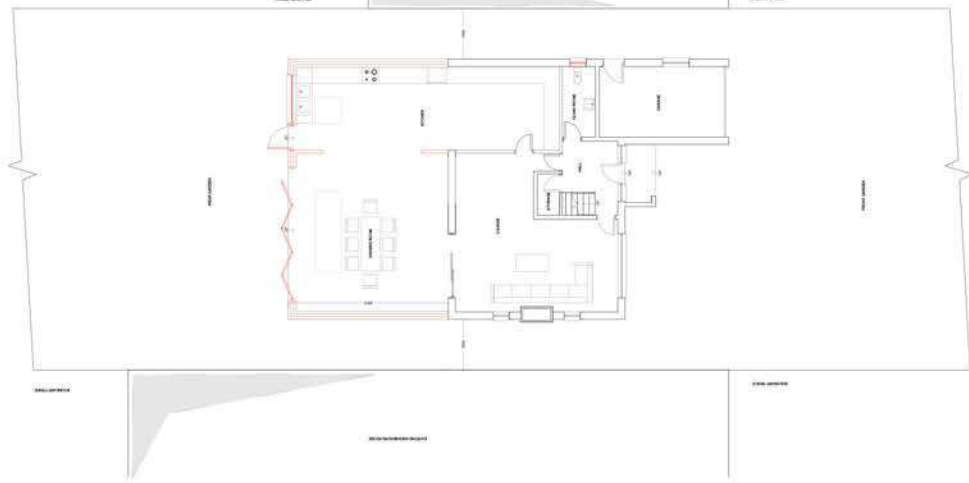
Title / Description: Existing Elevations		Project Address: Midhurst Cottage High Road Eastcote		PLANNING - ENGINEERING - MANAGEMENT	
Date of Proj: June 17	Drawn By: Sunny Bahia	Drawing No: 01 002	Scale of Drawing: 1/100 @ A1	AsB Architecture Ltd Asbarchitectured@aol.com	
				Office / Mobile - 07960 417 920	



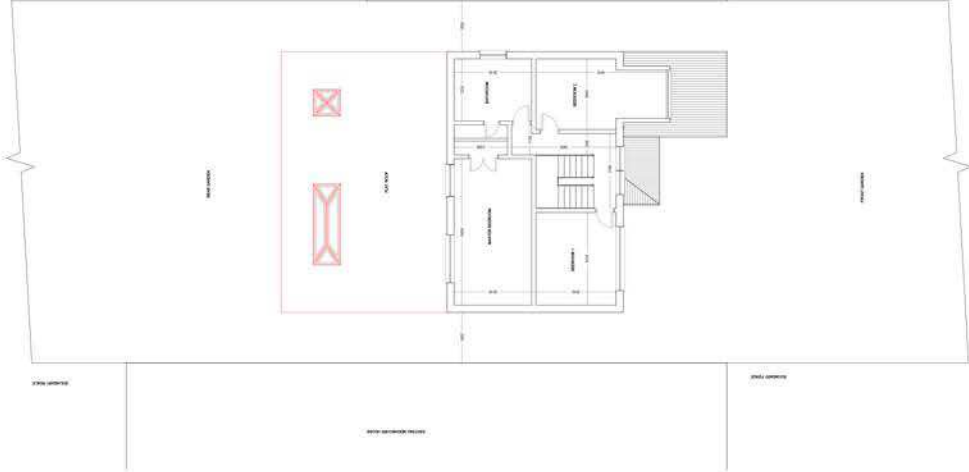
- Notes**
- All concrete to be 12.4 mix by volume
  - All dimensions are in millimeters
  - Dimensions are to be taken to the face unless otherwise instructed
  - All new gutters to be roddable and back
  - New walls bonded to existing using Tufftek or similar profiles

- The contractor to check all dimensions before commencement of work and inform the Client of any discrepancies
- All work to be carried out in accordance with the Building Regulations and Building Standards, all in approval of the L.A. engineer
- Work to be completed before 1000 hours floor level to be completed safety plans to BS6306
- Approved means of access to be maintained
- ITEMS

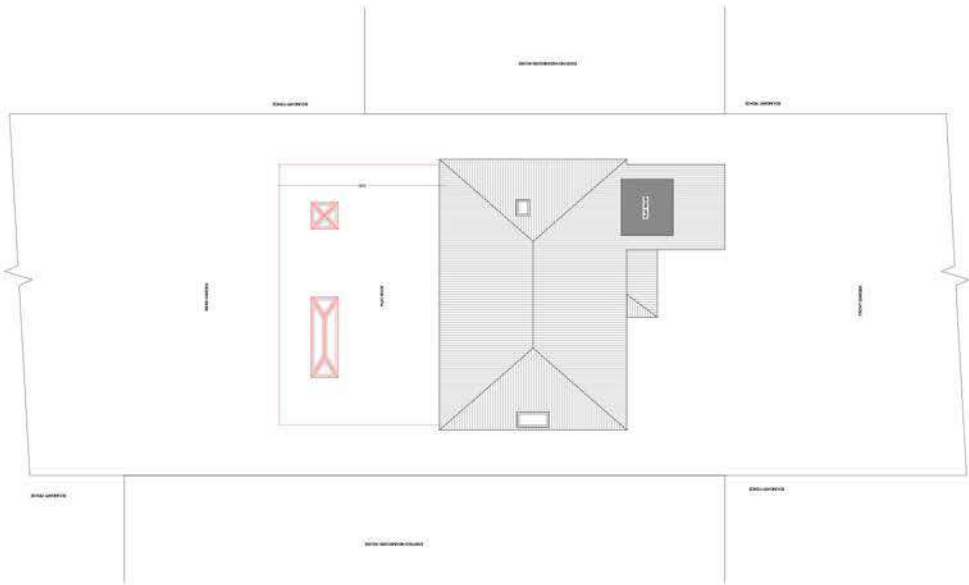
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person
- Asbestos survey to be carried out by a qualified person



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

- Notes
1. All concrete to be 1:2:3 mix by volume
  2. All dimensions are in millimetres
  3. All walls to be 100mm thick unless otherwise stated
  4. All windows to be 100mm deep
  5. New walls bonded to existing using brick ties or similar profiles

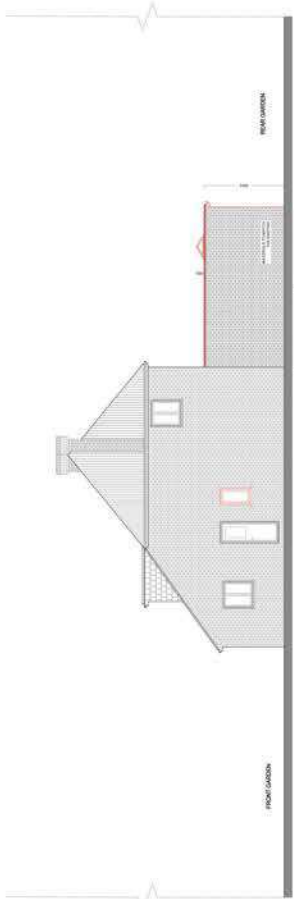
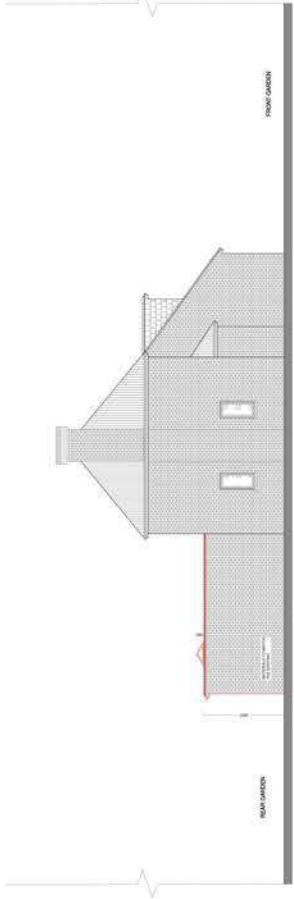
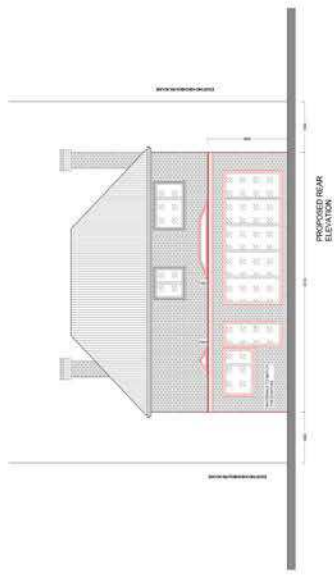
6. The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies
7. All work to be carried out in accordance with Building Regulations and British Standards, all in approval of the LA
8. All new glazing below 1000 from floor level to be toughened safety glass to BS6399
9. All new roof timber to be treated with VERMIN

10. Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer geomembrane with the cavity at DPC level with cavity trays over, the floor slab to be vented using permeable lead drains out to air bricks

<b>Title / Description</b> Proposed Plans		<b>Project Address</b> Midhurst Cottage High Road Eastcote Pinner HA7 2HJ		<b>PLANNING - ENGINEERING - MANAGEMENT</b> Asbarchitectureltd@gmail.com	
<b>Date of Proj</b> June 17	<b>Drawn By</b> Shamy Bahia	<b>Drawing No</b> 01_003	<b>Office / Mobile</b> - 07960 417 920		
				<b>Scale</b> 1/100	



## AsB Architecture Ltd



# AsB Architecture Ltd

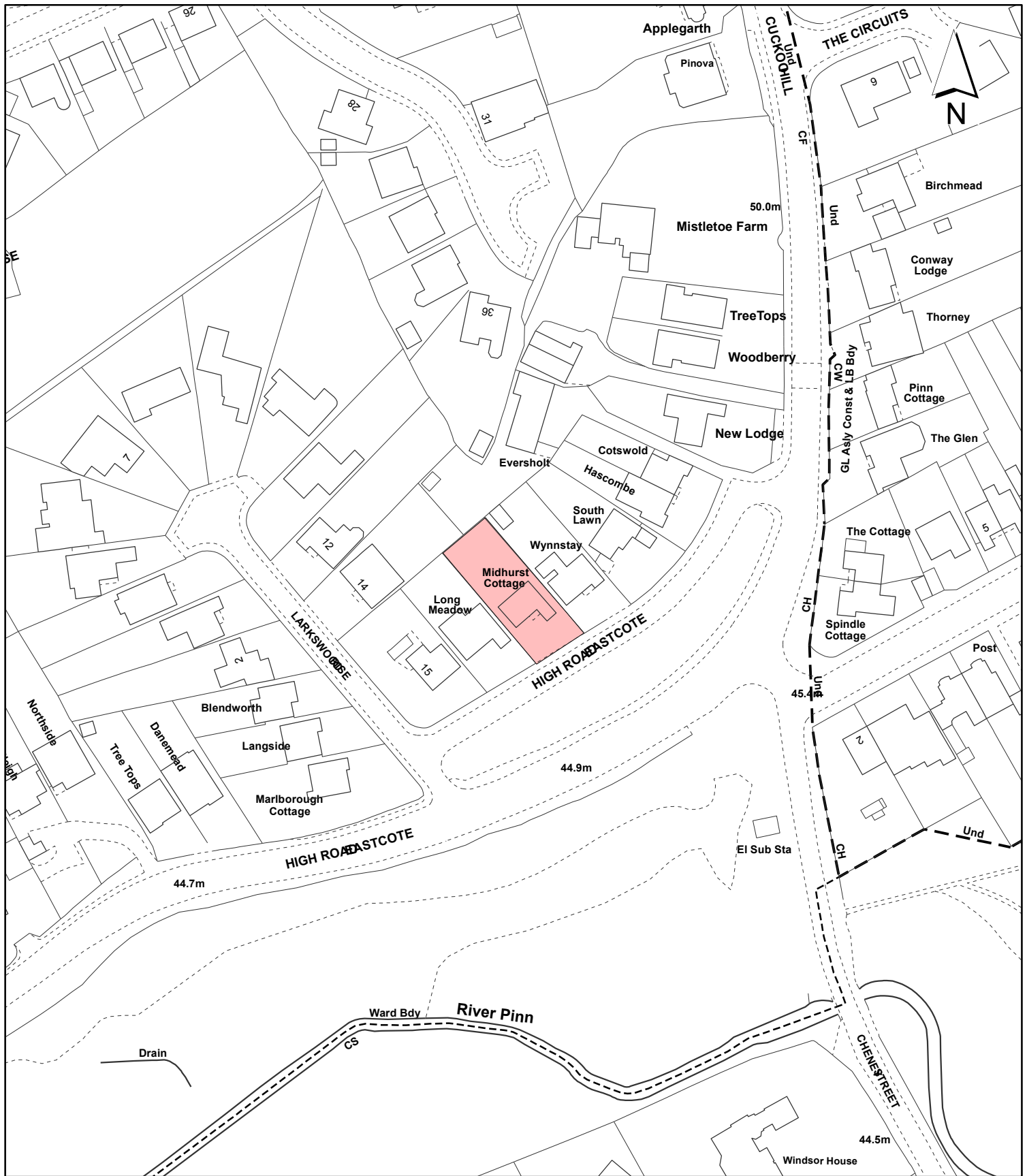
Title: Description	Project Address: Midhurst Cottage	PLANNING - ENGINEERING - MANAGEMENT
Proposed Elevations	High Road, Eaststone	
Drawn By	Summer HAS 2HP	
Date of Plot	1/1/10 @ A1	
Drawn No	01.004	
Drawn By	Sunny Bahia	
		Office / Mobile - 07560 417 920



- Notes**
- All concrete to be 1:2:4 mix by volume
  - All masonry to be 100mm thick
  - All materials used to be half hour fire resistance and need to manufacturers' instructions
  - All new gutters to be roddable and back inlet type
  - New work bonded to existing using 'Tank' or similar product.

- The contractor to check all dimensions before commencement of works and report any discrepancies to the architect
- All work to be carried out in accordance with Building Regulations and British Standards, and in approval of the LA
- All new glazing below 1000 from floor level to be toughened safety glass to BS 6206
- All structural timber to be seasoned VERMEN

- Any proposed works likely to be affected by landfill gas to have 0.25% oxygen level monitoring installed and ZEDCOR DPM sealing system across the cavity at DPC level with cavity trays over. The floor slab to be treated with a proprietary membrane and apron joint to air bricks.



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Midhurst Cottage,  
 High Road**

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

Planning Application Ref:

**73006/APP/2017/2414**

Scale:

**1:1,250**

Planning Committee:

**North** Page 98

Date:

**August 2017**



**HILLINGDON**  
 LONDON



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

**Address** 21 EASTCOTE ROAD RUISLIP

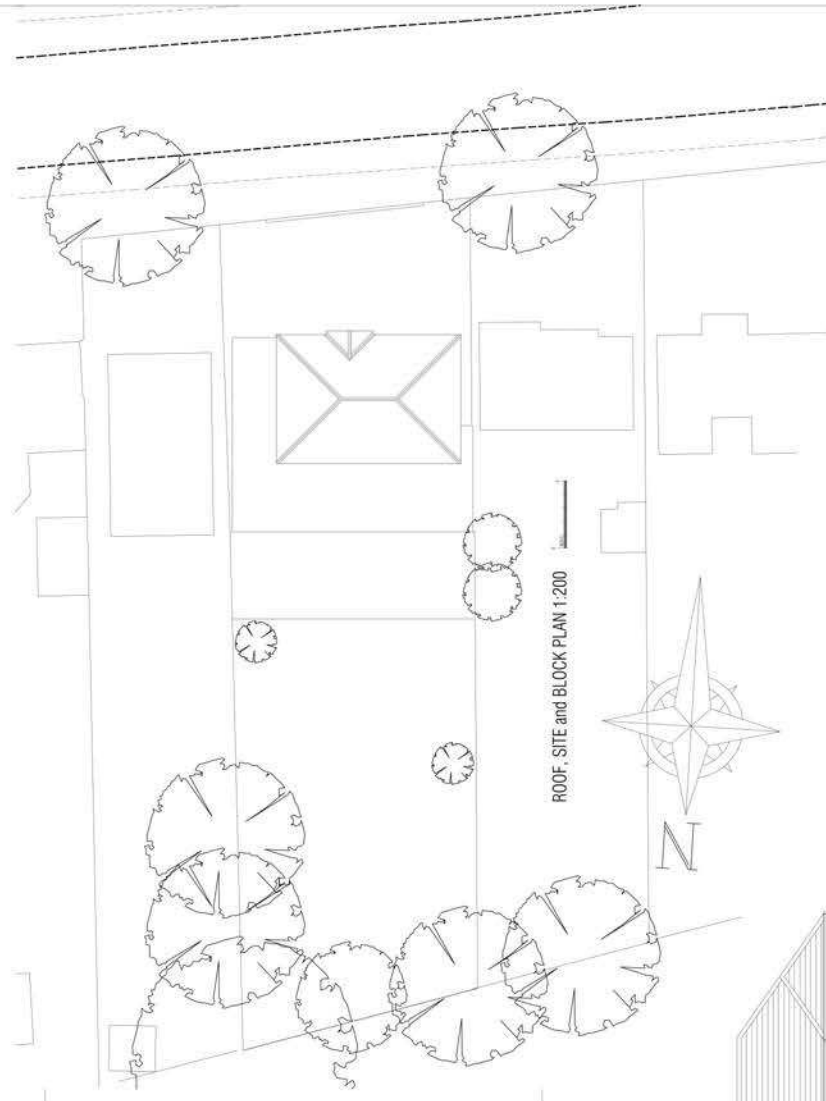
**Development:** Part two storey, part single storey rear extension, creation of basement level and change of use of first floor from Use Class C3 to Use Class D1 for use as a surgery, alterations to elevations and parking.

**LBH Ref Nos:** 28723/APP/2017/2067

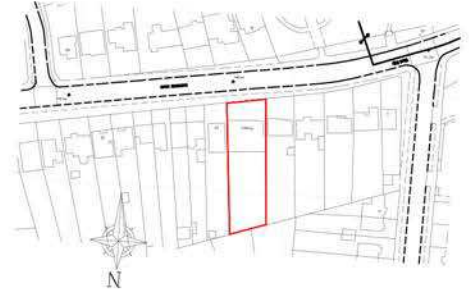
**Date Plans Received:** 06/06/2017

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

**Date Application Valid:** 16/06/2017

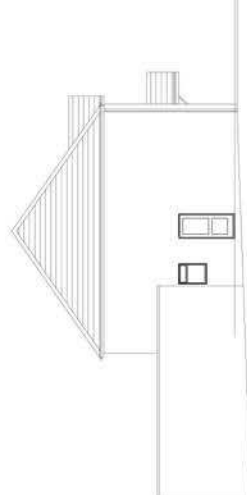
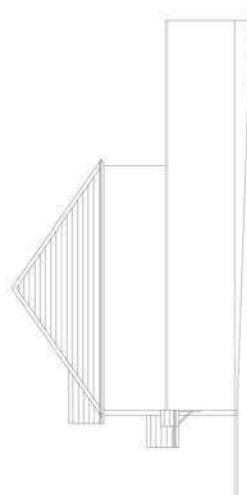
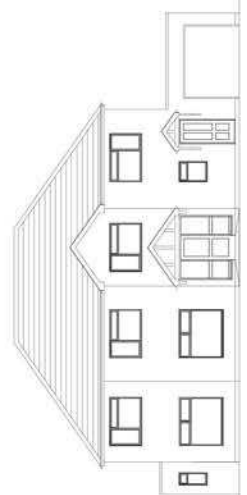
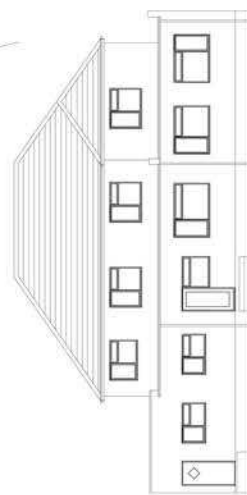
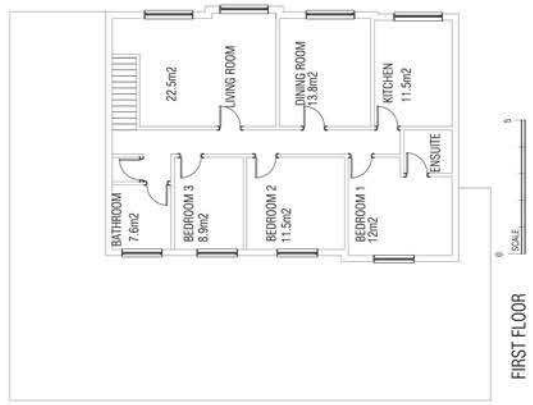
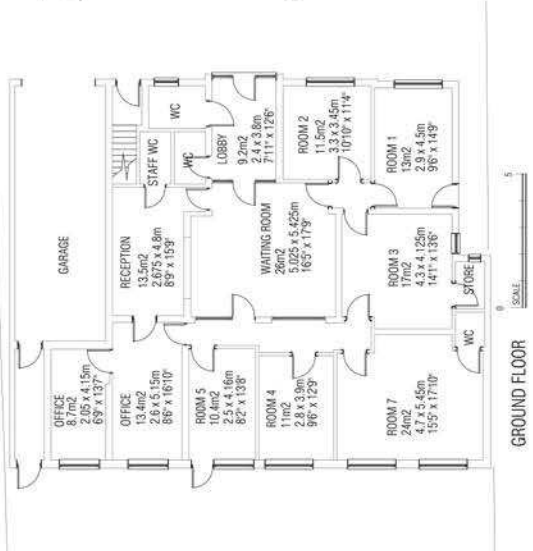


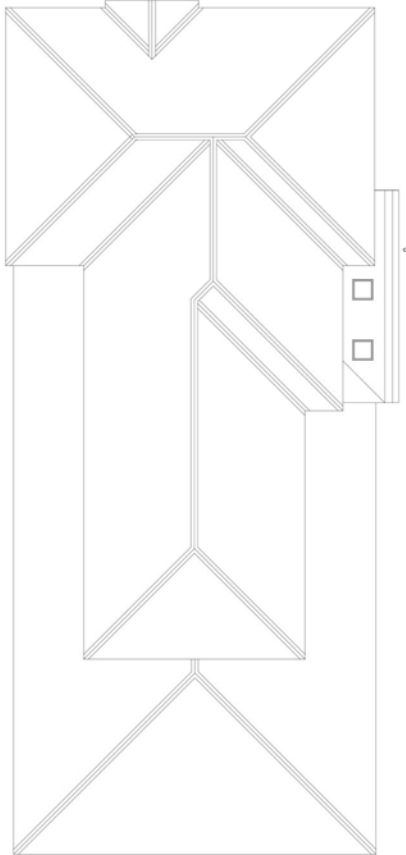
EXISTING MATERIALS:  
 WALLS: WHITE PAINTED RENDER  
 WINDOWS: WHITE UPVC FRAMES DOUBLE GLAZED WITH EXTENDED CALLS  
 DOORS: POWDER COATED ALUMINIUM FRAMES DOUBLE GLAZED AND PAINTED SOFTWOOD DOOR  
 FASCIAS AND SOFFITS: PAINTED WROST SOFTWOOD  
 RAINWATER GOODS: POLYURETHANE UPVC GUTTERS AND DOWNPIPES IN BLACK  
 ROOF: INSULATING INTERLOCKING CONCRETE TILES IN RED/BROWN  
 LIQUID APPLIED MEMBRANE TO FLAT ROOFS.



**NIBLETT**  
*architecture*  
 ABERCROMBY, MONMOUTHSHIRE, NP7 6HQ  
 3 THE PANS, MARK  
 TEL: 01873 852624  
 www.niblett.co.uk

PROJECT: 101 MARTINE SURGERY EASTOPE ROAD, HULLSHAM	
DATE: 11/06/17	SCALE: 1:100, 1:200, 1:500
DATE: 11/06/17	SCALE: 1:100, 1:200, 1:500
DATE: 11/06/17	SCALE: 1:100, 1:200, 1:500



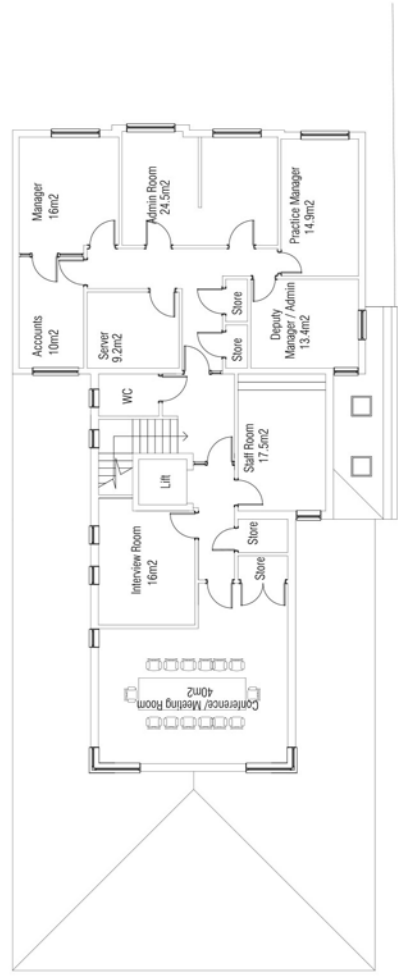


ROOF PLAN

EXTENSION 16.6m

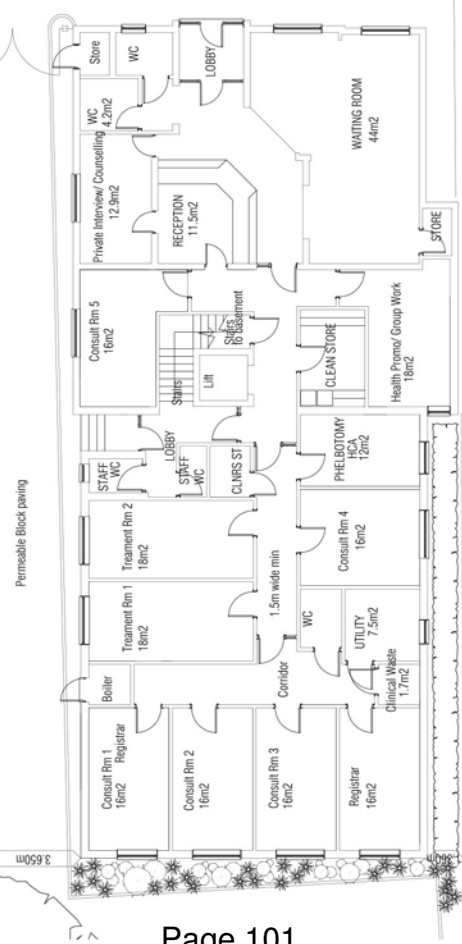
3.650m

SCALE 0 5



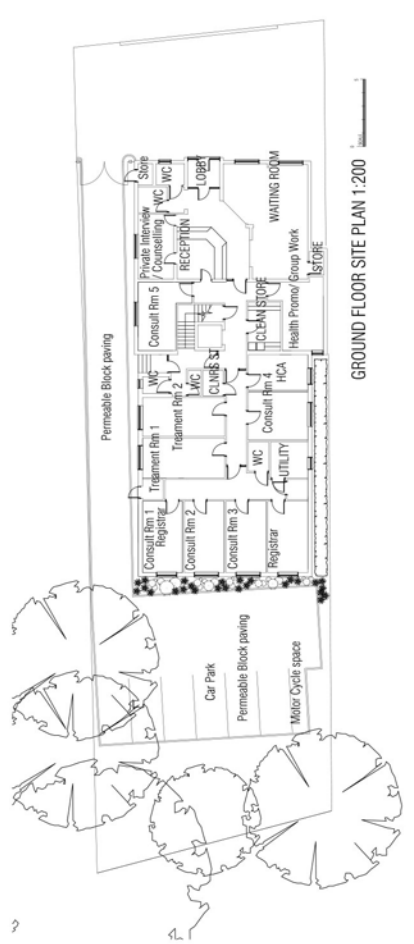
FIRST FLOOR

SCALE 0 5



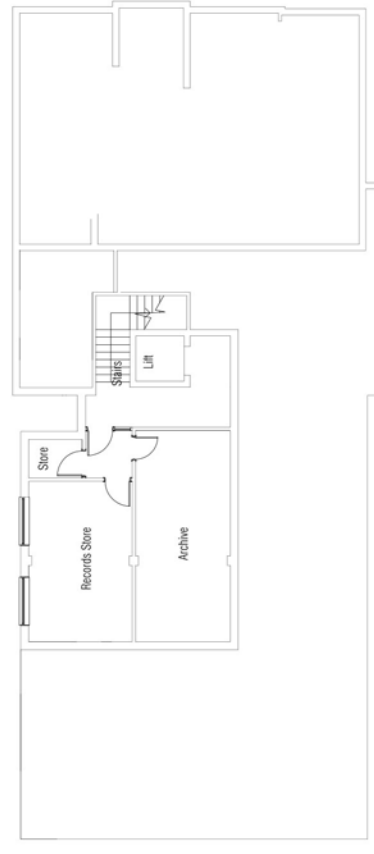
GROUND FLOOR PLAN

SCALE 0 5



GROUND FLOOR SITE PLAN 1:200

SCALE 0 5



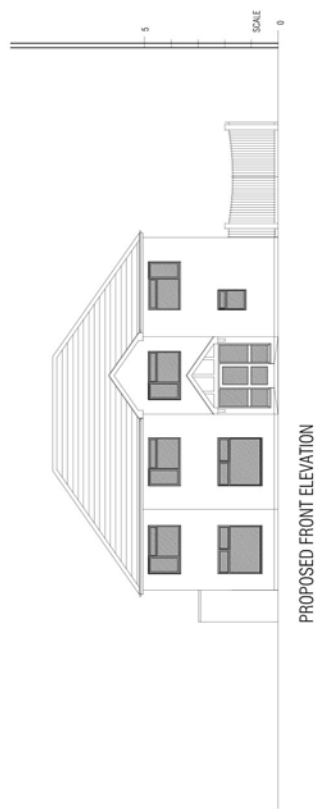
BASEMENT LEVEL

SCALE 0 5

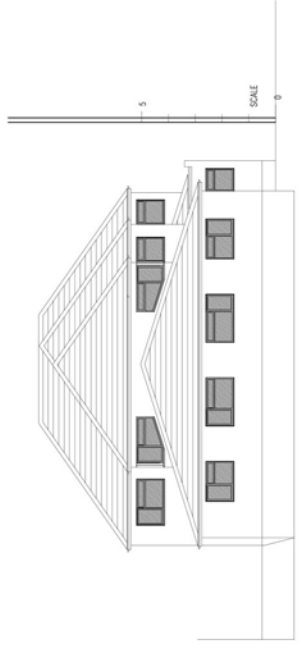
**NIBLETT**  
architecture

ST MARTIN'S SURGERY  
EASTCOTE ROAD  
ROUSEUP

PROJ	ST MARTIN'S SURGERY
DATE	06/06/17
SCALE	1:100 on A1
DATE	15/12/11

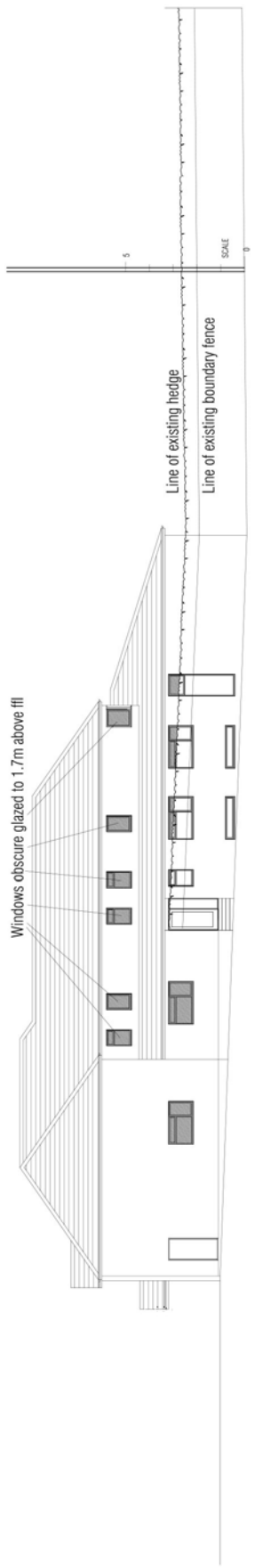


PROPOSED FRONT ELEVATION

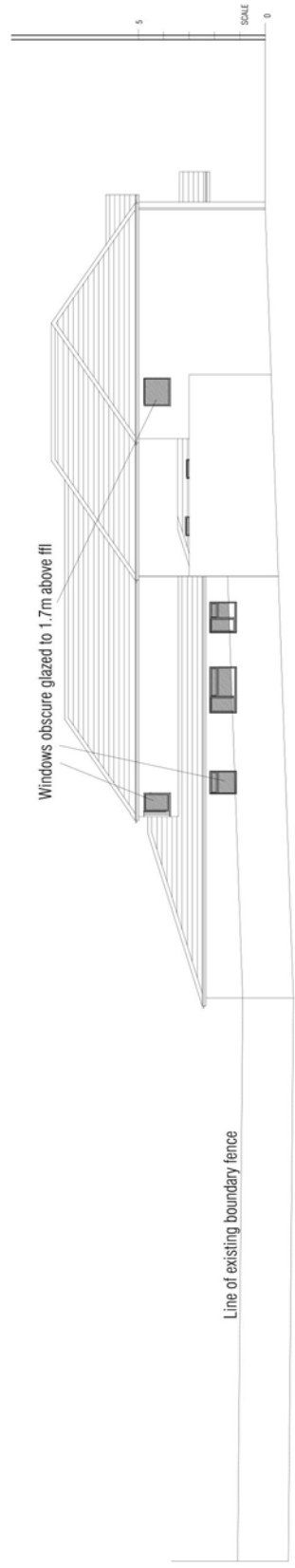


PROPOSED REAR ELEVATION - NORTH

- PROPOSED MATERIALS
- WALLS: WHITE PAINTED OR WHITE SELF COLOURED RENDER TO MATCH EXISTING
  - WINDOWS: WHITE UPVC FRAMES DOUBLE GLAZED WITH EXTRUDED CELLS
  - DOORS: POWDER COATED ALUMINIUM FRAMES DOUBLE GLAZED AND PAINTED SIFTWOOD DOOR
  - ROOF: GABLE ROOF WITH 12% PITCH AND 10% OVERHANGS
  - UPVC BLACK CASINGS AND WHITE UPVC SFFETS
  - RAINWATER GOODS: ROUNDRINE UPVC GUTTERS AND DOWNPIPES IN BLACK
  - ROOF: UNGLAZING INTERLOCKING CONCRETE TILES IN RED/BROWN



PROPOSED EAST ELEVATION

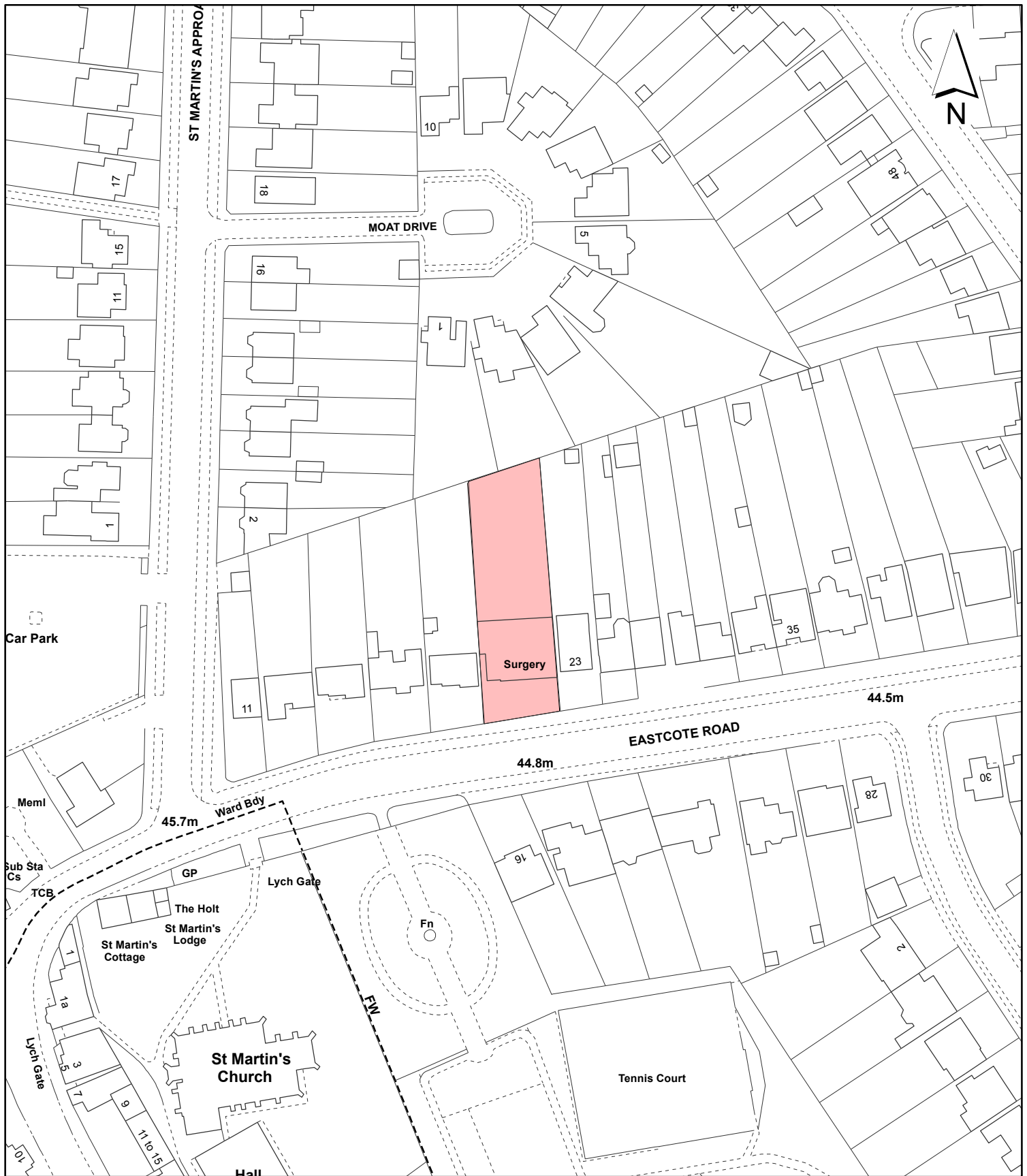


PROPOSED WEST ELEVATION

**NIBLETT**  
*architecture*

REGISTRATION NUMBER: 11740  
13 THE PINNACLES, WIMBORNE, DORSET, BH20 9JG  
TEL: 01202 303034  
WWW.NIBLETT.CO.UK

PROJECT: ST MARTIN'S CHURCH	
LOCATION: WIMBORNE, DORSET	
DRAWING: PROPOSED EXTENSION ELEVATIONS	
DATE: 06/06/17	SCALE: 1:100 (SEE A1)
DATE: 13/10/17	SCALE: 1:2



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**21 Eastcote Road**

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

Planning Application Ref:  
**28723/APP/2017/2067**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 103

Date:  
**August 2017**



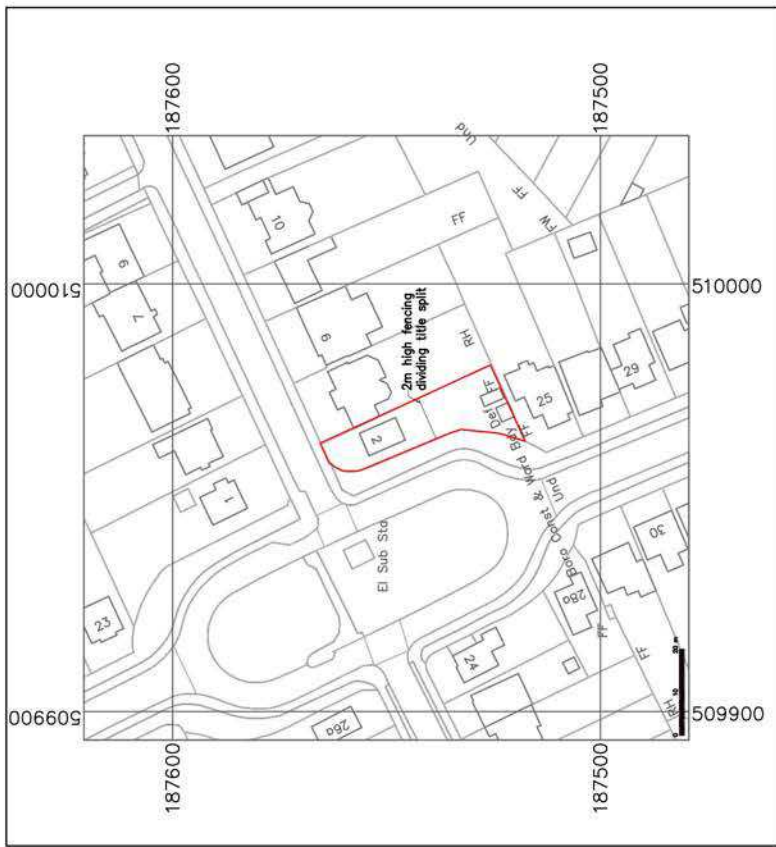
**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND AT REAR OF 2 OLD HATCH MANOR RUISLIP  
**Development:** Two storey, 3-bed detached dwelling with associated amenity space.  
**LBH Ref Nos:** 12162/APP/2017/2112

**Date Plans Received:** 12/06/2017

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

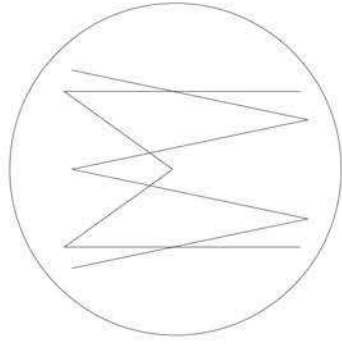
**Date Application Valid:** 20/06/2017



LOCATION PLAN

0 20 40 60 80 100 120M

GRAPHIC SCALE 1:1250



DWM  
DESIGNS

dwmesigns@gmail.com 07516830995

J.Fergusson PLANNING DRAWING

June 9th, 2017 Sheet:PD01

Author: DWM Rev:00

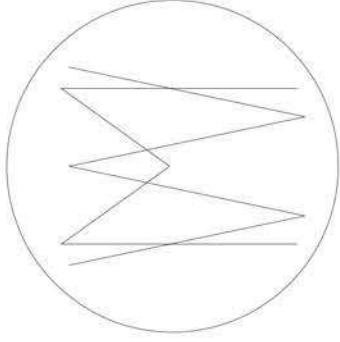
A3 Proposed Elevation & Section

1:1250 @ A3 LOCATION PLAN

WEST,EAST,NORTH,SOUTH,SECTION-AA

2 Oldhatch Manor,Ruislip, HA4  
8QG

SITE PLAN SHOWING TITLE  
SPLIT ROAD ACCESS ON  
WINDMILL HILL



DWM  
DESIGNS

dwmesgna@gmail.com 07516830995

J.Fergusson PLANNING DRAWING

June 9th 2017 Sheet:PD02

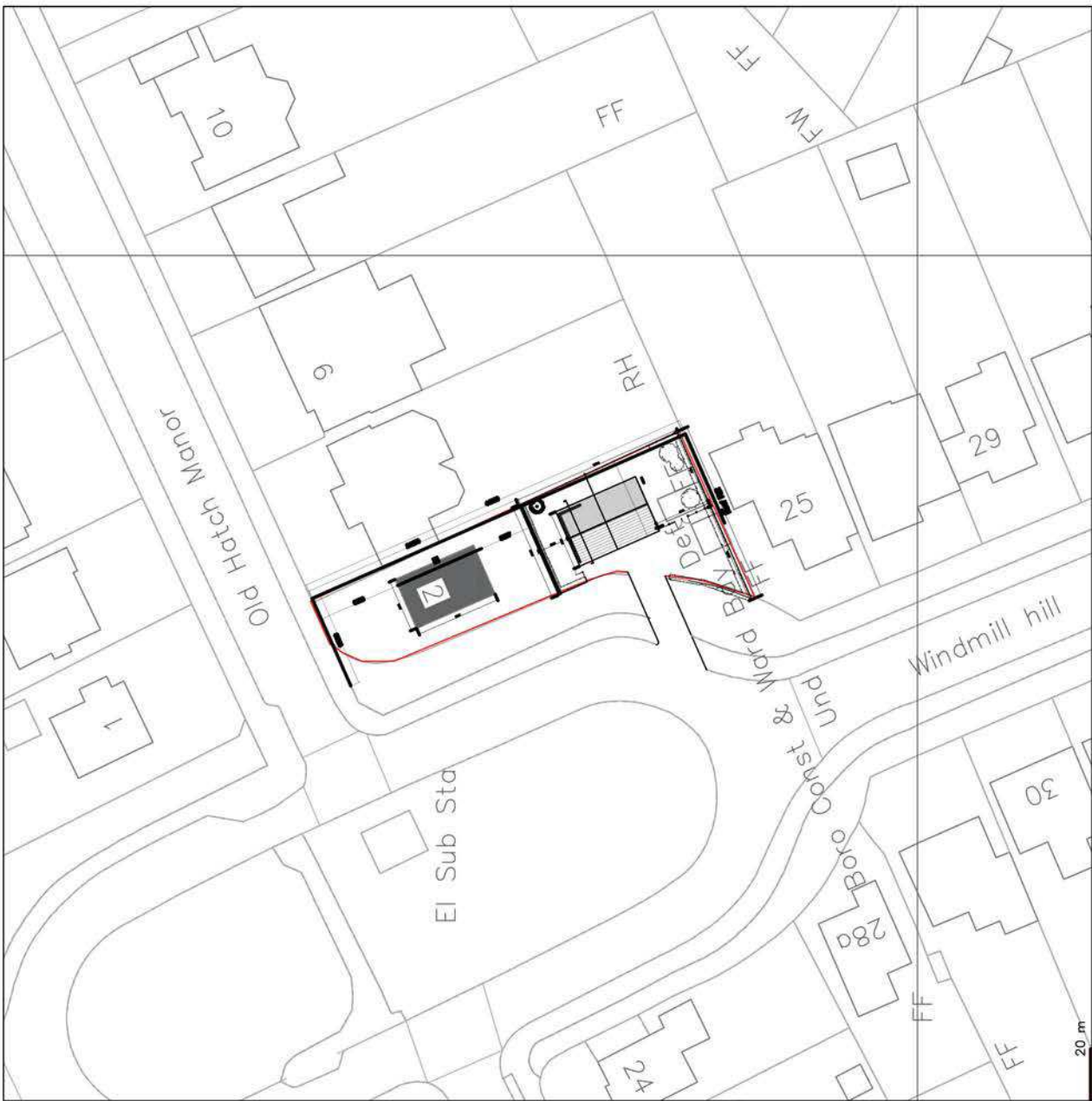
Author: DWM Rev:00

A3 Proposed Plans

1:500 @ A3 SITE PLAN

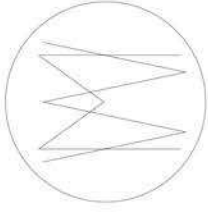
SITE PLAN

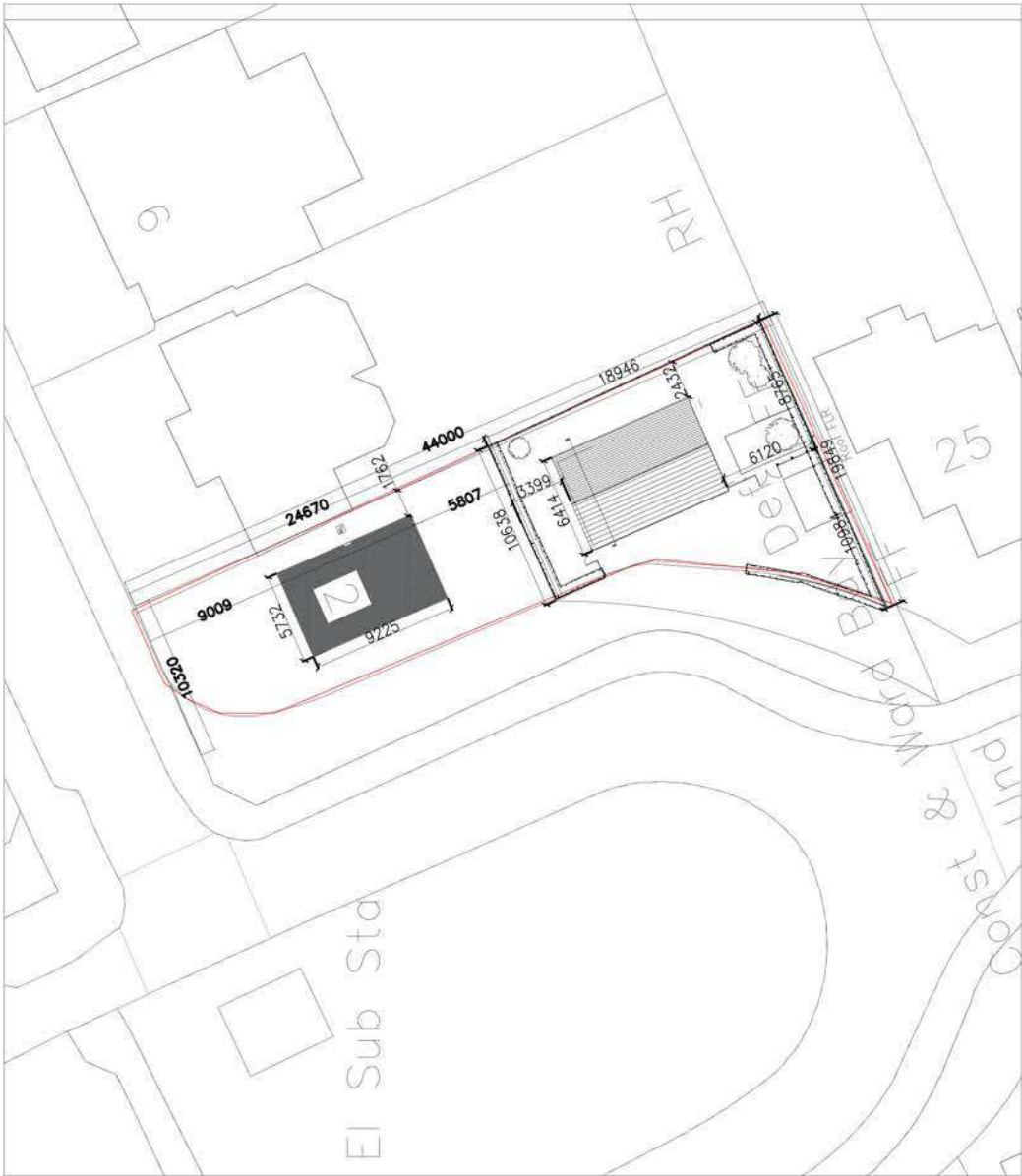
2 Oldhatch Manor, Ruislip, HA4  
8QG

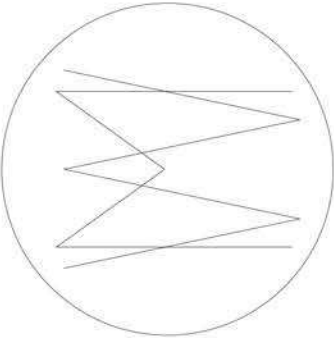


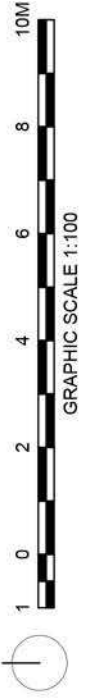
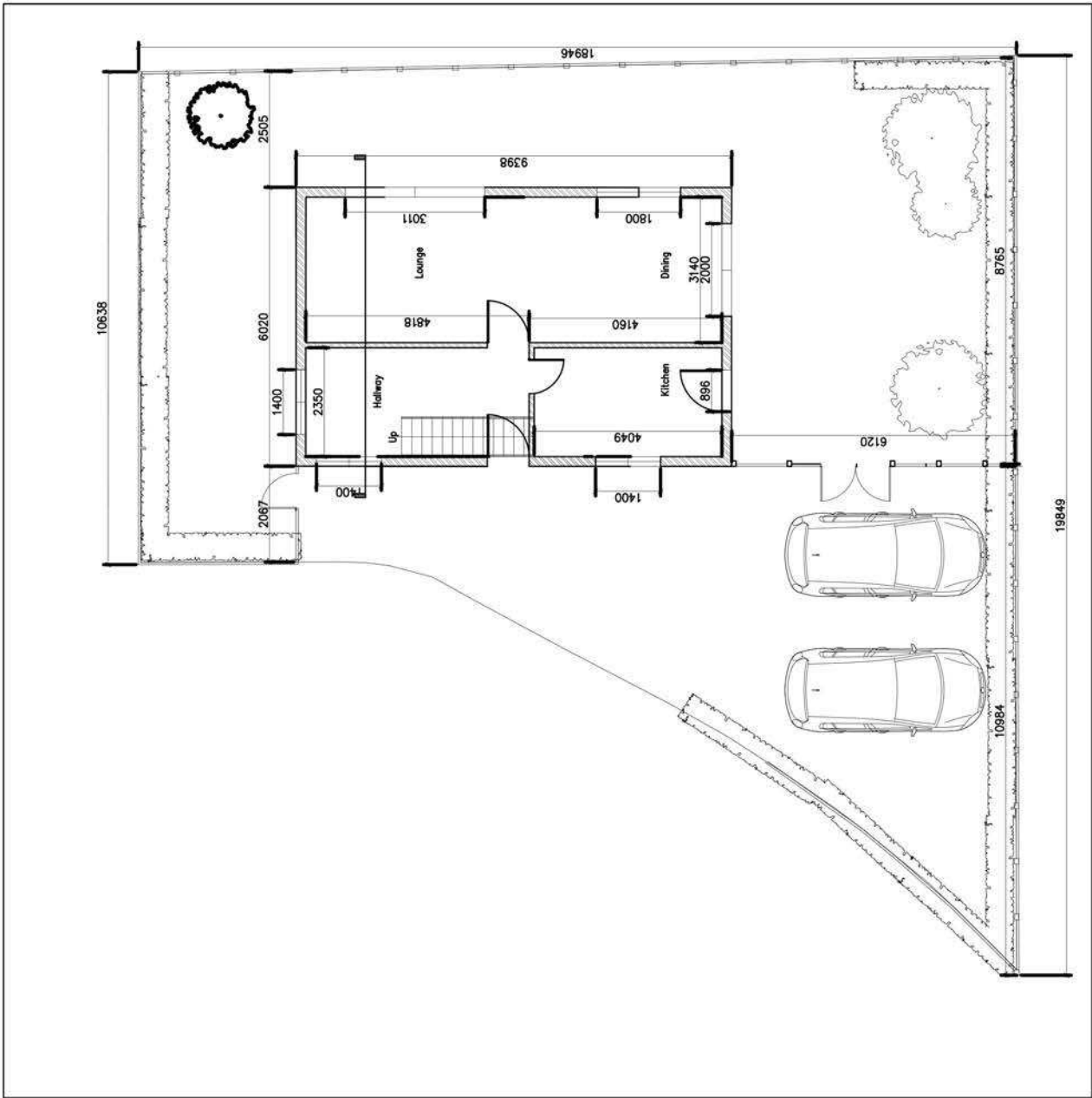
SITE PLAN



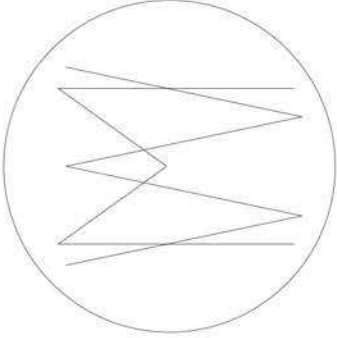
	DWM DESIGNS	
	J. Ferguson	PROPOSED PLANS
June 7th 2017	Sheet: P002	
Author: DWM	Rev: 00	
<b>MS M</b>	PLANNING DRAWING	
SITE-PLAN		
2. Oldhatch Manor, Ruislip, HA4 80G		

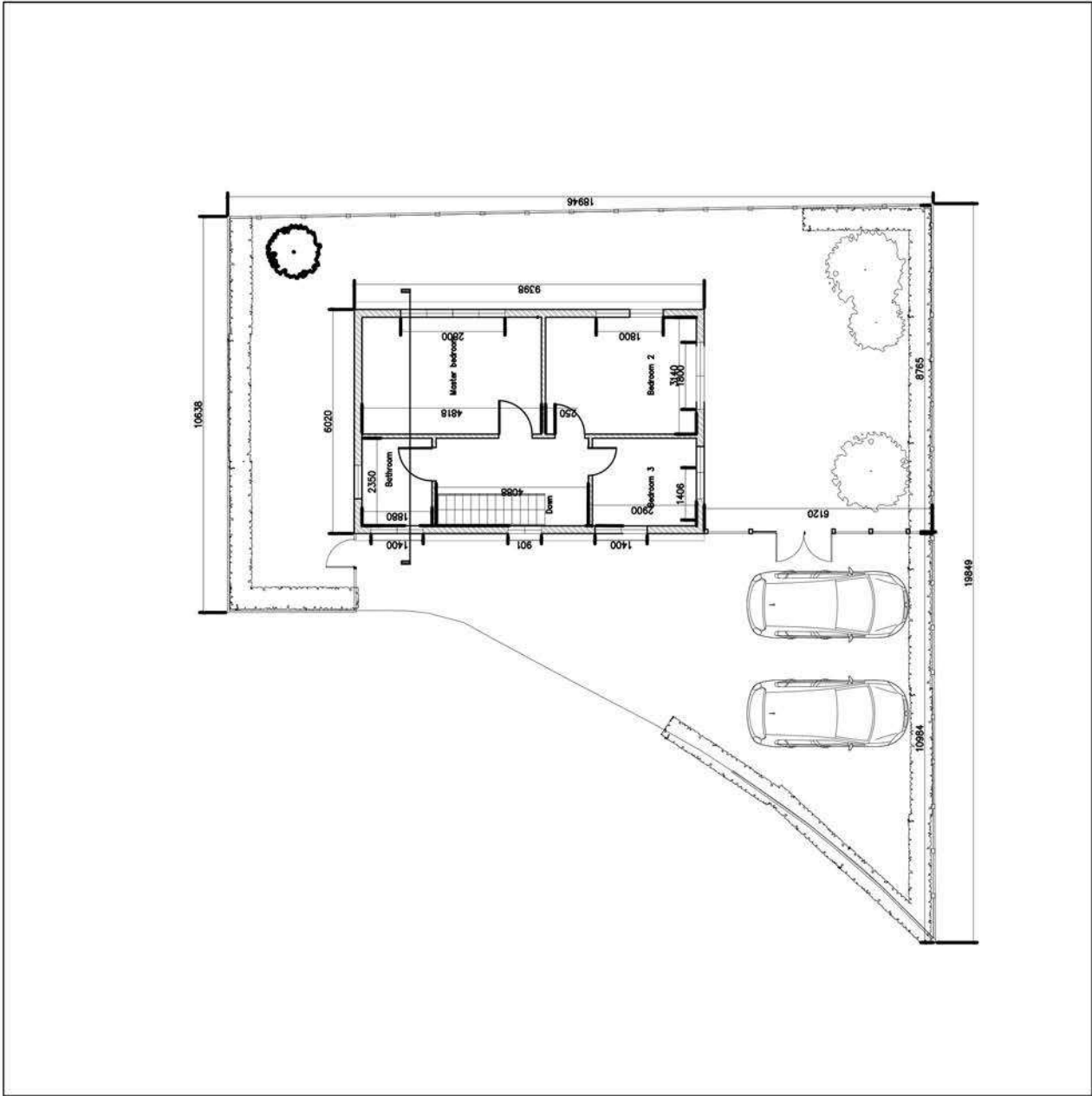


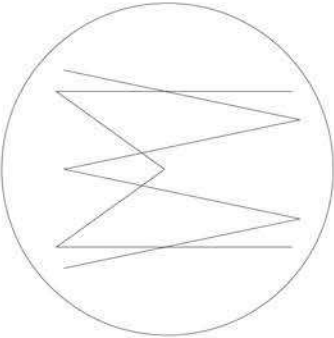
	
<p><b>DWM DESIGNS</b></p>	
<p>dwmesgna@gmail.com 07516830995</p>	
<p><b>J.Fergusson</b> PLANNING DRAWING</p>	
<p>June 9th 2017 Sheet:PD03</p>	
<p>Author: DWM Rev:00</p>	
<p>A3 Proposed Plans</p>	
<p>1:100 @ A3 GFP01</p>	
<p><b>GFP01</b></p>	
<p>2 Oldhatch Manor, Ruislip, HA4 8QG</p>	

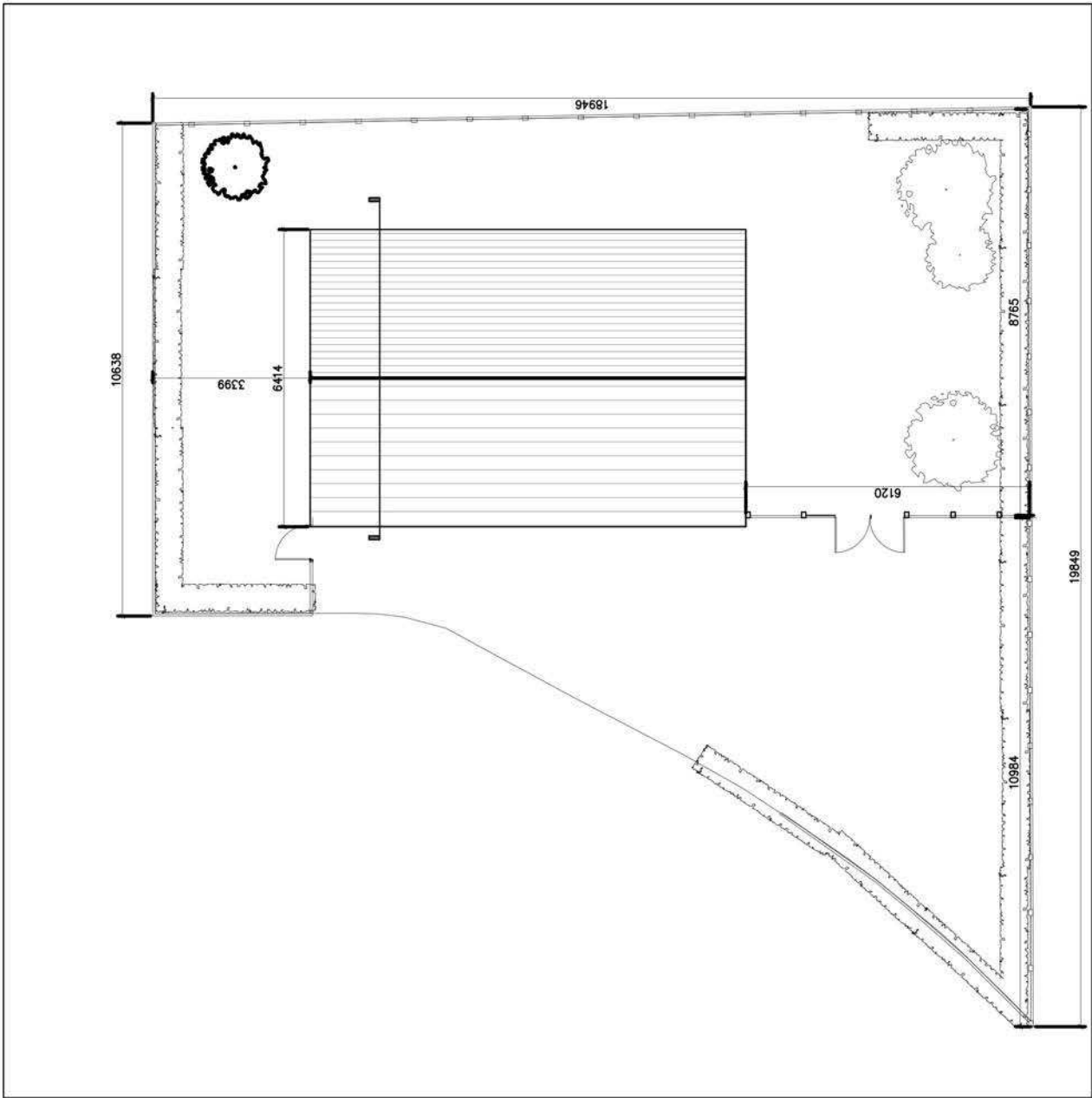


**GROUND FLOOR PLAN 01 (GFP01)**

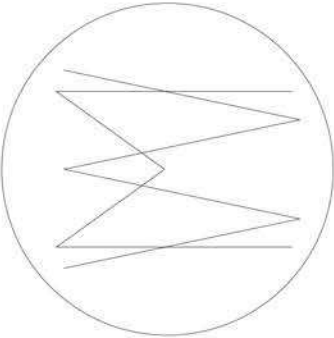
	<p><b>DWM DESIGNS</b></p> <p>dwmesgna@gmail.com 07516830995</p>	<p><b>J.Fergusson</b> PLANNING DRAWING</p>
		<p>June 9th 2017 Sheet:PD04</p> <p>Author: DWM Rev:00</p> <p>A3 Proposed Plans</p> <p>1:100 @ A3 FFP02</p>
<p>FFP02</p>		<p>2 Oldhatch Manor, Ruislip, HA4 8QG</p>

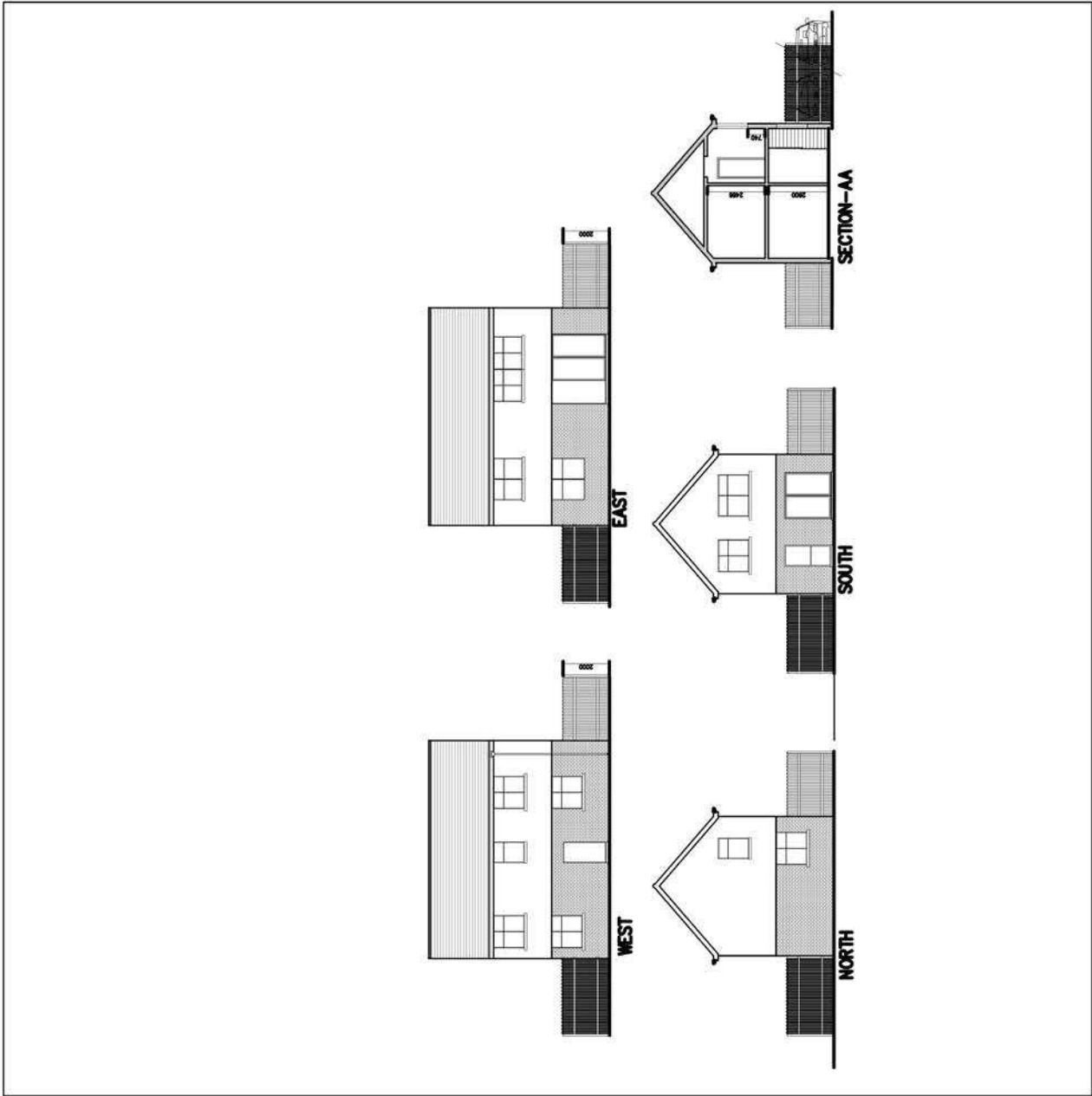


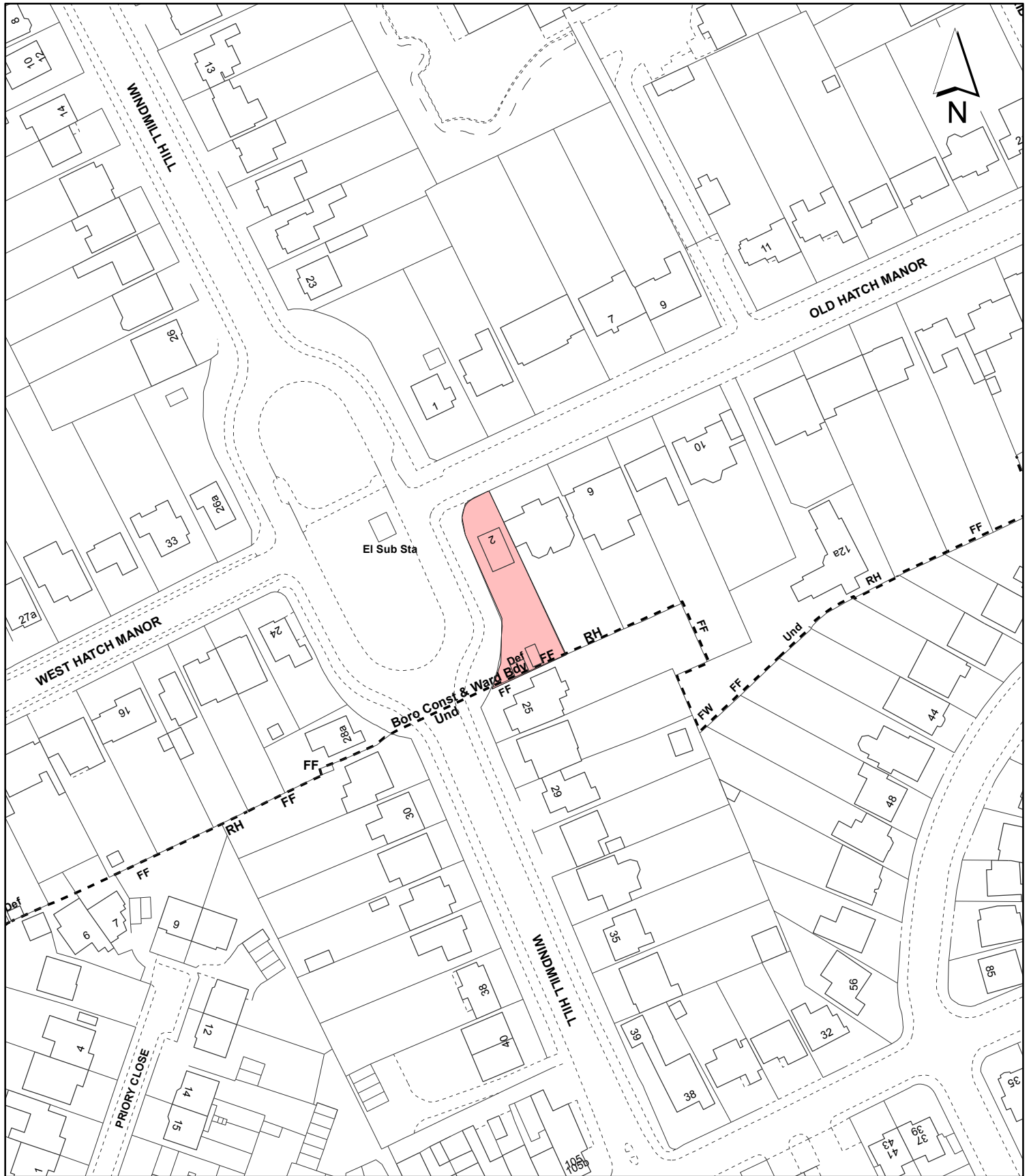
	
<p><b>DWM DESIGNS</b></p>	
<p>dwmesgna@gmail.com 07516830995</p>	
<p><b>J.Fergusson</b> PLANNING DRAWING</p>	
<p>June 9th, 2017 Sheet: PD05</p>	
<p>Author: DWM Rev: 00</p>	
<p>A3 Proposed Plans</p>	
<p>1:100 @ A3 RFP01</p>	
<p><b>RFP01</b></p>	
<p>2 Oldhatch Manor, Ruislip, HA4 8QG</p>	



**ROOF FLOOR PLAN 01 (RFP01)**

	
<p><b>DWM DESIGNS</b></p>	
<p>dwmesgna@gmail.com 07516830995</p>	
<p><b>J.Fergusson</b> PLANNING DRAWING</p>	
<p>June 9th, 2017 Sheet: PD06</p>	
<p>Author: DWM Rev: 00</p>	
<p>A3 Proposed Elevation &amp; Section</p>	
<p>1:200 © A3 WEST,EAST,NORTH,SOUTH,SECTION-AA</p>	
<p>WEST,EAST,NORTH,SOUTH,SECTION-AA</p>	
<p>2 Oldhatch Manor, Ruislip, HA4 8QG</p>	





**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land to the rear of  
 2 Old Hatch Manor**

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

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

Planning Application Ref:

**12162/APP/2017/2112**

Scale:

**1:1,250**

Planning Committee:

**North Page 112**

Date:

**August 2017**



**HILLINGDON**  
 LONDON

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

**Address** 514 & 514A VICTORIA ROAD RUISLIP

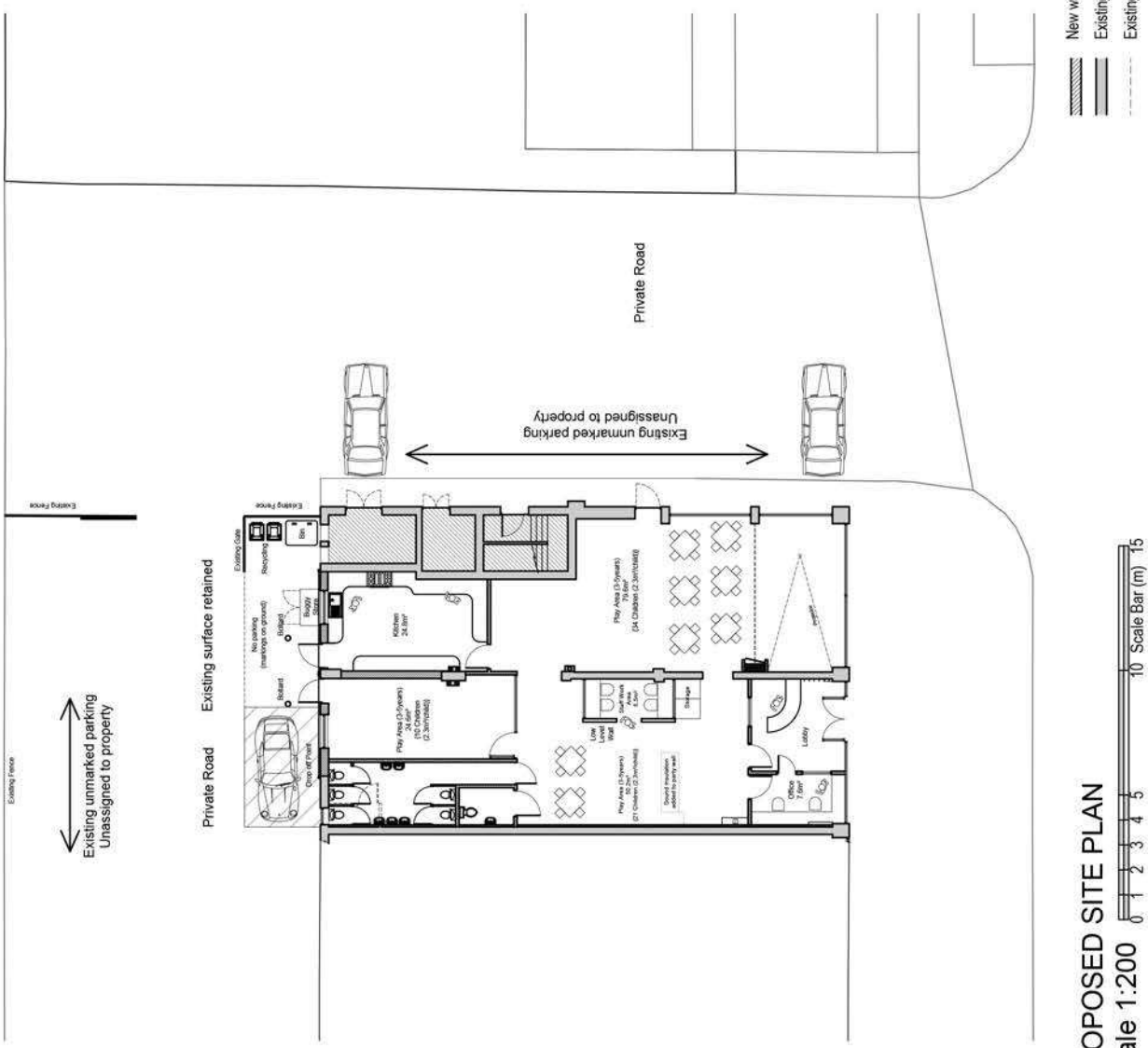
**Development:** Variation of condition 2 (Approved Plans) of planning permission ref: 72489/APP/2017/43 dated 23/05/2017 to alter the design and layout of the building .(Change of use from Use Class A1 (Shops) to D1 (Nursery) including alterations to elevations).

**LBH Ref Nos:** 72489/APP/2017/2343

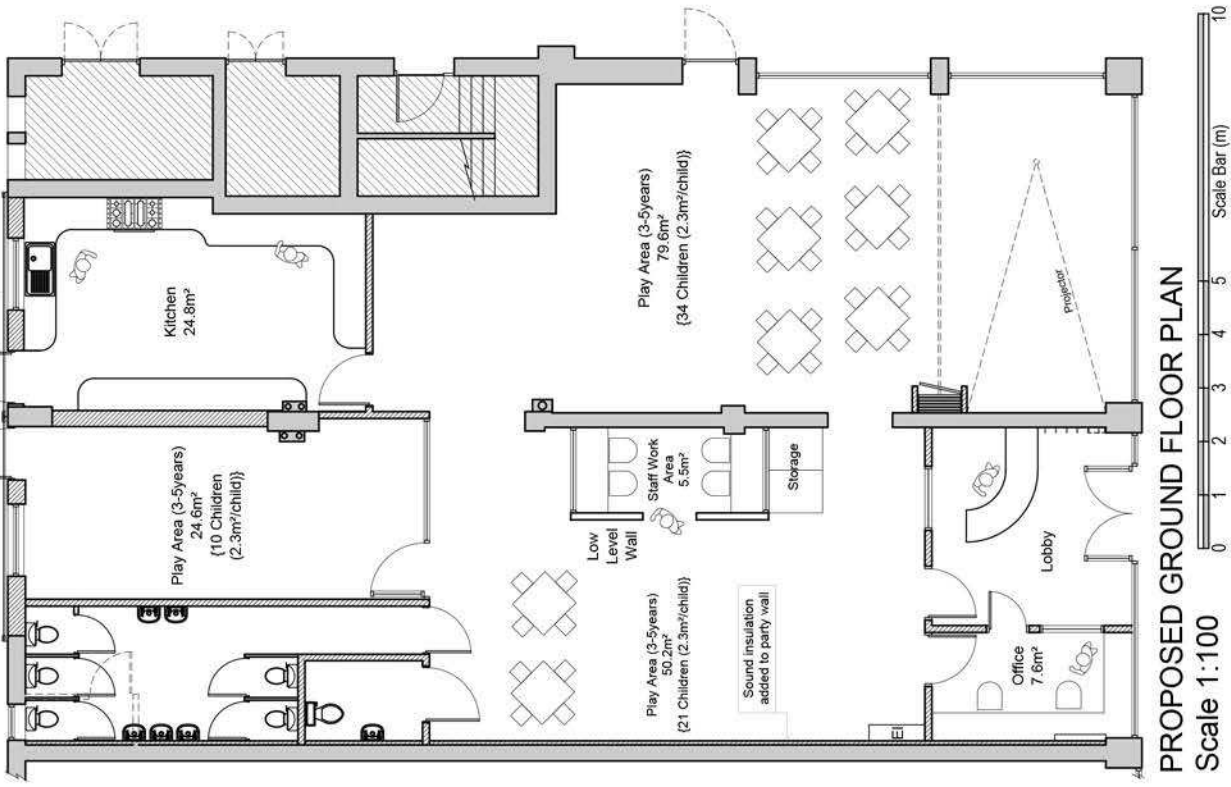
**Date Plans Received:** 27/06/2017

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

**Date Application Valid:** 06/07/2017



**PROPOSED SITE PLAN**  
Scale 1:200

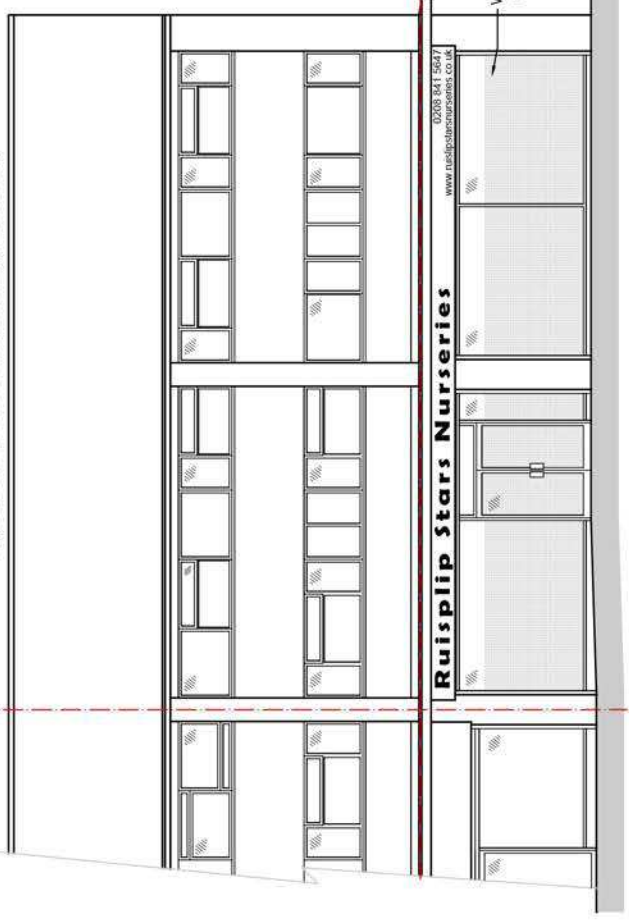
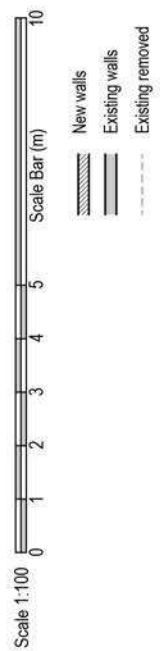


**PROPOSED GROUND FLOOR PLAN**  
Scale 1:100

- New walls
- Existing walls
- Existing removed

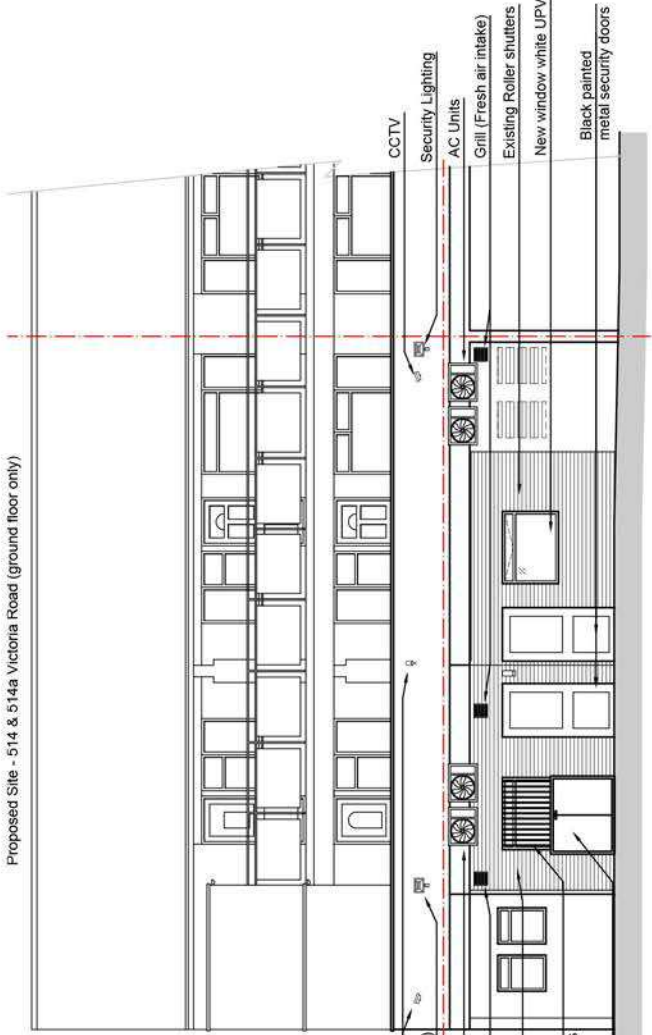
ISSUED FOR PLANNING PURPOSES ONLY.		NOT APPROVED FOR CONSTRUCTION.	
<p><b>LONGLEY ARCHITECTURE LTD.</b>  <b>CHARTERED ARCHITECT</b>          SUITE 144, PEGAXIS HOUSE          61 VICTORIA ROAD, SURBITON          SURREY KT6 4JX          TEL: 020 7183 9439          EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK          WEB: WWW.LONGLEYARCHITECTURE.CO.UK</p>	<p><b>Copyright notice</b>          This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd</p>	<p>Rev. A          Label &amp; parking note added          Rear Parking Amended          Internal Layout Amended</p>	<p>Date: 16/01/17          05/04/17          19/06/17</p>
		<p>Project: Change of use and alteration to create day nursery (D1)          Address: 514 &amp; 514a Victoria Road, Ruislip, HA4 0HD          Client: Ruislip Star Nurseries</p>	<p>Title: <b>PROPOSED SITE &amp; GROUND FLOOR PLANS</b></p>
<p>Notes:          1. This drawing is to be read in conjunction with all drawings and information.</p>		<p>Drawg No: PA-05          Scale: 1:100 &amp; 1:200          Job No: 43-ZK-16</p>	<p>Rev: C          Status: PA          Check: -          Date: 20/10/2016          Drawn: TL</p>





**PROPOSED FRONT ELEVATION**  
 Scale 1:100

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



**PROPOSED REAR ELEVATION**  
 Scale 1:100

ISSUED FOR PLANNING PURPOSES ONLY.

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

**Copyright notice**  
 This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd



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

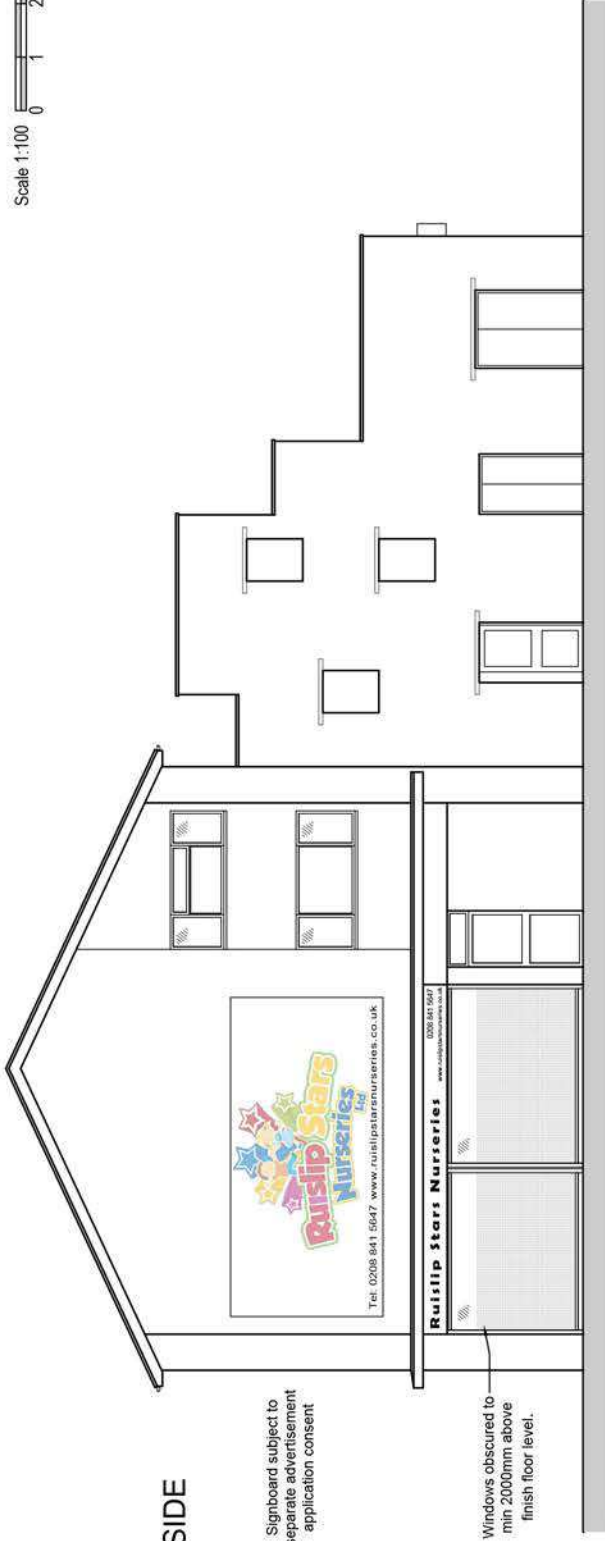
Rev:	A
Revision Description:	Rear Elevation Amended
Date:	19/06/17
Project:	Change of use and alteration to create day nursery (D1)
Address:	514 & 514a Victoria Road, Ruislip, HA4 0HD
Client:	Ruislip Star Nurseries
Email:	
Tel:	
Web:	

Title:	PROPOSED FRONT & REAR FLOOR PLANS
Drawn No:	PA-06
Scale:	1:100
Job No:	43-ZK-16
Date:	20/10/2016
Drawn:	TL
Check:	A3
Status:	PA
Rev:	A

NOT APPROVED FOR CONSTRUCTION.

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

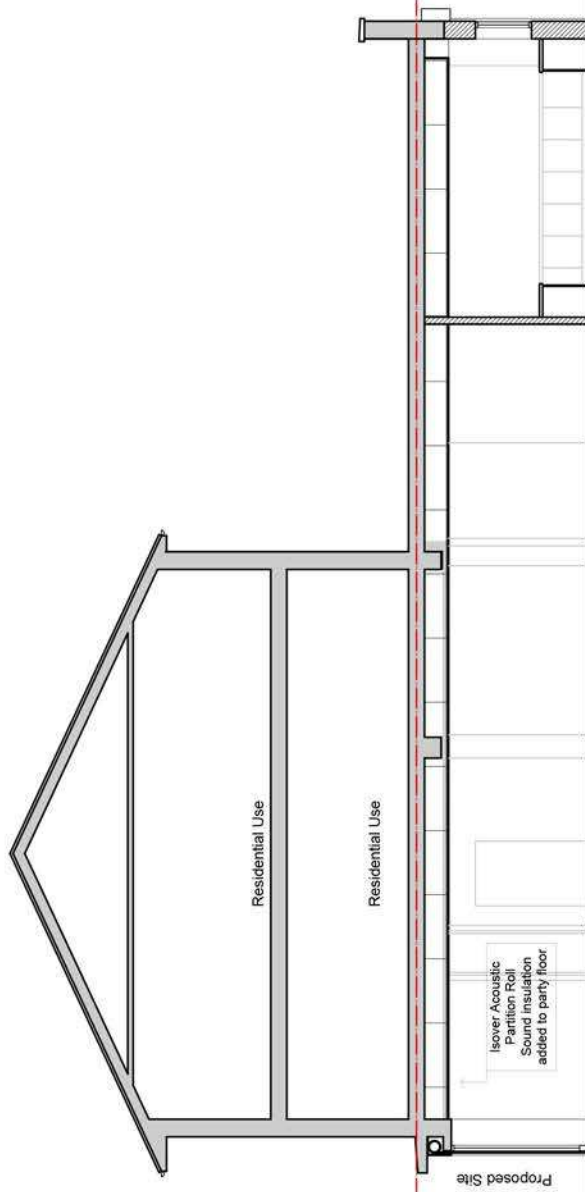
 New walls  
 Existing walls  
 Existing removed



**PROPOSED SIDE ELEVATION**  
 Scale 1:100

Signboard subject to separate advertisement application consent

Windows obscured to min 2000mm above finish floor level.



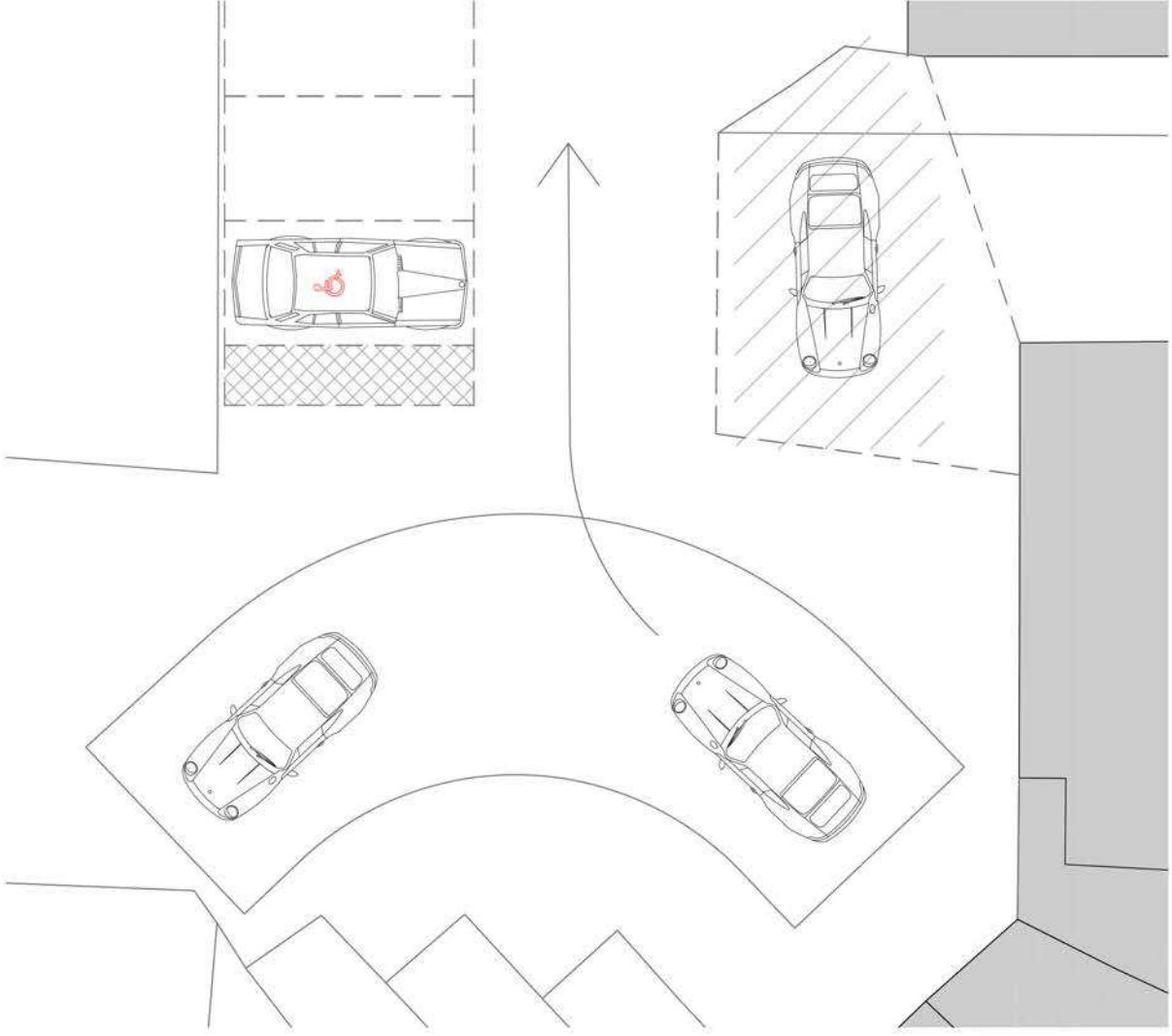
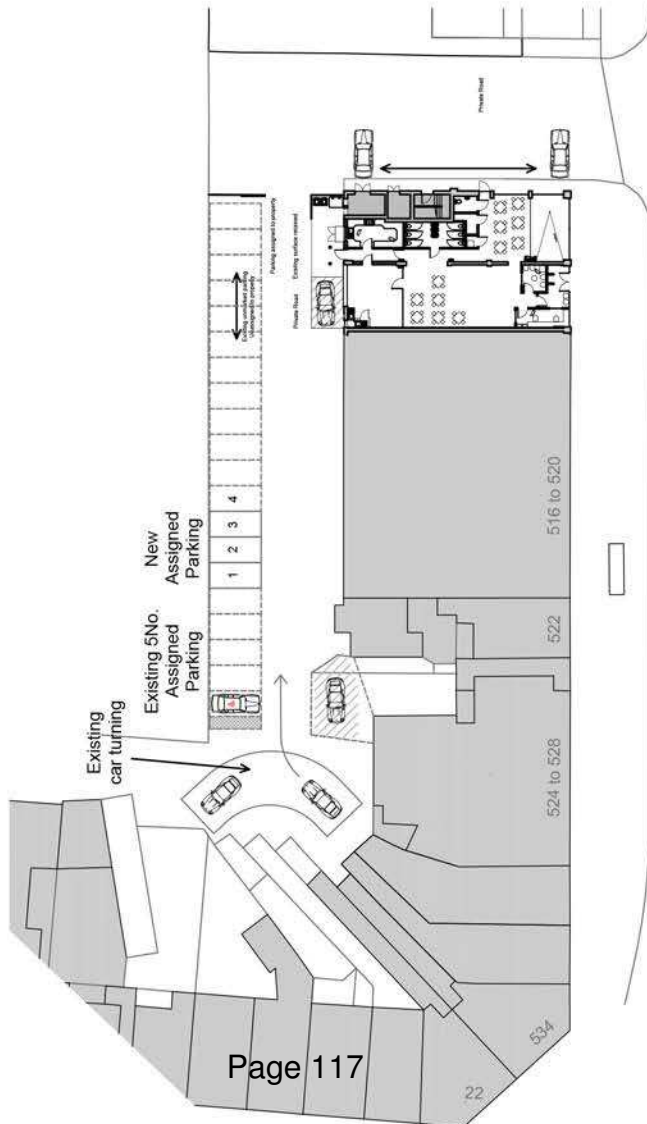
**PROPOSED SECTION**  
 Scale 1:100

Signboard subject to separate advertisement application consent

Windows obscured to min 2000mm above finish floor level.



ISSUED FOR PLANNING PURPOSES ONLY.		NOT APPROVED FOR CONSTRUCTION.	
<b>LONGLEY ARCHITECTURE LTD.</b> CHARTERED ARCHITECT SUITE 1.44, PEGAXIS HOUSE 61 VICTORIA ROAD, SURBITON SURREY KT6 4JX TEL: 020 7183 9439 EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK WEB: WWW.LONGLEYARCHITECTURE.CO.UK		<b>PROPOSED SIDE ELEVATION &amp; SECTION</b> Title: <b>PROPOSED SIDE ELEVATION &amp; SECTION</b> Rev: <b>B</b> Drawn: PA-07 Scale: 1:100 Job No: 43-ZK-16 Date: 20/10/2016 Status: PA Check: - Drawn: TL	
<b>Notes:</b> 1. This drawing is to be read in conjunction with all drawings and information.		<b>Project:</b> Change of use and alteration to create day nursery (D1) Ruislip Star Nurseries Address: 514 & 514a Victoria Road, Ruislip. HA4 0HD	
<b>Revision Description:</b> A Signboard note added B Section Amendments		<b>Date:</b> 16/01/17 26/06/17	
<b>Copyright notice</b> This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd		<b>Client:</b> Ruislip Star Nurseries	
<b>Isolover Acoustic Partition Roll Sound insulation added to party floor</b>		<b>Sheet:</b> HA4 0HD	
<b>Proposed Site</b>		<b>Job No:</b> 43-ZK-16	



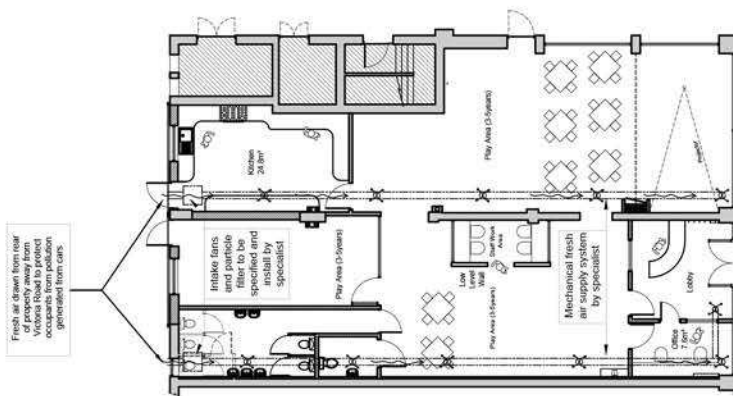
Car Turning Plan - Existing  
Scale 1:100



Area Plan - Car Parking & Turning  
Scale 1:500

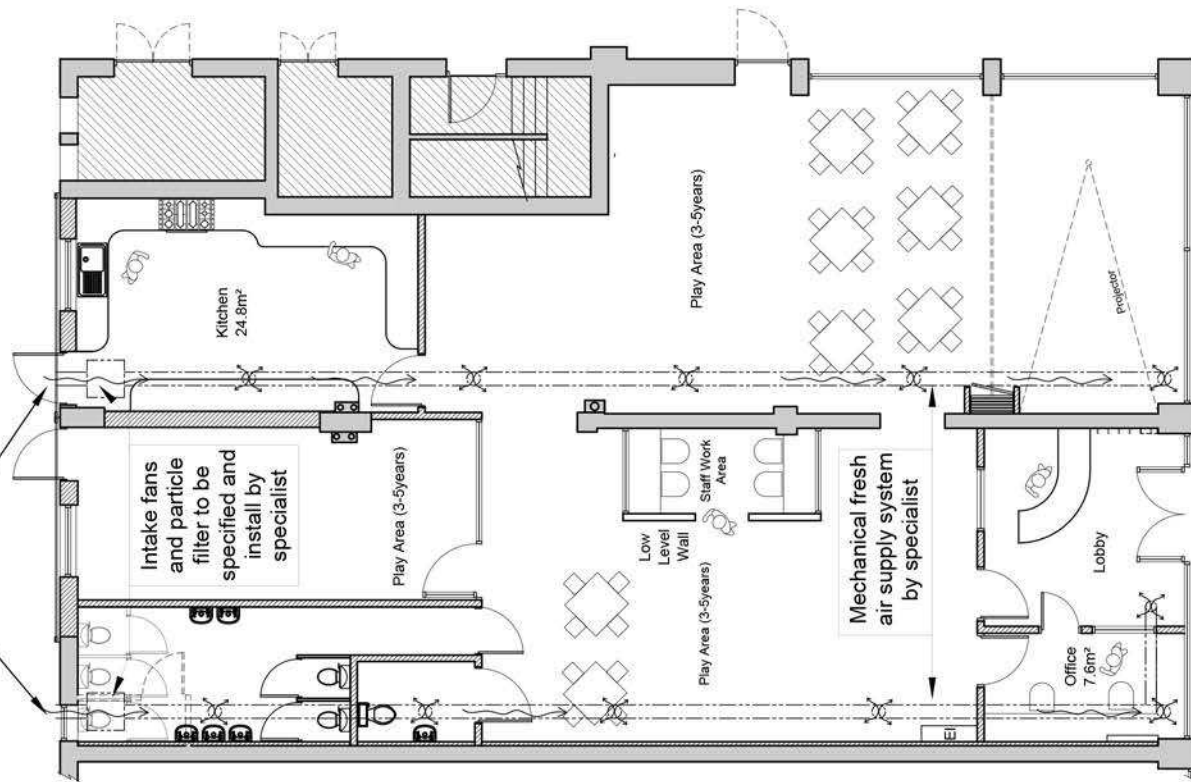
<p>ISSUED FOR PLANNING PURPOSES ONLY.</p> <p><b>LONGLEY ARCHITECTURE LTD.</b>          CHARTERED ARCHITECT          SUITE 144, PEGAXIS HOUSE          61 VICTORIA ROAD, SURBITON          SURREY KT6 4JX          TEL: 020 7183 9439          EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK          WEB: WWW.LONGLEYARCHITECTURE.CO.UK</p>		<p>Copyright notice          This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd</p>		<p>Notes:          1. This drawing is to be read in conjunction with all drawings and information.</p>		<p>Rev: A          Revision Description:          Layout Amended</p>		<p>Date:          26/06/17</p>		<p>Project:          Change of use and alteration to create day nursery (D1)          Ruislip Star Nurseries          Address: 514 &amp; 514a Victoria Road, Ruislip, HA4 0HD</p>		<p>Title:          CAR PARKING &amp; TURNING PLAN</p>		<p>Rev: A</p>	
<p>Drawn:          PA-13</p>		<p>Checked:          A3</p>		<p>Date:          20/10/2016</p>		<p>Job No:          43-ZK-16</p>		<p>Scale:          1:100</p>		<p>Page size:          A3</p>		<p>Status:          PA</p>		<p>Drawn:          TL</p>	

NOT APPROVED FOR CONSTRUCTION.



**SITE PLAN - Fresh Air Supply System**  
Scale 1:200

ISSUED FOR PLANNING PURPOSES ONLY. Scale Bar (m) 10



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

NOT APPROVED FOR CONSTRUCTION. Scale Bar (m) 10

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

**Copyright notice**  
 This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd

Rev:	A	Revision Description:	Rear Parking Amended
B	Layout Amended		

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

Project:	Change of use and alteration to create day nursery (D1)	Title:	EXTERNAL AIR POLLUTION MITIGATION DETAILS
Date:	05/04/17	Draw No:	PA-08
Address:	514 & 514a Victoria Road, Ruislip, HA4 0HD	Scale:	1:100 & 1:200
Cheek:	Ruislip Star Nurseries	Job No:	43-ZK-16
Email:		Date:	20/10/2016
Tel:		Status:	PA
Web:		Check:	-
		Drawn:	TL

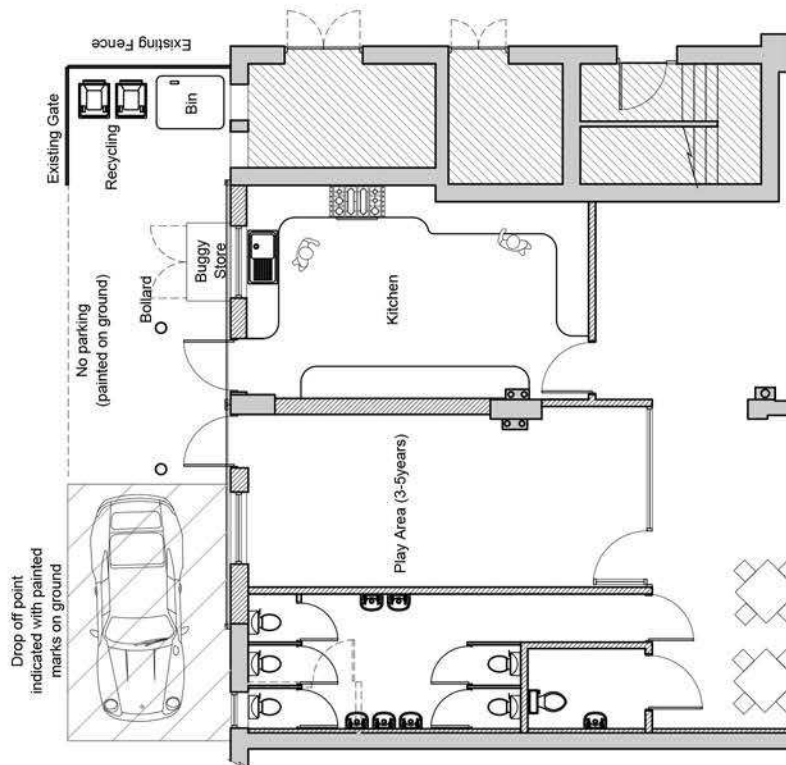
Existing Fence

Existing unmarked parking

Proposed Buggy Store



Private Road  
Existing surface retained



Proposed Bollards



### PART PLAN REAR GROUND FLOOR - Refuge & Bollards

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

ISSUED FOR PLANNING PURPOSES ONLY.



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

**Copyright notice**  
This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd

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

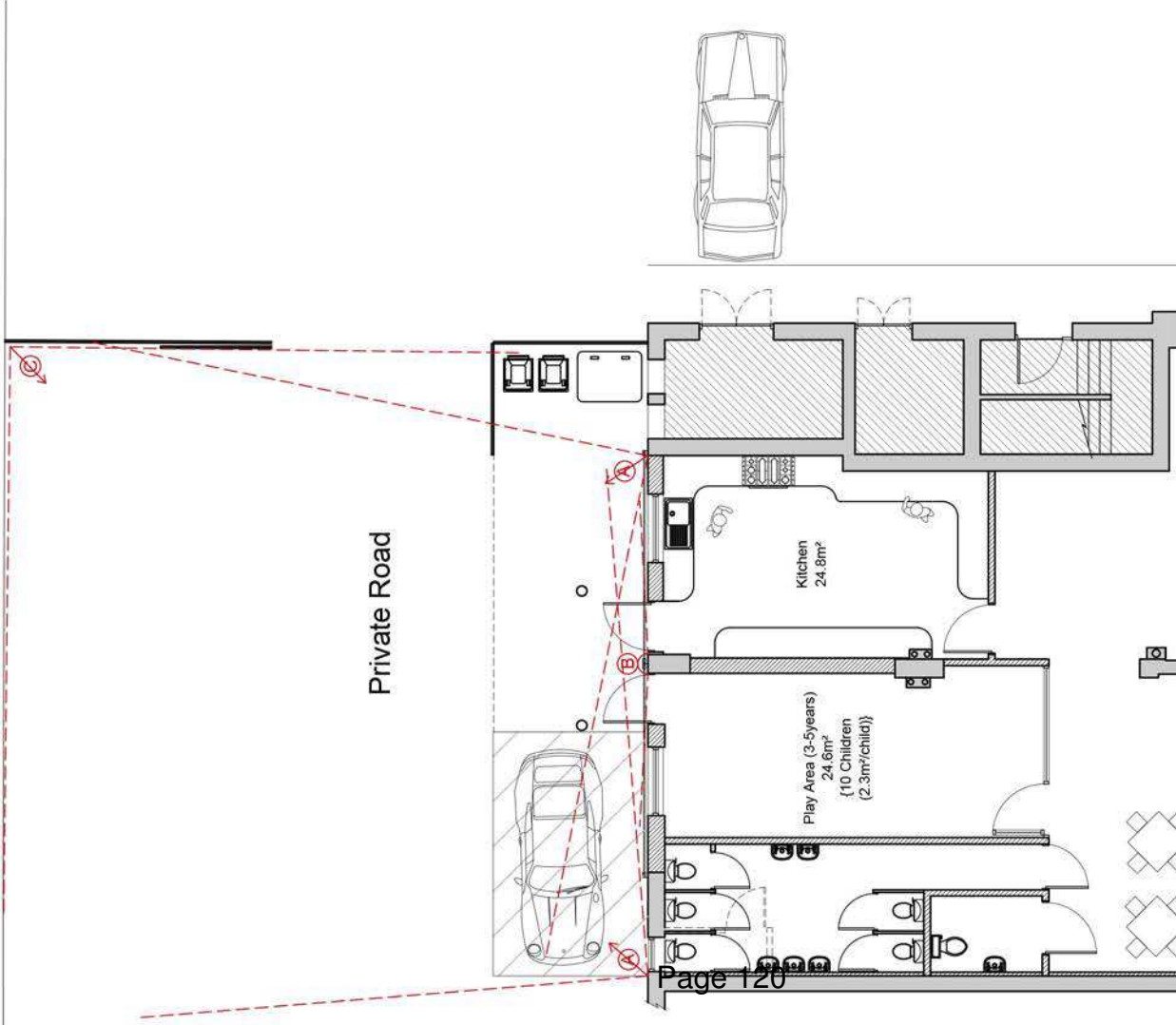
**Rev. A**  
Rear Parking Amended  
**Rev. B**  
Layout Amended

**Date:**  
05/04/17  
26/06/17

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

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

NOT APPROVED FOR CONSTRUCTION.	
<b>Rev.</b>	<b>PA</b>
<b>Status</b>	<b>Check</b>
<b>Drawn</b>	<b>TL</b>



A

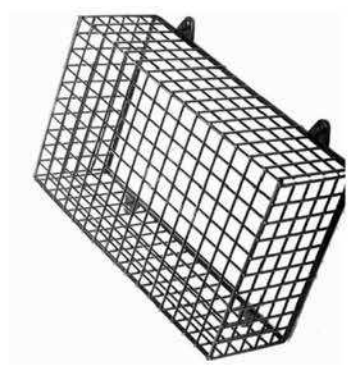


Flood Light with PIR motion and daylight sensor

B



Outdoor security light with PIR motion and daylight sensor



Cage for security light

C



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

**PART PLAN REAR GROUND FLOOR - External Lighting**

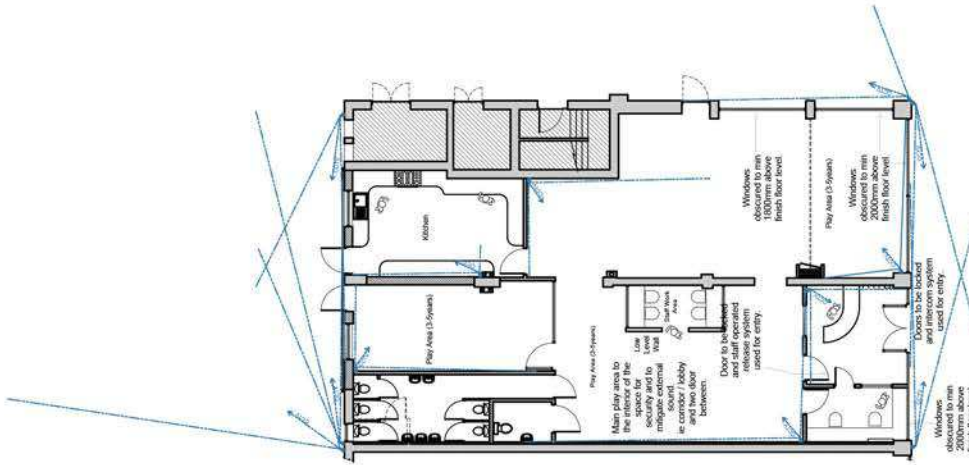
Scale 1:100 0 1 2 3 4 5 10 Scale Bar (m)

<p>ISSUED FOR PLANNING PURPOSES ONLY.</p> <p><b>LONGLEY ARCHITECTURE LTD.</b>          CHARTERED ARCHITECT          SUITE 144, PEGAXIS HOUSE          61 VICTORIA ROAD, SURBITON          SURREY KT6 4JX          TEL: 020 7183 9439          EMAIL: TONY@LONGLEYARCHITECTURE.CO.UK          WEB: WWW.LONGLEYARCHITECTURE.CO.UK</p>		<p>Copyright notice          This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd</p>		<p>Notes:          1. This drawing is to be read in conjunction with all drawings and information.</p>		<p>Revision Description:</p> <table border="1"> <tr> <th>Rev.</th> <th>Description</th> </tr> <tr> <td>A</td> <td>Rear Parking Amended</td> </tr> <tr> <td>B</td> <td>Layout Amended</td> </tr> </table>		Rev.	Description	A	Rear Parking Amended	B	Layout Amended	<p>Date:          05/04/17          26/06/17</p>		<p>Project:          Change of use and alteration to create day nursery (D1)          Address: 514 &amp; 514a Victoria Road, Ruislip, HA4 0HD          Client: Ruislip Star Nurseries          Email:          Tel:          Mob:</p>		<p>NOT APPROVED FOR CONSTRUCTION.</p> <p><b>EXTERNAL LIGHTING DETAILS</b></p> <table border="1"> <tr> <td>Title:</td> <td>PA-10</td> <td>Status:</td> <td>PA</td> </tr> <tr> <td>Draw No:</td> <td>1:100</td> <td>Check:</td> <td>-</td> </tr> <tr> <td>Scale:</td> <td>A3</td> <td>Drawn:</td> <td>20/10/2016</td> </tr> <tr> <td>Job No:</td> <td>43-ZK-16</td> <td>Date:</td> <td></td> </tr> </table>		Title:	PA-10	Status:	PA	Draw No:	1:100	Check:	-	Scale:	A3	Drawn:	20/10/2016	Job No:	43-ZK-16	Date:	
Rev.	Description																																		
A	Rear Parking Amended																																		
B	Layout Amended																																		
Title:	PA-10	Status:	PA																																
Draw No:	1:100	Check:	-																																
Scale:	A3	Drawn:	20/10/2016																																
Job No:	43-ZK-16	Date:																																	

**External  
Day & night IR Camera  
Specified and installed  
by specialist**



**Internal  
Day & night IR Camera  
Specified and installed  
by specialist**



**SITE PLAN - Security & CCTV Details**

Scale 1:200 0 1 2 3 4 5 10 Scale Bar (m) 15

ISSUED FOR PLANNING PURPOSES ONLY.

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

**Copyright notice**  
 This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd

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

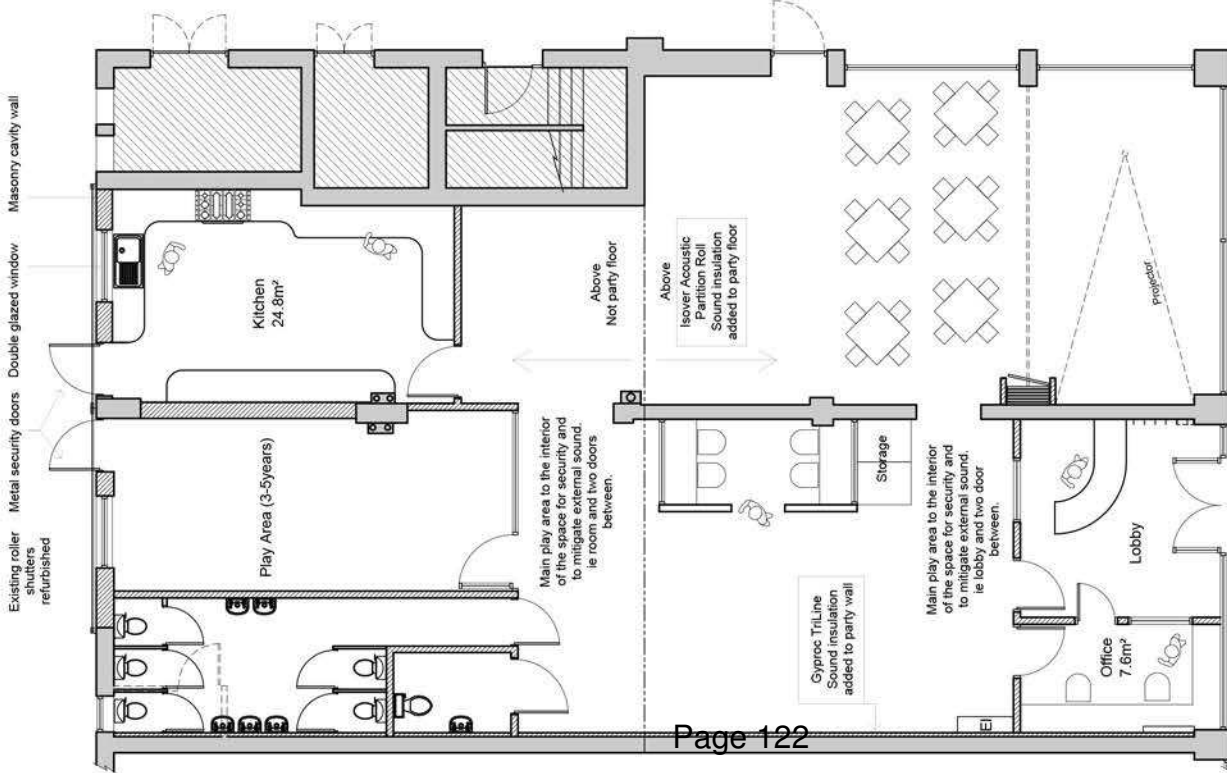
**Rev.**  
 A Rear Parking Amended  
 B Layout Amended

**Date:**  
 05/04/17  
 26/06/17

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

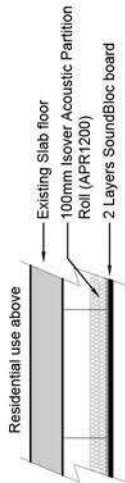
<b>Title:</b> SECURITY & CCTV DETAILS		<b>Rev:</b> B
<b>Drawn No:</b> PA-09	<b>Status:</b> PA	
<b>Scale:</b> 1:200	<b>Page size:</b> A3	<b>Check:</b> -
<b>Job No:</b> 43-ZK-16	<b>Date:</b> 20/10/2016	<b>Drawn:</b> TL

NOT APPROVED FOR CONSTRUCTION.

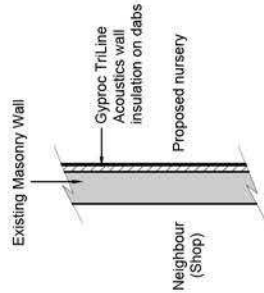


### GROUND FLOOR PLAN Sound mitigation & Insulation details

Scale 1:100



### TYPICAL DETAIL, SECTION Party Floor Acoustic Upgrade Scale 1:50

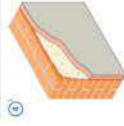


### TYPICAL DETAIL, SECTION Party Wall Acoustic Upgrade Scale 1:50

## Gyproc Triline Details

### Dryliner # performance Upgrading thermal insulation of external walls

Table 3 — Dryliner # refurbishment (continued)



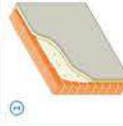
325mm solid brick wall with 13mm plaster one side. Linings as in table.

Detail	Board type	U-value wall (kWh/m²K)	Minimum result wall (kWh/m²K)	Dryliner system	Minimum Dryling quality (kWh/m²K)	U-value WALL
1	Solid brick = 0.27W/mK					
2	Gyproc ThermoLine core	0.29	0.29	#1	3	0.14
3	Gyproc ThermoLine core	0.30	0.30	#2	3	0.10
4	Gyproc ThermoLine core	0.31	0.31	#3	3	0.09
5	Gyproc ThermoLine core	0.32	0.32	#4	3	0.08
6	Gyproc ThermoLine core	0.33	0.33	#5	3	0.07

For U-value calculations tailored to your project, try the online tool at [british-gyproc.com](http://british-gyproc.com).  
\* Subject to security of exposure.

### Dryliner # performance Upgrading sound insulation of existing solid masonry walls

Table 4 — Dryliner # refurbishment



200mm masonry of density 1700kg/m³ with 13mm plaster each side. Linings as in table.

Detail	Masonry type	Board type	U-value wall (kWh/m²K)	Applied to	Dryliner system	Acoustics Improvement dB (C, C-1) dB	Acoustics Improvement dB (C, C-1) dB	System reference
1	1700	Gyproc Triline	0.2	One side	#1/#2	60 (5/3)	+13 (9/1)	81/60/13

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

Existing solid masonry wall of density 1700kg/m³ with 13mm plaster each side. achieved 6, 41/28 (K, + C, 14/8).

The Dryliner # system is used where existing plaster is retained. The Dryliner # system is used where it is removed.

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

07-503-111

british-gyproc.com

ISSUED FOR PLANNING PURPOSES ONLY.



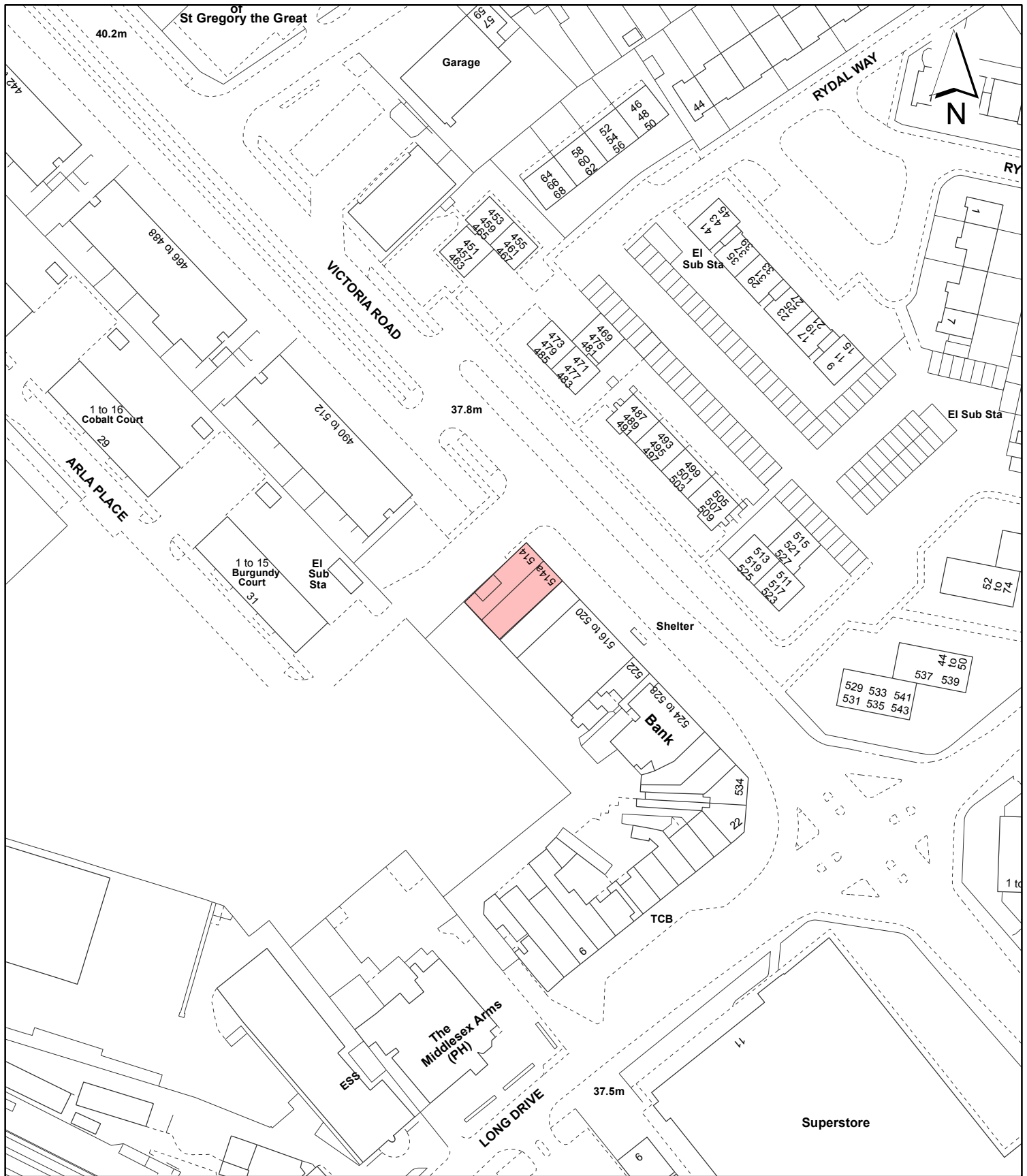
**LONGLEY ARCHITECTURE LTD**  
**CHARTERED ARCHITECT**  
 SUITE 144, PEGAXIS HOUSE  
 61 VICTORIA ROAD, SURBITON  
 SURREY KT6 4JX  
 TEL: 020 7183 9439  
 EMAIL: [TONY@LONGLEYARCHITECTURE.CO.UK](mailto:TONY@LONGLEYARCHITECTURE.CO.UK)  
 WEB: [WWW.LONGLEYARCHITECTURE.CO.UK](http://WWW.LONGLEYARCHITECTURE.CO.UK)

**Copyright notice**  
 This drawing is to be read in conjunction with all drawings and information.  
 This drawing is copyright and may not be reproduced, wholly or in part, without prior written consent of the Longley Architecture Ltd

Revision Description:  
 A Layout Amended  
 Date: 26/06/17  
 Project: Change of use and alteration to create day nursery (D1)  
 Address: 514 & 514a Victoria Road, Ruislip, HA4 0HD  
 Client: Ruislip Star Nurseries  
 Email: [redacted]  
 Tel: [redacted]  
 Mob: [redacted]

NOT APPROVED FOR CONSTRUCTION.  
 Title: SOUND MITIGATION & INSULATING DETAILS  
 Rev: A  
 Drawn: PA  
 Status: Check  
 P1 size: A3  
 Date: 20/10/2016  
 Job No: 43-ZK-16  
 Drawn: TL





**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**514 Victoria Road**

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

Planning Application Ref:  
**72489/APP/2017/2343**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 123

Date:  
**August 2017**



This page is intentionally left blank