



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 3 OCTOBER
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, 25 September 2017

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

Putting our residents first

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Useful information for residents and visitors

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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.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 4
- 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	26 Broadwood Avenue, Ruislip 16080/APP/2017/1893	Eastcote & East Ruislip	Part two-storey, part single-storey side / rear extension and conversion of roof space to habitable use to include one side dormer, two rear dormers, four front roof lights, six side roof lights and alterations to elevations. Recommendation: Refusal	5 - 14 104 - 110
7	9 Harvil Road, Ickenham 52950/APP/2017/2470	Ickenham	Two two-storey, five-bed detached dwellings with associated parking and amenity space and installation of vehicular crossover. Recommendation: Refusal	15 - 28 111 - 117

8	7 Hedgeside Road, Northwood 38605/APP/2017/2296	Northwood	Part two-storey, part single-storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping. Recommendation: Approval	29 - 42 118 - 127
9	Land forming part of 14 Wieland Road, Northwood 71125/APP/2017/2541	Northwood Hills	Variation of condition 5 (Windows) of planning permission ref: 71125/APP/2016/360 dated 02/02/2016 (two storey, four-bed, detached dwelling with habitable roofspace including dormer to rear and two side roof flights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access). Recommendation: Approval	43 - 54 128 - 130
10	42 Raisins Hill, Eastcote 27718/APP/2017/1559	Northwood Hills	Rear conservatory and conversion of roofspace to habitable use to include four side roof lights and two rear roof lights. Recommendation: Approval	55 - 66 131 - 135

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	9 Greenheys Close, Northwood 69090/APP/2017/2535	Northwood	Alterations to single-storey rear extension to include amended roof design, changes to the rear elevation and installation of window to side elevation (retrospective application). Recommendation: Approval	67 - 80 136 - 143
12	Breakspear Arms, Breakspear Road, South Harefield 10615/APP/2017/2377	West Ruislip	Single-storey extension, involving removal of decking. Recommendation: Approval	81 - 92 144 - 149

Other

13 Tree Preservation Order No.761 (TPO 761): 68 Wallington Close, Ruislip 93 - 96

Recommendation: That TPO 761 is confirmed

PART II - Members Only

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

14 ENFORCEMENT REPORT

97 - 102

PART I - Plans for North Planning Committee

103 - 150

Agenda Item 3

Minutes



NORTH Planning Committee

12 September 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell, Brian Stead and Jazz Dhillon</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor) Edward Oteng (Strategic and Major Applications Manager) Anisha Teji (Democratic Services Officer) Manmohan Ranger (Transport Consultant) James Rodger (Head of Planning and Enforcement)</p>
69.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Duducu, with Councillor Brian Stead substituting.</p>
70.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
71.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 23 August 2017 were agreed.</p>
72.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda item 6 had been withdrawn by the applicant prior to the meeting.</p> <p>Agenda Item 11 - Enforcement Report in Part II was accepted as an urgent issue.</p>
73.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items 1-10 were marked as Part I and would be considered in public. Agenda item 11 was marked as Part II and so would be considered in private.</p>

74.	<p>31 FRITHWOOD AVENUE - 8032/APP/2017/1671 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn by the applicant prior to the meeting.</p>
75.	<p>MIDHURST COTTAGE, HIGH ROAD - 73006/APP/2017/2414 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for a single storey rear extension. Officers made a recommendation for approval.</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • The houses nearby were approximately 60 years old and mostly represented three to four bed semi detached houses. • This was a highly sought after area. • The present planning application was excessive with the extension being larger than the current foot print. • Planning policy stated that an extension to a detached house of up to 4 m depth and height of 3 m was acceptable. • Reports and the slides indicated the present oversize, bulk and mass of the development. • Large extensions were acceptable long as there were no objections from neighbours. • The height of the extension did not meet planning policy. • All other extensions nearby respected the right to light to nearby properties. The proposed extension overshadowed other properties. • There was a concern that there may be further planning applications to extend this property as there would be two families living at the property. • Petitioners requested for the planning committee to take account of the submissions made and refuse the application. <p>The applicant/agent was not in attendance.</p> <p>The Chairman explained that only material planning considerations could be considered when determining the application. Matters such as the suspected change to a multiple occupancy property were factors that could not be taken into account at this stage.</p> <p>Further to questions raised by Members, Officers confirmed that the proposed development would not take over 50 percent of the garden. The foot print of the proposed extension was not larger than the dwelling house. The issue of overshadowing would not arise in this application because of the settings on either side of the boundaries.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, there were six votes in favour and two abstentions.</p> <p>RESOLVED -</p> <p>(1) That the application be approved; and (2) Delegated authority to the Head of Planning to check that Northwood Hills Residents Association were consulted.</p>

76.	<p>21 EASTCOTE ROAD - 28723/APP/2017/2067 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for a 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. Officers made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused.</p>
77.	<p>LAND AT REAR OF 2 OLD HATCH MANOR - 12162/APP/2017/2112 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for a two storey, three bed detached dwelling with associated amenity space. Officers made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused.</p>
78.	<p>514 VICTORIA ROAD - 72489/APP/2017/2343 (<i>Agenda Item 10</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for a variation of condition 2 (approved plans) of planning permission reference: 72489/APP/2017/43 dated 23 May 2017 to alter the design and layout of the building.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
79.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local</i></p>

	<i>Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 7.00pm, closed at 7.26 pm.

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

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

Report of the Head of Planning, Sport and Green Spaces

Address	26 BROADWOOD AVENUE RUISLIP	
Development:	Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations	
LBH Ref Nos:	16080/APP/2017/1893	
Drawing Nos:	2160301-3 Rev A SCP2160301-001 2160301-3 2160301-2 Rev A 2160301-1	
Date Plans Received:	23/05/2017	Date(s) of Amendment(s):
Date Application Valid:	23/05/2017	

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Broadwood Avenue. The original property comprised a two storey detached house with two storey front projection, with white render and black timber detailing set above brick at ground floor. To the side was a single storey garage and to the rear there was a single storey flat roofed extension across the width of the dwelling. The property has now been extended including a two storey side extension; a part two storey, part-single storey rear extension, including to the rear of the side extension and the conversion of the roofspace including the raising of the ridge and eaves height and 1 side dormer window; 2 rear dormer windows and rooflights to the sides and front. To the front there is an area of hardstanding providing parking for at least 2 cars and there is also a large landscaped rear garden.

The street scene is residential in character and appearance comprising mainly large detached houses of a variety of designs.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is also covered by TPO 277.

1.2 Proposed Scheme

This is a retrospective planning permission to address the differences from the approved plans (under application 16080/APP/2016/1142) to the built scheme, for the erection of a part two storey, part single storey side/rear extension and the conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations.

It is noted that the plan submitted with this application denoting the application as approved is plan number 2160301-1, however this was superseded during the consideration of

application 16080/APP/2016/1142 and replaced by 2160301-1 Rev. A, which was the approved plan. In consideration of this proposal the changes as built from the approved plan have regard to Rev A, not the plan as submitted.

Also the previously approved application required the proposed extension to have materials to match the original dwelling, which has not been done. During this application process a revised front elevation has been submitted to show a proposed amendment to the front elevation.

1.3 Relevant Planning History

16080/A/89/2208 26 Broadwood Avenue Ruislip

To fell Oak Tree (T14) on TPO 277

Decision Date: 22-03-1990 Approved **Appeal:**

16080/APP/2016/1142 26 Broadwood Avenue Ruislip

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations

Decision Date: 26-07-2016 Approved **Appeal:**

16080/APP/2016/3282 26 Broadwood Avenue Ruislip

Details pursuant to condition 7 (Method Statement) of planning permission Ref: 16080/APP/2016/1142 dated 26/07/2016 (Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations)

Decision Date: 27-10-2016 Approved **Appeal:**

Comment on Planning History

16080/APP/2016/3282 - Details pursuant to condition 7 (Method Statement) of planning permission Ref: 16080/APP/2016/1142 dated 26/07/2016 (approved)

16080/APP/2016/1142 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations (approved)

16080/A/89/2208 - To fell an Oak tree (approved)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring properties were consulted for a period of 21 days expiring on the 16 June 2017. A site notice was also erected on the lamp post to the front of no. 28 expiring on the 27 June 2017. Five responses were received raising the following issues:

- Overall size and height of the new building is overbearing in nature, an intrusive form of development and detrimental to the street scene
- Fails to comply with the original planning application
- Overdevelopment

- Loss of privacy, the increased height, length and volume has created direct lines of sight into our property
- Loss of light
- Design and materials out of keeping with the street scene
- In breach of local covenants
- Application should have a Sustainable Water Management Plan as Broadwood Avenue is designated as high risk of flooding by surface water
- The design is architecturally alien to the streetscene and does not respect local architecture
- Condition 3 of the original application required materials to match the original dwelling, this has not been done

A letter of support counter signed by 6 persons was submitted.

A petition against the proposal with 35 signatories was submitted.

Officer response: Issues relating to the breach of covenants is a civil legal issue and not a material planning consideration. Any approval of planning consent does not override any other legal requirement. All other issues are addressed within the main report.

Ruislip Resident Association - We support the local resident with regard to the alterations to the dwelling which do not conform with the earlier approval. The applicant claims the height has only been increased by 0.3m but local residents have challenged this. Google street scene of the original house shows the house lower than no. 24 and in harmony with the stepped down eaves and ridge lines forming part of the local scene. The impression now is of a much higher building which disrupts the previous rhythm. Further concerns arise about the height of the new rear extension and the possible breach of front building lines. The new building certainly would appear to be overdominant and is detrimental to the existing street scene.

Agents comments - The roof lights in the side elevation are obscure glazed and fixed shut. Broadwood Avenue contains a wide variety of building styles. There is a range of roof types, including catslide, front gables, hipped, front dormers and mansard. There is also a great variety of eaves heights, including eaves terminating at first floor level, eaves below first floor level window height and many different eaves heights on full two storey dwellings. Similarly ridge heights are not consistent. The following properties are the same height or higher; 8, 11, 19, 22, 24, 30, 46, 55, 57, 60, 77 and 82. The building as built sits comfortably in this context.

Trees/Landscape - The land to the rear is covered by TPO 277. This application is a minor amendment to a previous submission. No objection subject to conditions for Tree protection and landscaping.

Flood and Water Management - The site is identified at risk of surface water flooding in the rear garden according to the Environment Agency Flood Maps. The Council accept that the extension has been built but the drainage plans showing where the surface water from the extension drains to need to be provided. If this drain to the main surface water sewer then a Sustainable Drainage condition should be applied.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5 (2016) Quality and design of housing developments
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 also state that the layout and appearance of new development should harmonise with the existing street scene or other features of the area.

HDAS: Residential Extensions advises that extension should be designed to be subordinate to the original dwelling. In particular rear extensions should not protrude out too far from the rear wall of the original house. For a detached house an extension up to 4m would be acceptable with a roof height for single storey extensions not exceeding 3.4m. Two storey extensions should not breach the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. For side extensions the width should be considerably less than the original dwelling and should be set back 1m from the boundary. It further advises that careful consideration must be given to the proportions and design of any dormer windows.

The two storey side extension measures 2.45m in width (set back from the side boundary by 1m) and 12m in depth, including a two storey rear projection of 4m and a further single storey of 1m. To the rear the part single storey, part two storey extension measures 9.75m in width. The single storey element measures 5m in depth and 3.8m in height. The two storey element is 4m in depth and 6.15m in width, situated on the eastern side of the rear elevation. In terms of scale this aspect of the proposal is consistent with that previously approved and although this was a substantial extension to the property both to the side and rear, given the size of the existing property and the application site as a whole it was not considered that the scale of the proposal would be out of keeping with the character of the building or the wider area.

In consideration of the proposal as built, the walls of the whole building have been raised by 0.3 m, with the extended hipped roof above. This results in a raised ridge and eaves height when compared with the neighbouring properties. This has been combined with the rebuilding of the front fenestration. This has removed the original timber framed detailing within the white finished render set above soft red brick on the front projection and the loss of the central half dormer window. The front projection has been entirely faced with a brown brick and the half dormer has been replaced with an elongated central window and a small hip feature in the roof above. The first floor windows were originally set close beneath the eaves as is characteristic of many properties within the street scene but these are now set 0.3m below the roof. Condition 3 of the approved consent required the proposed extension to be finished in materials to match the existing property to safeguard the visual amenities of the area and to ensure that the development did not have an adverse effect upon the appearance of the existing building. The alterations have significantly changed the character and appearance of the original house, increasing the scale and bulk and resulting in the loss of the original detailing which is characteristic of the wider street scene. A revised front elevation has been submitted showing the re-introduction of the original detailing and the increased depth of the central hipped feature bringing it down over the central window. This is an improvement on the building as built, however this does not address the other concerns raised. It is therefore considered that the proposed development by virtue of its design and increase in height is a bulky and incongruous addition to the streetscene which fails to respect the character of the area and is unacceptable. As such it fails to comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Notwithstanding this it is also noted that some of the detailing included within the plans is not consistent with the extensions as built. This includes the rear patio doors to the rear and the position of the rooflights, which are indicated to be situated close together and high up on the roofs slopes but are set further apart and lower on the roof.

HDAS advises that a single storey rear extension up to 4m deep and a height of 3.4m with a pitched roof would be acceptable for a detached house and a two storey rear projection should not compromise a 45 degree line of sight from the first floor windows of the adjacent dwellings. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The proposed single storey, two storey side extension where it is adjacent to the boundary with no. 24 is set back 1m from the boundary. The neighbouring property is also set back 1m giving a total separation of 2m. It is also noted that the first floor of the neighbouring property has the same rear building line as the existing dwelling but the proposed plans indicate that the proposed two storey extension would not compromise a 45 degree line of sight from the nearest first floor window. With regard to the side window on the eastern

elevation facing no. 24 this is at first floor level, however this is to an en-suite and could be conditioned to be obscure glazed and fixed shut below 1.8m. To the other side no. 28 is a slightly larger property extending slightly deeper into the plot. Revised plans identify that the proposed single storey extension would only project 3m beyond the rear of that property. The side facing dormer window will serve a bedroom which would overlook the rear roof slope of the adjacent property and their private amenity space. However it is noted that the proposed plan shows a further rear dormer serving this bedroom, so the side facing dormer could be conditioned to be obscure glazed and fixed shut below 1.8m in height. All these details are as per the previous submission and were not considered to impact on the amenity of the neighbouring properties. However it is noted no. 24 has a side rooflight facing the application site, which serves as the only window to a bedroom. The increased height of the property and resultant increase in the height of the eaves in close proximity to this window is considered to significantly impact on the amenity of the amenity of the occupiers of this room by virtue of loss of light, visual intrusion and over-dominance. As such, the proposal fails to comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposal incorporates the existing attached garage into the proposal and would result in the loss of the associated parking space. However the existing driveway to the front would accommodate sufficient parking provision.

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their increased height, size, scale, bulk and design would result in a form of development which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its increased height, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 24 Broadwood Avenue by reason of overdominance, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

26 Broadwood Avenue

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
16080/APP/2017/1893

Scale:
1:1,250

Planning Committee:
North Page 13

Date:
October 2017



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 9 HARVIL ROAD ICKENHAM

Development: Two x 2-storey, 5- bed detached dwellings with associated parking and amenity space and installation of vehicular crossover.

LBH Ref Nos: 52950/APP/2017/2470

Drawing Nos: 17_42_03 G
17_42_04 G
17_42_01 B
201510/LP/01
Design & Access Statement
17_42_02 H

Date Plans Received: 07/07/2017 **Date(s) of Amendment(s):**

Date Application Valid: 19/07/2017

1. SUMMARY

The application seeks permission for the erection of two x 2 storey 5 bed detached dwellings with associated parking and amenity space.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area. Also given the orientation and close proximity of the proposed dwelling within the plot, it is also considered the proposal would result in a loss of amenity to the adjoining occupiers contrary to the Hillingdon Local Plan (2012) and the London Plan 2015 and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, location and design would result in a cramped, unduly intrusive, visually prominent and undesirable form of development, that would fail to harmonise with the existing character of the area. The proposal would therefore be detrimental to the character and appearance of the adjoining properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed dwelling within plot 2 by virtue of its orientation and proximity, would be detrimental to the amenities of the adjoining occupiers at 10 Harvil Road, by reason of loss of privacy. Therefore the proposal would be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H3	Loss and replacement of residential accommodation
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is large rectangular corner plot located at the junction of Harvil Road and Highfield Drive. It comprises a detached bungalow, set back centrally in the plot, with an attached garage to the rear and vehicular access from Highfield Drive.

The area is characterised by a mixture of detached two storey houses and chalet bungalows on large plots of land which are set back from the road frontage and generally maintain an open character and appearance. No. 10 adjacent and no. 8 on the opposite side of the junction are both 2 storey dwellings.

The Western boundary abuts the gardens of 13 and 15 Highfield Drive. To the East are open fields, which are located within the Green Belt. The site is also covered by Tree Preservation Order (TPO) 620.

3.2 Proposed Scheme

This application seeks permission for the demolition of the existing detached bungalow and the erection of a two x 2-storey, 5- bed detached dwellings with associated parking and amenity space and the installation of a new vehicular crossover accessing Harvil Road.

3.3 Relevant Planning History

52950/APP/2016/2599 9 Harvil Road Ickenham

Erection of a two storey detached building with habitable roof space to create 5 x 2-bed self-contained flats with car parking in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (Resubmission).

Decision: 10-10-2016 Refused

52950/APP/2016/540 9 Harvil Road Ickenham

Erection of a two storey detached building with habitable roofspace to create 6 x 2-bed self contained flats with car parking and gym in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side

Decision: 24-05-2016 Withdrawn

52950/PRC/2014/128 9 Harvil Road Ickenham

Demolition of existing bungalow and erection of 2 detached dwellings

Decision: 05-02-2015 OBJ

Comment on Relevant Planning History

52950/APP/2016/2599 - Erection of a two storey detached building with habitable roof space to create 5 x 2-bed self-contained flats with car parking in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (refused).

52950/APP/2016/540 - Erection of a two storey detached building with habitable roofspace to create 6 x 2-bed self-contained flats with car parking and gym in a basement area, to involve associated landscaping and boundary treatment and installation of vehicular crossover to side (withdrawn).

The previous application for a single two storey detached property was refused on the basis of the size and scale of the proposal, resulting in a cramped form of development in a visually prominent location, which would fail to harmonise with the existing character of the area. The proposal was also considered to result in a detrimental impact to the amenity of the neighbouring property.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

EM6 (2012) Flood Risk Management

H3 Loss and replacement of residential accommodation

OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours were consulted for a period of 21 days expiring on the 11 August 2017. A site notice was also erected on the telegraph pole to the front of the property expiring on 22 August 2017.

2 responses were received from nearby neighbours raising the following issues:

- Loss of privacy.
- Loss of overall wellbeing and enjoyment of our house and garden.
- Destroying the current traditional character of the street scene.
- Contrary to adopted guidelines set out in HDAS.
- The proposal has flaws that have an adverse impact on our property and distorts the impact. The actual site boundary measurements are omitted and represented incorrectly on the submitted plans.
- Plot 1 presents a huge block out of character with the area and filling the whole width of the plot, with no front garden and a huge glazed balcony overlooking the road.
- Plot 1 overlooking the neighbouring garden at no. 10.
- Plot 2 building encroaches ahead of the existing building line.
- Plans disingenuous with the building built closer to our property than the block of flats previously rejected.
- The boundary line between 9 and 10 is shown angling to the North and encroaching on no. 10's land. Land Registry documents show both plots as rectangles with no curve in the boundary.
- The proposed new access on Harvil Road is in close proximity of the hedge and is thus concealed with limited sightlines.
- Properties higher than adjacent houses.
- Design completely out of keeping, big, bulky, incongruous and visually intrusive, including two storey flat roofed elements front and rear, totally ugly, prison like and unsympathetic.
- Overbearing.
- Loss of light/daylight.
- Design and Access Statement makes reference to developments at 17a and 12 Harvil Road. 17a cannot be compared as it is set back and centred in position and does not overwhelm the neighbouring properties. No. 12 caused years of problems, appeals and enforcement, fines and a partial rebuild. Locally this is an absolute eyesore and a blot on the character of Harvil Road.
- No turning area for cars shown.
- Proposed bin store within a few feet of no. 10's french windows of the living room and our patio

area.

- Concerns regarding construction disturbance (dust and dirt) from the proposal would be overwhelming, being a threat to health.

A petition with 20 signatories against the proposal was also submitted.

Ickenham Residents Association - According to the proposed site plan the roof of the new dwelling replacing the previous bungalow would be higher than no. 10 next door and that of no. 8 Harvil Road which gives rise to concerns about possible future conversion to habitable use.

Furthermore the front building line with integrated garage is extending massively beyond the lines of no. 10 plus the added proposed vehicular access right up to the boundary, which seems particularly wide compared with other entrances in Harvil Road and may require special scrutiny regarding adjoining boundaries.

Harvil Road has been designated as the future major construction traffic route for HS2 in Ickenham and this proposal will add to the traffic congestion already blighting the area as present.

Comparing the two proposed new dwellings, either facing Highfield Drive or Harvil Road, they do not appear to harmonise with the general street scene because of their large footprint. With regard to amenity space requirements, it appears very cramped in relation to the size of the houses, particularly the one accessed from Highfield Drive.

The general comments from the previous submission are still relevant.

Officer response: Each application is assessed on their own merit. Possible future alterations would not be a material planning consideration unless it is considered that the re-development of the plot has reached a maximum potential, in which circumstance conditions could be imposed to withdraw permitted development rights to ensure the impact of any further development could be assessed.

A Ward Councillor has asked that the application be referred to Committee.

Internal Consultees

Access Officer - No response.

Tree/Landscaping - The site lies within the area covered by TPO 620, although there are no protected trees on site. The garden contains some small trees and other ornamental planting of no particular merit, with taller screen planting along the North and West boundary. No trees of merit will be affected by the proposal. If the application is recommended for approval, landscape conditions should be imposed to ensure that the development enhances the character and appearance of the area.

Highways - Harvil Road has a 1.2 m wide footpath and Highfield Drive has no footpath but a wide (4.5 m) verge. There are no parking restrictions on Harvil Road or Highfield Drive and no parking stress as the surrounding detached properties have ample off-street parking. The site has a PTAL value of 1 (poor) although there are bus services within a short walk. With this level of public transport accessibility there will be a strong reliance on the private car for trip making. The proposals involve the demolition of the existing building and the erection of 2 detached 5 bed houses each with a garage and driveway parking. There is use of the existing crossover on Highfield Drive and the creation of a new crossover on Harvil Road. Cycle storage can be accommodated in each of the garages. The proposal will result in additional traffic when compared with the existing single dwelling but highway capacity is not an issue in this particular location. The provision of refuse/recycling storage can be conditioned. On the basis of the above comments I do not have significant highway

concerns over the above application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

An infill dwelling has been erected to the rear of No.8 Harvil Road (17a Highfield Drive). It is considered that the proposed dwelling facing onto Highfield Drive could also be considered an infill dwelling.

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

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

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

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

An area of Green Belt is located to the West of the site, on the opposite side of the road. Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not allow developments adjacent to or conspicuous from the Green Belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed development sits within the line of existing residential units facing Harvil Road, which are primarily large detached two storey dwellings. It is therefore not considered the two storey building would result in a significant visual impact on the adjacent Green Belt. The proposed scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. BE19 ensures new development complements or improves the amenity and character of the area. The NPPF (2012) also 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 proposal sub divides the site into two plots. Plot 1 to the rear maintains the existing vehicular access from Highfield Drive, with the proposed dwelling fronting that road, whilst Plot 2 at the front faces Harvil Road with a new vehicular close to the boundary with no. 10. The proposed dwellings are of a similar scale and design with the main body of the buildings measuring 15.5 m in width, 8.75 m in depth with a hipped roof of 8.5 m in height. To the rear both buildings have a two storey flat roofed projection, centrally positioned, at a depth of 2.5 m and a width of 5.9 m and at the front there is an additional two storey flat roofed projection of 1 m in depth and 3.6 m in width. Both measure 6 m in height projecting 0.4 m above the eaves of the main roof slope.

Plot 1 has a detached garage to the side/rear of the proposed dwelling, set back 1m from the boundary with no. 10 and 1 m from the new rear boundary of plot 2. This measures 7.33 m in depth, 4 m in width and has a flat roof of 3.3 m in height. The proposed dwelling is set back 1 m from the rear boundary with no. 15 Highfield Drive and 2 m from the boundary with Highfield Road (1 m from the two storey front projection). This positions the new dwelling approximately 3 m beyond the return building line.

Plot 2 has a part integrated garage to the side, adjacent to the boundary with no 10. This forms an additional single storey side element to the dwelling at 1.5 m in width with a flat roof of 3.2 m, projecting 1 m to the front and rear of the dwelling. The dwelling is set back 1 m from the boundary with no. 10 (2.5 m at first floor level) and 1 m from the side boundary with Highfield Drive, also breaching the return building line. The dwelling has also been set forward in the plot and projects approximately 2.15 m beyond the main building line of no. 10 (3.13 m including the front projection). The neighbouring dwelling is one of the most forward of the properties fronting Harvil Road and although it is noted that many of the dwellings within the street scene do have front projections of varying scale and form, the forward projection of the main body of the dwelling would encroach on the established front building line of this part of the street scene. These are substantial buildings with the front dwelling extending across virtually the whole width of the plot and the rear dwelling positioned in close proximity to the rear boundary of the site and significantly forward of the return building lines. The design including the front and rear two storey flat roofed projections are out of keeping with the general street scene and the overall height when viewed against the two adjacent properties would be approximately 0.9 m higher. Although it is noted there is some variety in the design, height and general appearance of the dwellings along Harvil Road, the overall scale and massing set within a prominent corner position is considered overbearing and visually intrusive, including in longer range views from the East, beyond intervening open Green Belt land, from the junction of Swakeleys Road with Breakspear Road.

Therefore given the scale and design of the buildings set within a prominent corner position, it is considered that the proposal is unacceptable and would harm the character and appearance of the street scene and the wider area. As such the proposal fails to comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.08 Impact on neighbours

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light,

loss of outlook, or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15 m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property.

It is noted that the existing bungalow is set deep in the plot with the front elevation facing Harvil Road and level with the rear elevation of the adjacent property no.10. It extends 19.25 m in depth, set back 1.45 m from the Northern boundary. The proposed dwelling in plot 2 has been moved forward within the plot more in line with others facing Harvil Road. It would be situated approximately 21 m from no. 8 Harvil Road, separated by Highfield Drive and approximately 37.8 m from the boundary with no. 15 Highfield Road to the rear. To other side no. 10 Harvil Road is set back approximately 1 m from the shared boundary, giving a total degree of separation of 2 m, increasing to 3.5 m at first floor level. To the rear the proposed building line of the main dwelling is very similar to the neighbouring property, with the proposed single storey element projecting 1.3 m beyond the rear. To the front the single storey element would project approximately 3 m beyond the neighbouring property. In terms of the depth of projection the proposed dwelling would comply with HDAS requirements for maintaining adequate outlook and it is noted that the dwelling would not compromise a 45 degree line of sight from the adjacent windows. It is noted that no. 10 has side Southerly facing secondary windows to habitable rooms that currently benefit from an open outlook over the front garden of the existing dwelling. These help to mitigate the bulk of the existing bungalow situated at depth along the rear boundary of that property. However as that will be removed, this would allow more light and less overshadowing of the rear of the neighbouring property and as such, on balance, it is not considered that the proposed dwelling in plot 2 would result in a significant loss of amenity to those properties.

Plot 1 is situated at the rear of the plot, with the proposed flank wall situated approximately 33 m from the rear of no. 15 Highfield Drive. Opposite the proposed dwelling would face 17a Highfield Drive, separated by the road in between. To the North the proposed dwelling would be set back 5.5 m from the side boundary of no. 10 Harvil Road, with direct views over the rear garden in very close proximity. Therefore in view of the potential loss of privacy of the adjacent property the proposal is considered unacceptable and fails to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

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

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

area for a 5 bed 8+ persons dwelling of 128 sq.m. This proposed dwellings are substantial with a floor area in excess of 250 sq.m, which meets the minimum requirement.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify the provision of 3 car parking spaces for each dwelling including the garage, with space to provide secure cycle parking within the garages as well. The Highways Officer has raised no objections to the proposal. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 100 sq.m of private amenity space for a five bedroom dwelling. The plans indicate plot 1 would have approximately 132 sq.m, and plot 2 would have approximately 160 sq.m, and both are therefore in excess of this requirement.

The accompanying plans indicate a separate bin storage area for each dwelling. Concerns have been raised that the area indicated for plot 2 is situated immediately adjacent to the private patio area of the neighbouring property at no. 10. This concern is duly noted and a revised location for the bin store could be conditioned to be requested as part of a landscaping scheme if all other aspects of the proposal were acceptable.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site lies within the area covered by Tree Preservation Order No. 620. However, there are no protected trees at this address, or which may influence the site. The Landscape Officer has raised no objections subject to the imposition of a condition for landscaping to ensure the development enhances the character and appearance of the area, subject to all other considerations being acceptable. It is therefore considered the proposal complies with policy BS38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The highways are shown at risk of flooding on the Environment Agency maps; therefore

development will need to contribute to manage surface water run off. A condition should be added to require submission of details for sustainable urban drainage.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

Issues raised have been addressed within 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 additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Presently calculated the amounts would be as follows;

LBH CIL £48,370.63

London Mayoral CIL £18,939.55

Total CIL £67,310.18

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks planning permission for the demolition of the existing bungalow and the erection of a 2 x two storey 5 bed dwellings with associated parking and amenity space.

The proposal is considered to have a negative impact upon the visual amenity of the site and the surrounding area and would result in a loss of residential amenity to neighbouring occupiers.

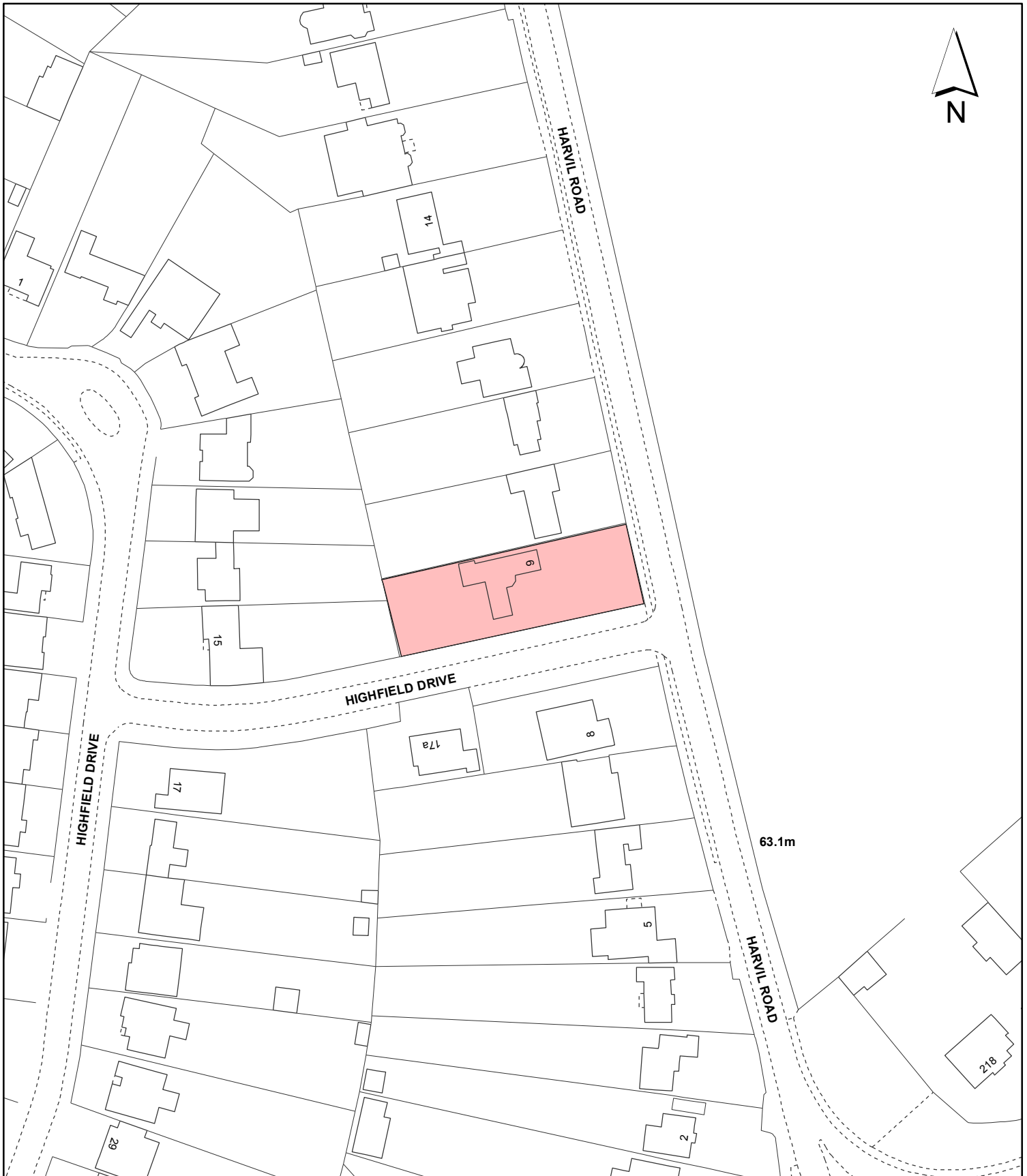
As such the application is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

9 Harvil Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

52950/APP/2017/2470

Scale:

1:1,250

Planning Committee:

North Page 27

Date:

October 2017



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

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

LBH Ref Nos: 38605/APP/2017/2296

Drawing Nos: Block Plan
4676/11 E
4676/09 B
4676/10 D
4676/07 G
1476/08 D
Location Plan
4676/03 G

Date Plans Received: 23/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 10/07/2017

1. CONSIDERATIONS

1.1 Site and Locality

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

The property has detached neighbours with number 5 to the South and number 9 to the North.

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

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

1.2 Proposed Scheme

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

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

1.3 Relevant Planning History

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

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

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

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

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

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

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

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

38605/APP/2017/554 7 Hedgeside Road Northwood
Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

Decision Date: 30-05-2017 **Refused** **Appeal:**

Comment on Planning History

38605/APP/2017/554 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping (refused)

38605/APP/2016/3272 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear (withdrawn)

38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved)

38605/APP/2000/1577 - Conversion of part of the garage (approved)

The previous submission was refused on the basis of the proposed part single, part two storey side/rear extension having a detrimental impact on the amenities of the occupiers of no. 9 Hedgeside Road by virtue of over dominance, visual intrusion and loss of outlook. The proposal also included the provision of habitable rooms with no outlook, natural light or ventilation to the detriment of the current and future occupants.

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

6 neighbours were consulted for a period of 21 days expiring on the 9 August 2017. A site notice was also erected on the lamp post opposite expiring on 11 August 2017.

There were 8 responses received, raising the following issues:

- Loss of privacy from the windows on the second floor.
- Loss of light and outlook from no. 9.
- The dining room does not have any windows and is surrounded by other rooms.
- The proposal fails to comply with the adopted policy.
- Too large.
- Limited side access to the building will give limited space for construction vehicles, which will impede access to Farm Road.
- Out of keeping with the so-called local street scene.
- The parking issue objection will result in damaging water run-off that will occur with the provision of more parking asphalt, having a hugely negative on my property which is opposite and at a lower level.
- Loss of privacy from the balcony.
- Loss of light to the landing of no. 5.

A petition against the proposal was also submitted with 25 signatories.

Officer response: The comments made are duly noted and are largely addressed within the report. Construction access to the side of the property is not considered to be a material planning consideration. No changes are shown to the front drive; Building Regulations may require new soakaways.

Northwood Hill Residents Association - No response.

Trees/Landscaping - The house is situated within the area covered by TPO 12. However, no trees protected or otherwise, will be affected by the proposed extension. Terracing of the rear gardens will require some adjustment to accommodate the rear extension. A eucalyptus to the front will need to be removed to accommodate the front porch. No objection subject to conditions for landscaping and levels.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

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

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

The proposed two storey extension in-fills and squares off the original dwelling set beneath an extended roof. It is set back 1.5 m from the side boundary and incorporates one additional rear dormer window matching the form of the existing dormers. To the rear the proposed single storey extension is L shaped and measures 13.4 m in width, set back 2.1 m from the boundary with no. 9 and at a depth of 1.4 m, this increases to 4 m in depth from the original rear elevation on the Southern side of the rear elevation (set back 7.8 m from the boundary with no. 9). It has a flat roof of 2.65 m in height, with the Southern half enclosed with 2 m high obscure glazed panels forming a balcony. The windows of the two

dormers facing this area have been lengthened to form patio doors, giving access. To the front it includes the replacement of one of the existing dormers with two smaller ones. These measure 2 m in width, 2.6 m in height and 1.65 m in depth. The proposal also includes the provision of a canopy over the front door, which measures 1.5 m in depth, 2 m width with a hipped roof detail matching the above dormer windows of 3.5 m in height. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of 5 rooflights.

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

This is a good sized dwelling set in a spacious plot and although these are large additions to the property they would comply with HDAS requirements. It is also noted that although this property is similar to the neighbouring property in design the general street scene is characteristically large properties of varying designs, a number of which already benefit from extensions of various kinds. Therefore in terms of appearance the proposed extensions are considered to be subordinate to the original dwelling and are in keeping with the character and appearance of the wider area. As such, the development complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed two storey extension would sit to the side of the main dwelling adjacent to the boundary with no.9 to the North. However given that no. 9 is set slightly forward in the plot compared to the application site, the new two storey element will project beyond their rear wall by approximately 2.3 m. The extension would be separated from the adjacent property by approximately 2 m and would not compromise a 45 degree line of sight from the first floor windows. The proposed single storey extension would then project a further 1.4 m at ground floor level set back 2.4 m and giving a total projection of less than 4 m beyond the rear of the adjacent property in compliance with HDAS requirements. To the other side (South) no. 5 is set deeper in the plot and at a lower land level, and although concerns have been raised over the potential loss of light to the landing area of this dwelling, this is not a habitable room and as such it is not considered the proposal would significantly impact on that property. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The principle windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. One first floor side window would serve a bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m. Concern has been raised over the provision of a balcony above the single storey rear extension and a 2 m high screen is shown along the Southern side to protect the privacy of the occupiers of no. 5. No such detail has been shown providing a similar screen along the Northern side to protect the privacy of the occupiers of no. 9; however this could be conditioned if all other aspects of the proposal

were considered acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The previous submission raised concerns over proposed two habitable rooms serving as a reception room and a dining room, losing their existing external windows. This proposal has removed the existing external doorways opening these areas into the new extension. It also proposes two additional ground floor side facing windows with obscure glazing and trickle ventilation, which would provide additional light and through flow to these room. As such it is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016) and Policy BE20 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposal would result in the partial conversion of the garage and loss of the associated parking space; however the existing hardstanding to the front would provide sufficient on-site parking for 2 vehicles. The application proposal would therefore be in compliance with Policy AM14 and the Council's adopted Car Parking Standards. It is noted that concerns were raised over the provision of more parking asphalt, however the plans do not indicate any revisions to the front landscaping of the property.

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 plans, numbers 4676/03 G; 4676/07 G; 4676/08 D; 4676/09 B and 4676/10 D.

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 5 and 9 Hedgeside Road.

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 HO6 Obscure Glazing

The windows facing 5 and 9 Hedgeside Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 NONSC Non Standard Condition

Notwithstanding the details submitted of the obscure glazed screens to the sides of the first floor rear external balcony, no development shall take place until plans providing full details of the extent and positioning of the screening to the Western, Southern and Northern boundaries have been submitted to and been approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such for as long as the balcony remains in-situ on the site.

REASON

To ensure the safeguarding of the residential amenities of the occupiers of the neighbouring dwelling, by reason of the prevention of direct and perceived overlooking of that property, and in accordance with Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

4.b Proposed finishing levels or contours

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

REASON

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

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
 - 2** The 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** The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.

- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 3.5 (2016) Quality and design of housing developments
- HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

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

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

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

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

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

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

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

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

- 6** On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from,

any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

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:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

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

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

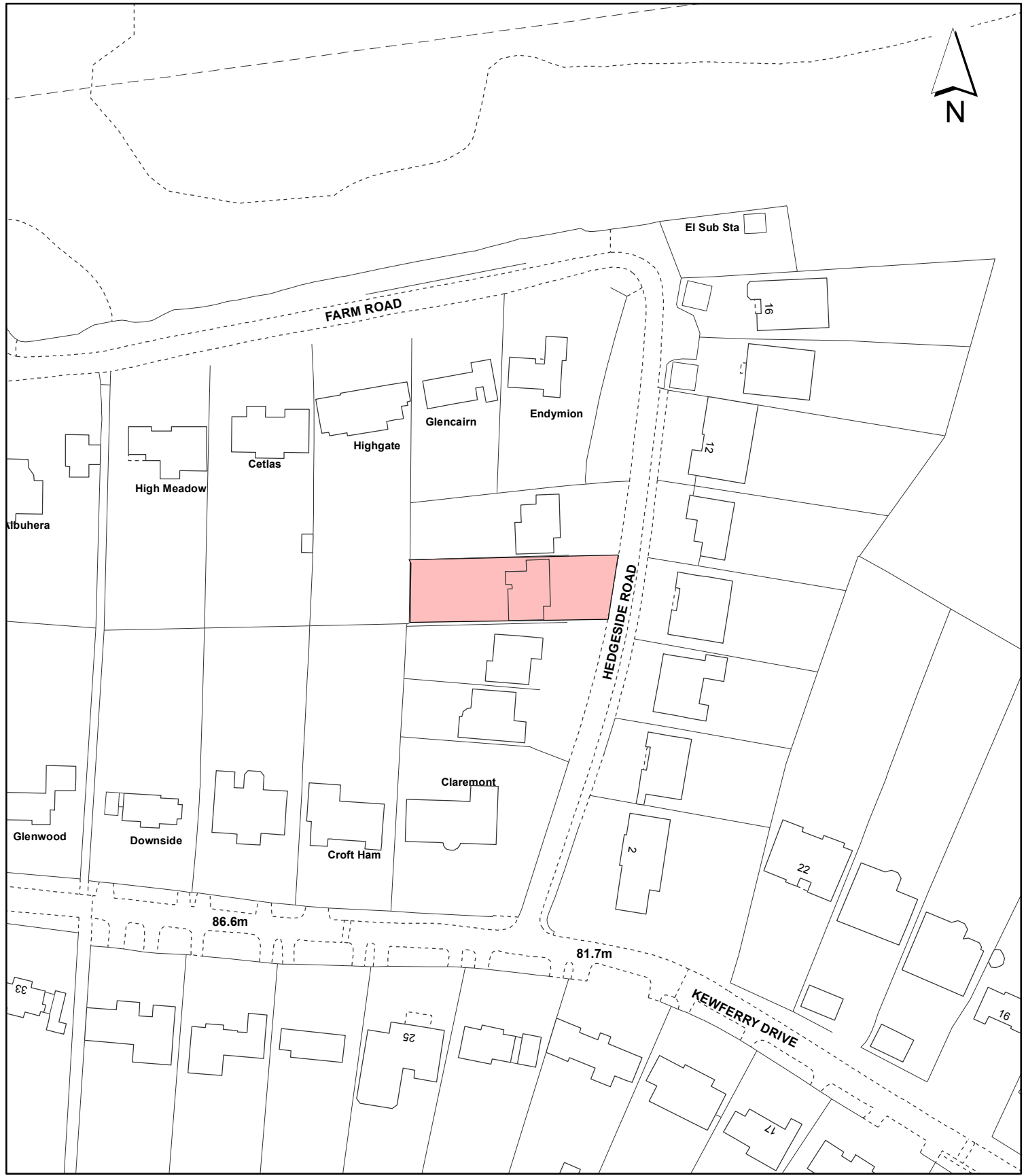
11 To promote the development of sustainable building design and construction

methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.


- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

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

Planning Application Ref:
38605/APP/2017/2296

Scale:
1:1,250

Planning Committee:
North Page 42

Date:
October 2017



Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 14 WIELAND ROAD NORTHWOOD

Development: Variation of condition 5 (Windows) of planning permission Ref: 71125/APP/2016/360 dated 02/02/2016 (Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access)

LBH Ref Nos: 71125/APP/2017/2541

Drawing Nos: 1227-P3-2A

Date Plans Received: 12/07/2017

Date(s) of Amendment(s):

Date Application Valid: 20/07/2017

1. **SUMMARY**

The application seeks permission for the variation of condition 5 (Windows) of planning permission ref: 71125/APP/2016/360 dated 02/02/2016, for the erection of a two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space. The proposed alterations are identified within the submitted plans and seek to allow the removal of obscure glazing for two of the ground floor side facing windows and restricted opening of 100 mm for seven of the ground and first floor side facing windows.

The proposed amendments are not considered to result in an unneighbourly form of development and would not have an impact on the visual amenity of the development.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 1227-P3-2A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 RES13 **Obscure Glazing**

The window as specified within the approved plan 1227-P3-2A facing 14 and 16 Wieland Road shall be glazed with permanently obscured glass and non-opening beyond 100mm for so long as the development remains in existence.

REASON

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

3 NONSC **Non Standard Condition**

The proposed alterations to the detailed arrangements of the windows, their obscurity and means of opening as approved in this application shall be fully implemented within one month of the date of this permission, and the arrangements shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016 so as to protect the amenities of adjacent residential neighbours.

4 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 14 and 16 Wieland Road.

REASON

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

5 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

6 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 1.5 m x 1.5 m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6 m above the level of the adjoining highway.

REASON

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE6	Proposals likely to result in pollution
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the North Western side of Wieland Road. It comprises a new detached property with an integral garage on the South Western side, with a paved

driveway and gardens to the front. There is a large rear garden to the rear. The property has been built on land which was formerly a side garden area to no. 14 and is situated at a lower level than that property. To the other side no. 16 is set at a lower level again.

The street scene is residential in character and appearance comprising two storey detached period properties set within plots of a similar width.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character. It is also covered by TPO 170.

3.2 Proposed Scheme

This application seeks permission for the variation of condition 5 (windows obscure glazing and fixed shut below 1.8 m). This seeks to allow two ground floor side facing windows to be clear glazed and opening, with all others retained as obscure glazed and allow seven windows to be opening below 1.8 m to a maximum of 100 mm.

Condition 5 was imposed to prevent overlooking, and thereby to protect the amenities of nearby residential occupiers.

3.3 Relevant Planning History

71125/APP/2015/3960 Land Forming Part Of 14 Wieland Road Northwood

Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access

Decision: 22-12-2015 Approved

71125/APP/2016/131 Land Forming Part Of 14 Wieland Road Northwood

Details pursuant to conditions 3 (Materials and External Surfaces), 7 (Sustainable Water Management), 9 (Levels), 10 (Method Statement/Fencing) and 11 (Landscaping) of planning permission Ref: 71125/APP/2015/3960 dated 22/12/2015 (Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access)

Decision: 07-03-2016 Approved

71125/APP/2016/360 Land Forming Part Of 14 Wieland Road Northwood

Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access

Decision: 05-04-2016 Approved

Comment on Relevant Planning History

71125/APP/2016/360 - Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access (approved)

71125/APP/2015/2968 - Details pursuant to conditions 3 (Materials and External Surfaces), 7 (Sustainable Water Management), 9 (Levels), 10 (Method Statement/Fencing) and 11 (Landscaping) of planning permission Ref: 71125/APP/2015/3960 dated 22/12/2015 (approved)

71125/APP/2015/3960 - Two storey, 4-bed, detached dwelling with habitable roofspace and dormer to rear, 2 x side rooflights with associated parking and amenity space involving demolition of existing garage (approved)

71125/APP/2015/2968 - Two storey, 4-bed, detached dwelling with habitable roofspace and dormer to rear, 2 x side rooflights with associated parking and amenity space involving demolition of existing garage (refused)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

H5 Dwellings suitable for large families

OE6 Proposals likely to result in pollution

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 11 August 2017 and a site notice was also erected on the lamp post opposite no. 14.

1 response was received raising the following objections:

- The windows installed are not in accordance with the condition as originally stipulated and are openable below 1.8 m.
- Advised that the application is for the removal of the condition which would result in a loss of privacy on our property.
- The windows adjacent to our property are not fully obscured and the windows do overlook our property.
- We believed the orangery windows should also be obscure glazed and fixed shut as this directly faces our patio.
- Also concerned that the bedroom window on the first floor to the rear of the property should have been an obscure panel and consists of four sections, has a clear panel with only two sections of glass, which means whenever the bedroom is occupied we have a clear unrestricted view into the room from parts of our garden.

Gateshill Estate Residents Association - This is a retrospective application. The GRA fully support Mr & Mrs Houghton of 16 Wieland Road in their objections and endorse their letter of objection. The GRA have raised a petition in objection to this application to remove condition no. 5. It appears from the outset the applicant had no intention of complying with condition no. 5. The neighbours are suffering a distressing loss of privacy, which they had been assured would be maintained. We note the plans indicate the specific windows which would be affected but the description advises removal of condition, which could then be applied to all. It is inconceivable that planning permission would be granted as LBH would be seen as irresponsible, breaking their own Policy and Conditions that they have set in stone. LBH have a duty to uphold Policy and Condition in order to safeguard the privacy of residents. We consider condition no. 5 is also applicable to all windows on the flanks, including the orangery/single storey rear projection.

A Petition from the GRA has also been submitted.

Officer response: The proposal is for the Variation of Condition no. 5, not the removal and the description has been amended to more accurately reflect this. If all aspects of the proposal were considered acceptable then a condition requiring the maintenance of the proposal in accordance with approved plans, would restrict any amendment to those identified in the plans.

Northwood Hills Residents Association - No response.

Internal Consultees

Access Officer - No response.

Tree/Landscaping - No landscape impact.

Conservation and Urban Design - This condition was imposed to prevent overlooking so is a development control matter only.

Highways - No highway impacts.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed variation of condition is to amend the opening details for windows installed within the dwelling as approved under permission 71125/APP/2016/360. Condition 5 of that approval stated:

The windows facing 14 and 16 Wieland Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

This would allow for higher level top hung casement windows to be fully opened allowing ventilation to the room, whilst restricting direct overlooking of the neighbouring properties. The windows as installed are obscure glazed side hung casements, which it is proposed to have restricted opening of just 100 mm to allow for ventilation. In principle a variation to the condition would be acceptable, subject to the detailed arrangement of the windows ensuring the privacy of the neighbouring property is being maintained.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. BE19 ensures new development complements or improves the amenity and character of the area. The NPPF (2012) also 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 proposal seeks a variation of condition no.5 in relation to the opening of the windows on the side elevations. The overall proportions of the windows are as previously approved. The only variation in design is to the rear patio doors and Juliette balcony, where two large glazed panels have been installed against the approved 4 panels, however in terms of appearance these are minor amendments at the rear of the property. As such the alterations are not considered to have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings.

Condition 5 was included on the original permission to prevent any direct overlooking and loss of privacy to the neighbouring properties. This required obscure glazing and non opening windows below 1.8 m. The design of the windows are such that there is no top hung casement to allow ventilation and the proposed alterations seek to address this by identifying specific side casement windows with a maximum opening of 100 mm. This includes windows on both side elevations.

On the North Eastern side facing no. 14 there are two narrow ground floor windows, the forward most window serves a shower room and is proposed to be obscure glazed and openable, the second window sits beside the chimney and is a secondary window to the living area and is proposed to be clear glazed and openable. These windows face and are set down below the level of the side fence and would not give rise to any increase in overlooking to the neighbouring property. At first floor level are three narrow windows, which serve a shower room, the stairs and a secondary window to the rear bedroom. These are to be obscure glazed with restricted opening of 100 mm. Given the size of the windows and obtuse angle of view to the shared boundary it is not considered this would result in any direct overlooking of the flank wall of the neighbouring property. The proposed dormer window is set at 1.7 m above floor height, which would accord with permitted rights. It is therefore considered that the proposed amendments would not result in any significant loss of amenity to the neighbouring occupiers at no. 14.

On the South Western side, no. 16 is set at a lower level and has raised concerns over the overlooking and loss of privacy of the proposed amendments. At ground floor level the two forward most windows serving the dining room and kitchen are proposed to be obscure glazed with restricted opening of 100 mm. The rearmost window on the main building nearest to the neighbouring patio area would be retained as obscure glazed and fixed shut. At first floor level a small side facing bathroom window is also proposed to be obscure glazed with restricted opening. Again given the obtuse angles it is not considered the proposed alterations would result in any direct overlooking or significant increased loss of privacy to the neighbouring property. Concern has also been raised that the side facing window of the single storey rear projection is not obscure glazed and fixed shut below 1.8 m allowing clear views onto the patio area of the neighbouring property. However it is noted that this window is set back 5.3 m from the shared boundary and faces the new dwelling's own patio area. The submitted section identifies the finished floor levels at 0.15 m above ground level. This would mean that the tops of the window stand at 2.15 m above the floor level. Therefore although the top of the windows may be visible from the rear garden of the adjacent property, this is significantly above the head height of most adults. It is also noted that the no. 14 had side facing clear glazed windows directly overlooking the rear of no. 16 and although at a slightly greater distance was also at a significantly higher level. It is

therefore considered that the proposed revised development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed alterations do not impact on the previously approved scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed alterations do not impact on the previously approved scheme.

7.11 Urban design, access and security

The proposed alterations do not impact on the previously approved scheme.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposed alterations do not impact on the previously approved scheme.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised have been noted and addressed within the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also

the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed amendments to the window detail are not considered to result in an unneighbourly form of development and would not have an impact on the visual amenity of the development.

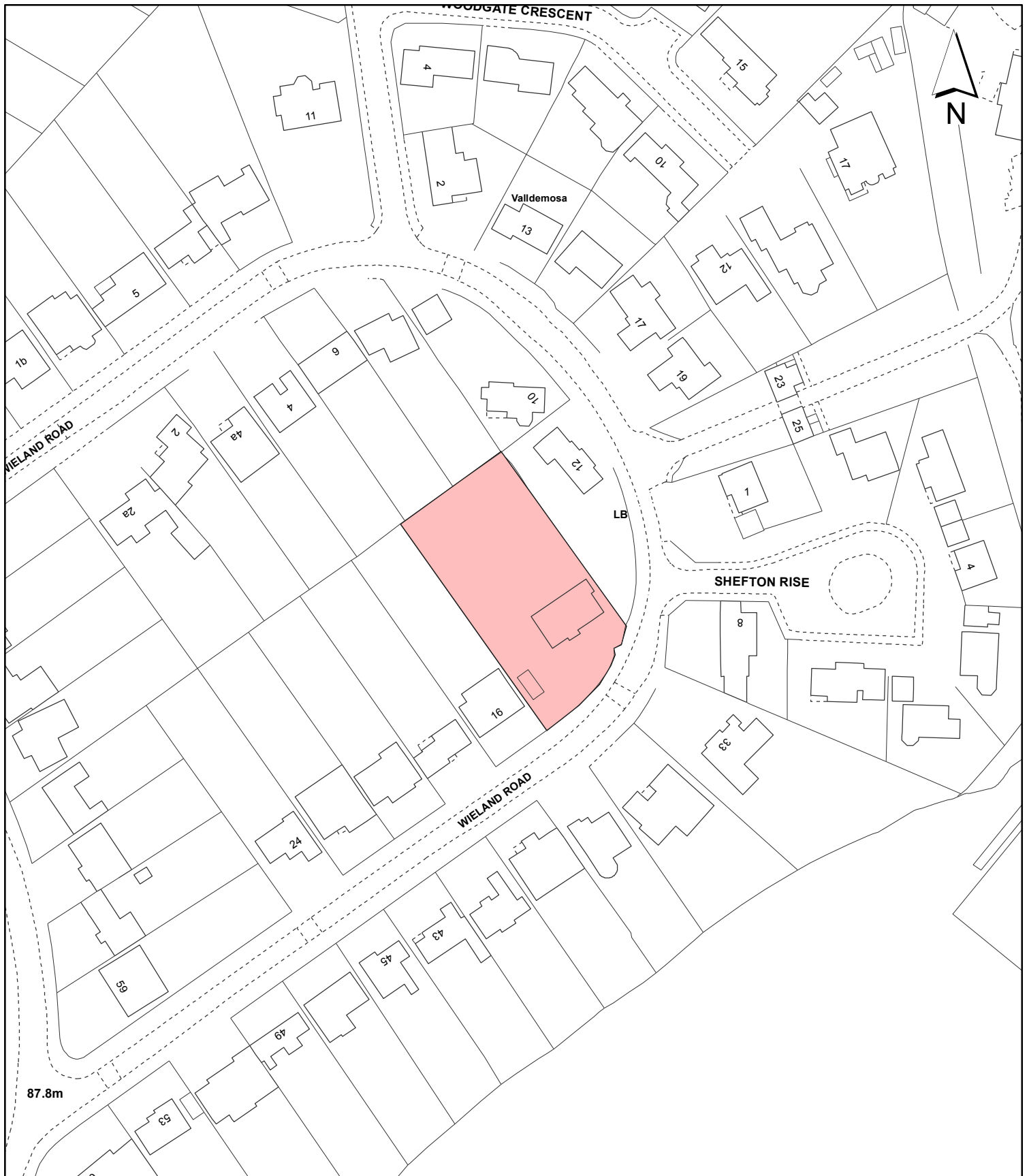
11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (216).

Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 14 Wieland Road**

Planning Application Ref:

71125/APP/2017/2541

Planning Committee:

North Page 54

Scale:

1:1,250

Date:

October 2017

**LONDON BOROUGH
 OF HILLINGDON**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 42 RAISINS HILL EASTCOTE PINNER

Development: Rear conservatory and conversion of roofspace to habitable use to include 4 x side rooflights and 2 rear rooflights.

LBH Ref Nos: 27718/APP/2017/1559

Drawing Nos: Location Plan
Site Layout
121.17.1B

Date Plans Received: 26/04/2017 **Date(s) of Amendment(s):** 26/04/2017

Date Application Valid: 10/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises an extended detached dwelling situated on the south eastern side of Raisins Hill. The property currently benefits from a full width two storey 3.5m deep rear extension, with an additional single storey element to the side. The property is beneath a steep hipped roof with the ridge running from front to the back of the property. To the front there is a good sized brick paved garden providing parking for 2 car. There is also a good sized landscaped rear garden.

Raisins Hill is set out in a horseshoe shape leading off Chamberlain Way and is residential in character and appearance, with semi detached properties on both sides of the road, together with a series of detached houses on the southern side of the loop.

The site lies within the Raisins Hill area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks permission for the conversion of the roofspace to habitable use, to include 4 x side rooflights, 2 rear rooflights and a conservatory to the rear.

1.3 Relevant Planning History

27718/APP/2005/314 42 Raisins Hill Eastcote Pinner

ERECTION OF SINGLE STOREY PART FRONT EXTENSION, PART SINGLE, PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION. INVOLVING THE CONVERSION OF AN INTEGRAL GARAGE TO HABITABLE ACCOMMODATION AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION, INVOLVING INSTALLATION OF A REARGABLE END ROOF WITH 'JULIETTE' BALCONY AND SIDE DORMER

Decision Date: 24-03-2005 Refused **Appeal:**

27718/APP/2007/910 42 Raisins Hill Eastcote Pinner
CONVERSION OF INTEGRAL GARAGE TO HABITABLE USE (APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

Decision Date: 18-05-2007 GPD **Appeal:**

27718/APP/2012/2930 42 Raisins Hill Eastcote Pinner

Two storey rear extension, part first floor side extension and alterations to elevations

Decision Date: 12-02-2013 Refused **Appeal:**31-MAY-13 Allowed

27718/APP/2013/1572 42 Raisins Hill Eastcote Pinner

Details pursuant to conditions 7 and 8 of Secretary of State's Appeal Decision ref:
APP/R5510/D/13/2195736 dated 31/05/2013 (LBH Ref: 27718/APP/2012/2930) (Two storey rear
extension, part first floor side extension and alterations to elevations)

Decision Date: 05-08-2013 Approved **Appeal:**

27718/APP/2016/2715 42 Raisins Hill Eastcote Pinner

Single storey detached outbuilding to rear for use as a study/playroom (Application for a
Certificate of Lawful Development for a Proposed Development)

Decision Date: 06-09-2016 Approved **Appeal:**

Comment on Planning History

27718/APP/2016/2715 CLD - Single storey outbuilding to rear (approved)
27718/APP/2013/1572 - Details pursuant to conditions 7 and 8 of Secretary of State's
Appeal Decision ref: APP/R5510/D/13/2195736 dated 31/05/2013 (approved)
27718/APP/2012/2930 - Two storey rear extension, part first floor side extension and
alterations to elevations (refused, allowed on appeal)
27718/APP/2007/910 CLD - Conversion of garage to habitable use (approved)
27718/APP/2005/314 - Erection of single storey part front extension; part single storey part
two storey side extension; single storey rear extension; conversion of garage and
roofspace to habitable use to include rear gable and side dormer window (refused)

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

Five neighbouring properties were originally consulted for a period of 21 days expiring on
the 2 June 2017. A site notice was also erected on a lamp post to the front, which expired
on the 13 June 2017. Five responses were received raising the following issues:

- The house has been substantially extended already. It is occupied by 3 generations of this
family with partners. They have 4 cars on site and normally park on the road. More people
would cause more parking problems for the neighbours
- House over extended already
- The proposed loft extension is out of all proportion to the size of the roof. It is not
secondary to it, is unbalanced and not sympathetic to house
- Out of keeping with the character of ASLC
- Out of keeping with the character of the house
- Detrimental impact in terms of proportion and massing when viewed from the

neighbouring properties

- The dormers do not comply with HDAS requirements
- The two storey extension is up to the boundary contrary to HDAS requirements

A petition against the proposal was also received.

Eight neighbouring properties were then consulted on amended plans for a period of 21 days expiring on the 11 August 2017. Three responses were received raising the following issues:

- No objection to the conservatory providing it does not exceed HDAS when added to the existing extension
- No opposition to the proposed rooflights at the rear subject to them being Conservation Rooflights
- Object to the side facing rooflights as these would compromise the character and appearance of the house, which is one of several houses with identical roof forms in the Raisins Hill Area of Special Local Character (this homogeneity was referred to in the previous Inspectors report). The rooflights would be highly visible from either direction in Raisins Hill and would be detrimental to the street scene and the ASLC, setting a damaging precedent.
- The plans are inadequate as they do not provide a second floor/roof space plan.
- There is the removal of a side door shown on the drawings but it is not clear what this is on the ground floor view
- Please ensure care is taken not to inadvertently approve the wrong plans
- The Planning Officer's comments have still not been made available in the documents associated with this application. It seems disingenuous to expect a 14 day response under the circumstances. This last minute amendment could have been resolved much earlier, saving Hillingdon Planning and the residents trouble of putting another petition in place
- The applicants motives are questionable continually therefore piecemeal revisions at some stage should require planning applications

A petition against the proposal objecting to the side rooflights was also received.

Officer response: Each application is assessed on its merit having regard to currently adopted policy and guidance. The blocking up of a doorway would be permitted development. Within National Policy there is a requirement for Local Planning Authorities to work pro-actively with developers to achieve a successful outcome. In this context applicants are permitted to submit revised drawings in order to try and address unacceptable aspects of a scheme, which the Council is not at liberty to refuse to accept. In this the context revised plans have been submitted and additional consultation carried out to enable local residents the opportunity to respond and contribute to the process.

Northwood Hills Residents Association (response to original submission) - There have been multiple applications for changes to this dwelling. This latest proposal would change the building beyond recognition and cause severe harm to the Raisins Hill ASLC. The Inspector advised in the previous appeal decision that the distinctive roofs of the houses and particularly the detached houses together with the verdant setting contribute to the attractive character of the local area. Therefore the current proposal to change the hip to gable end and to add two very large dormer windows, would cause demonstrable harm to the attractive character of the local area. The proposed conservatory is an extension to an extension. The first floor extension is not set back from the boundary, does not look subsidiary to the main building but looks a very obvious add on. Furthermore it would be perfectly easy to change this proposed extended property into a HMO. We ask the

application be refused.

Eastcote Residents Association - No response

Trees/Landscaping - The plot is a reasonable size and splays out towards the rear boundary. No trees will be affected by the development. The conservatory will be easily accommodated within the rear garden without notable loss of amenity space. No objection and no need for landscape conditions

Conservation and Urban Design - Following concerns over original submission revised plans were submitted to remove the side extension and alterations to the roof, which were unacceptable. There is no objection to the conservatory to the rear or the proposed rooflights .

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

BE4 New development within or on the fringes of conservation areas

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

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF 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 Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposed Conservatory is situated to the rear of the property and measures 3 m in width, 3.5 m in depth and 3.15 m in height. HDAS advises that rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of 4 metres with a pitched roof not exceeding 3.4 m would be acceptable. Although the combined depth of the existing extension and the conservatory would exceed HDAS requirements, the conservatory is a relatively modest addition, which in terms of appearance would be acceptable.

The proposal also includes the conversion of the roof space to habitable use including the provision of two rooflights on either side elevation, set high on the roofslope and two rooflights on the rear elevation set lower down within the centre of the roofslope. The proposed rooflight are relatively modest in terms of scale and set up high on the roofslope. Subject to condition for Conservation type rooflights with minimal projection above the roofslope, they would not be significantly visible within the wider street scene.

A further issue that must be considered is that unlike dormer windows or more significant changes to roof forms the introduction of rooflights is normally a permitted development operation within Areas of Special Local Character.

The Conservation Officer has raised no concerns. It is noted that the Inspector's report on a previous scheme for No. 42, particularly noted the homogeneity of the roof forms advising "The detached properties, including the appeal property have steep, hipped roofs with the roof ridge running from the front to back of the property. The distinctive roofs of the houses, and particularly of the detached houses, in my view, together with the attractive verdant setting, contribute to the attractive character of the local area." However these are relatively minor changes that do not alter the shape or form of the roof.

Having regard to the comments above it is considered that the proposed conservatory and rooflights would respect the architectural character of the original building and preserve the character and appearance of the wider Area of Special Local Character. Therefore the proposal complies with the requirements of Policies BE5, BE13, BE15 and BE19 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed conservatory to the rear of this extension measures a further 3.5 m in depth (total 5.45 m) set back 0.75 m from the shared boundary. Although the proposed conservatory would marginally exceed HDAS guidance, given the offset in orientation and the modest height and largely glazed aspect on its side elevation, on balance it is not considered to have an adverse overbearing effect or result in an unacceptable loss of light. The proposed roof alterations would not impact on the neighbouring properties. Therefore it is not considered the proposed extensions would result in an unacceptable degree of over dominance, visual intrusion or over shadowing. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. It is not considered that the proposal would significantly harm the residential amenities of the occupiers of the adjoining properties by an additional a loss of privacy. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

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

Policy BE 21 advises that planning permission will not be granted for extensions which would result in a loss of residential amenity. Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate amenity space will be retained.

There is no impact on the existing parking provision as a result of this proposal.

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 plans, number 121.17.1B (received 27/7/17).

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of proposed roof lights, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE5 and BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

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

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

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

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

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

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

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

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

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

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

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;

- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

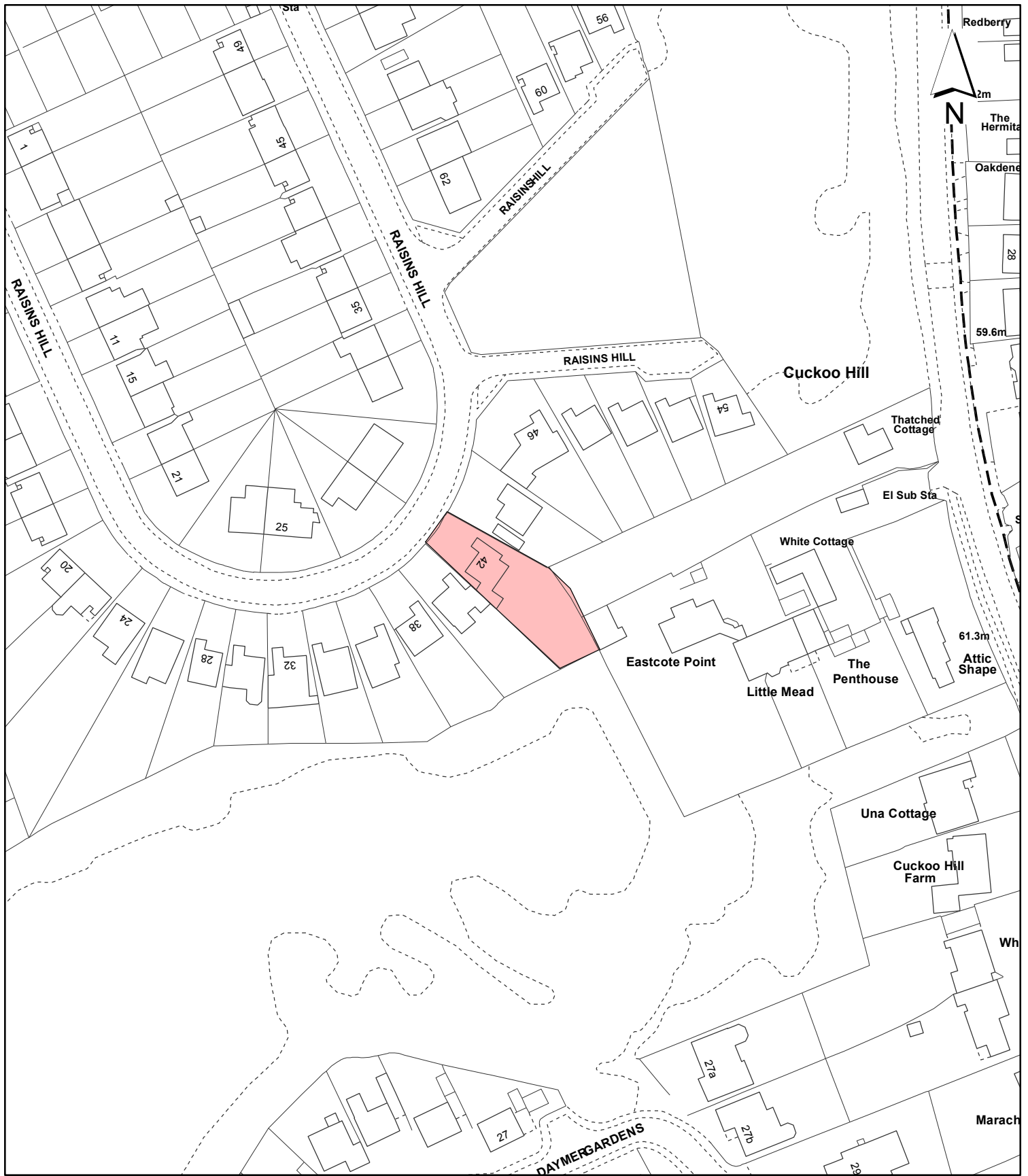
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

42 Raisins Hill

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

Planning Application Ref:
27718/APP/2017/1559

Scale:
1:1,250

Planning Committee:
North Page 66

Date:
October 2017



Report of the Head of Planning, Sport and Green Spaces

Address	9 GREENHEYS CLOSE NORTHWOOD MIDDLESEX		
Development:	Alterations to single-storey rear extension to include amended roof design, changes to the rear elevation and installation of window to side elevation (retrospective application).		
LBH Ref Nos:	69090/APP/2017/2535		
Drawing Nos:	002 Rev.B 005 Rev.B 006 003 Rev.A 004 Rev.A 001		
Date Plans Received:	12/07/2017	Date(s) of Amendment(s):	12/07/2017
Date Application Valid:	24/07/2017		19/09/2017

1. CONSIDERATIONS

1.1 Site and Locality

This application seeks retrospective planning permission for alterations to a single-storey rear extension at 9 Greenheys Close in Northwood.

Planning permission (ref: 69090/APP/2016/1436) was granted on 07/06/16 for the erection of a single-storey extension to the property. That extension has been built but not in accordance with the originally approved plans. This application therefore seeks retrospective consent for alterations to that extension to include an amended roof design, changes to the rear elevation, installation of a window in its side elevation and alterations to the rooflights.

It is not considered that the extension as built has any significant increased impact on residential or visual amenity over the approved scheme. It is, accordingly, considered to comply with relevant Local Plan policies and guidance and approval is recommended.

1.2 Proposed Scheme

Planning permission (ref: 69090/APP/2016/1436) was granted on 07/06/16 for the erection of a single-storey extension to the property.

That extension has been built but not fully in accordance with the approved plans. Accordingly, retrospective planning permission for alterations to the approved extension, to include the following, is now sought:

1. Installation of a window in the north east elevation. It should be noted that although the plans state the lower part is obscure glazed and fixed shut with only the upper part clear glazed and openable, the entire window is in fact obscure glazed.
2. Change in size of rooflights.

3. Alterations to fenestration to include provision of additional door in rear (south east) elevation.
4. Provision of shallow pitched rather than flat roof.

1.3 Relevant Planning History

69090/APP/2016/1436 9 Greenheys Close Northwood Middlesex
 Single storey side/rear extension

Decision Date: 07-06-2016 **Approved** **Appeal:**

69090/APP/2017/2628 9 Greenheys Close Northwood Middlesex

Application for a non-material amendment to planning permission Ref:69090/APP/2016/1436 dated 07/06/2017 to allow for amendments to design of rear element and roof (Erection of a single storey side/rear extension)

Decision Date: 16-08-2017 **Withdrawn** **Appeal:**

Comment on Planning History

The planning history is summarised above.

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

Consultation letters were sent to three neighbouring properties and the Northwood Residents' Association. A site notice was also posted. Letters of objection have been received from two neighbouring properties, which raise the following concerns:

1. The original planning permission stipulated that development must be carried out in accordance with the approved plans and that no windows be erected in the side elevations. This has been ignored and should be enforced.
2. The new window is 1m from the boundary and overlooks the neighbouring conservatory. This is an invasion of privacy and affects the occupant's enjoyment of their home.
3. Light pollution from the window.
4. The plans are misleading. Level changes mean there is only 0.71m difference in height between the finished floor level in the conservatory of no.8 and the boundary wall.
5. Neighbours can see straight into the extension.
6. Cooking fumes and steam from the window will come into the neighbouring property.
7. Noise from conversations heard through the open window.
8. Insufficient notification with neighbours.
9. The window is not needed as there are bi-folding doors and a cooker hood could extract fumes.
10. The originally flat skylight is now large, bulbous and unpleasant to look at.
11. Two roof flues, not shown on the approved plan, look hideous.
12. Planning laws have need ignored and neighbours will be left with the result of this.
13. Permission for the modifications should have been sought before work commenced.
14. The Council should enforce its own policies and procedures and put residents first.
15. There has been no change to negate the need for the original condition.
16. This will infringe residents' right to privacy and the enjoyment of their homes.

17. No other house in the Close has been allowed such latitude.
18. The roof is 200 mm taller than originally specified.
19. Contrary to the application form, which suggests the site cannot be seen from public land, it is visible from large areas of Greenheys Close.
20. Neighbours will be affected by the loss of light to the adjacent glass kitchen door.
21. It is untrue and subjective to suggest there will be no overbearing impact on neighbours.
22. No dimensions are provided on the plans to enable a comparison with the height of the original garage roof.
23. In places the extension is 50% higher than the original garden wall, is claustrophobic and overbearing.
24. 3 huge skylights and two large roof flues have been installed but are not shown on the plans.
25. The roof differs from all other extension roofs in the Close. It is unsightly, has the appearance of a factory roof, is incongruous, is an eyesore from any angle and obscures previous garden views.
26. Other breaches of the original conditions include the building of a wall abutting the existing boundary wall; installation of two roof flues; unsuitable roofing material; 3 huge skylights.
27. The materials do not match those used in the existing building, contrary to condition requirements.
28. If allowed this indicates that the Council will overlook transgressions by professionals acting unethically, rather than enforcing its policies and procedures and putting residents first.

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.

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

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

LPP 7.4 (2016) Local character

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

5. MAIN PLANNING ISSUES

Planning permission (69090/APP/2016/1436) was granted for the provision of a single-storey rear extension to this property in June 2016. Matters relating to the impact of that extension on both residential and visual amenity were considered at that time and found to be acceptable. The extension as built does not fully accord with the original planning permission and, accordingly, approval is now sought for those changes, as summarised above in part 1.2 of this report. The key matters for consideration are not therefore whether the extension is acceptable in principle but whether the changes which have been made to the approved scheme would have such a significantly greater impact on residential or visual amenity such they would be considered unacceptable. Each of the changes made and the associated impacts are discussed in detail below:

New window:

One of the key alterations made, and a key reason for objection from neighbours, relates to the installation of a window in the north east elevation of the extension.

Condition 4 of the original consent states:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing 8 or 10 Greenheys Close.

Reason

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

Accordingly, the provision of a window here is in direct conflict with the requirements of that condition.

Residents have raised very strong objections to the provision of a window here citing the condition, in addition to impacts on residential amenity (particularly with regard to overlooking) as key reasons for disallowing it.

It is important to note that without the attachment of the condition to the original consent, the applicant could have installed windows in the side elevation without the requirement for planning permission. The condition sought to remove the applicant's ability to do this without the need for planning permission in order to ensure that impacts of residential amenity could be properly assessed, but it does not necessarily mean that a window here could never be found acceptable; just that consent would be needed.

In considering the acceptability of the window, it is important to consider why the condition was attached and what it sought to achieve. In this case, the reason given for attaching the condition is specific, relating to overlooking only and policy BE24 of the Hillingdon Local Plan: Part 2, as quoted in the reason for the condition, states that "the design of new buildings should protect the privacy of the occupiers and their neighbours."

The window which has been installed measures approximately 0.5m wide by 1.5m high. It is top opening at a height of approximately 1.9m as measured externally from the patio floor level. The bottom of the window is fixed shut. The entire window is obscure glazed.

The window is located less than 1m from the boundary with no.8 Greenheys Close. However, it directly faces onto approximately 2.1m high timber boundary fencing (as measured from the patio floor level of the application site), which screens views of the adjoining property. Residents' comments regarding the change in levels between the properties, which they argue exacerbates overlooking issues, are noted. However, officers viewed the window from inside and outside the applicant's property and are satisfied that the provision of obscure glazing in addition to the existing high boundary fence is such that views of the neighbouring dwelling from the window are so limited that no unacceptable loss of privacy occurs.

In view of the above, notwithstanding the original condition, the provision of a window here does not result in unacceptable overlooking such that it would fail to comply with Local Plan: Part 2 policy BE24 and it is therefore considered to be acceptable. It is however recommended that, should planning permission be granted, conditions be attached to ensure the window remains obscure glazed in perpetuity and that no other windows are installed in the side elevations without the need for planning permission, so that future impacts on residential amenity can be properly assessed.

In addition to concerns regarding overlooking neighbours have also raised strong objections on grounds of noise and air pollution from the window. Notably, Local Plan: Part 2 policy OE1 seeks to safeguard against uses or structures which, amongst other criteria, would result in unacceptable noise, smell or other pollutants.

With regard to noise, specific concern has been raised over the ability to hear conversations through the window, which it is suggested affects the neighbours' enjoyment of their gardens.

The area of the extension was formally garden area. Officer photos taken at the time of the original application show that it was a patio, occupied by children's play equipment. Photos also shown that there were openable windows in the rear elevation of the house at that time and the floorplans confirm that these served the kitchen/dining room. It is not considered that noise from the new window would be any greater than that which could have occurred from previous windows in the rear elevation or from use of the garden area and refusal can not be justified on these grounds.

Neighbours have also suggested that the window would act as a vent to the kitchen. The floorplans indicate, and it was evident on visiting the property, that the extension serves a family room, which forms part of a wider open plan space accommodating the kitchen and dining area. The window does not directly serve the kitchen area and it was noted that kitchen extraction already existed. As mentioned above, it is notable that the kitchen also formerly had openable windows in the rear elevation of the property. It is not therefore considered that the window would result in such noise, odour or air pollution that it would be contrary to the objectives of Local Plan: Part 2 policy OE1 and refusal could be justified.

Change in size of rooflights:

Local Plan: Part 2 Policies BE13, BE15 and BE19 seek to ensure that new development complements or improves the character and amenity of the area.

The originally approved plans showed that three rooflights would be provided to the property. A small rooflight was proposed to serve a new shower room, a slightly larger one was proposed to serve a study and a large, approximately 3.2m by 1.5m rooflight was

proposed to serve the family room of the extension.

The rooflights installed are all of slightly differing sizes to those shown on the original consent. Small rooflights of equal sizes (approximately 0.8m by 0.8m) have been installed to serve the shower room and study. For the shower room this means a slightly larger rooflight than originally shown has been installed, but for the study this represents a small decrease in the size of the rooflight. In the family room, a much smaller, approximately 1.5m by 1m rooflight has instead been installed. Due to the change in levels on site (the rear garden slopes away from the property) no views of the rooflights are easily visible from the rear of the property. The side rooflights are however visible from Greenheys Close to the front.

The principle of allowing rooflights to the extension has already been established through the approved consent. Accordingly, the key consideration relates to whether those rooflights now installed have a considerably greater and unacceptable visual impact.

Limited details of the originally approved rooflights were provided at the time of the original consent and, therefore, contrary to suggestions by neighbours, it is not possible to directly compare the designs of those previously proposed with those now installed. It is notable however that, reflective of their relatively limited visual impact, no conditions requiring further details of the rooflights were attached to the previous consent. Indeed, now they are installed, although some of them are visible from Greenheys Close, it is noted that they are broadly in keeping with those present on other properties in the Close and their limited overall visual impact on the application site and surrounding area is apparent.

Notwithstanding this, it is acknowledged that neighbour's have raised strong objections to their visual appearance and design. There are two first floor windows in the side elevation of no.10 Greenheys Close and it is feasible that the rooflights would be visible from these. However, these are not in a principle elevation, unlikely to be the sole window serving habitable rooms (if they serve habitable rooms at all) and their outlook is already impeded by the proximity of the adjoining property. Accordingly, it is not considered that the small change in the sizes of the rooflights in the side of the extension, one of which would become smaller, would have any significant impact on the residential amenity of occupants of that property. No. 10 projects further back than the application site and so the rear rooflight would not be visible to that property. Whilst views may be visible from windows in the rear elevation of No. 8 it would not be within the direct line of sight from those windows and, given its significant reduction in size, it is not considered that it would be so detrimental to the outlook from those windows that refusal could be justified.

Despite the strong neighbour objection to the design of the rooflights, it is considered that their visual impact in this location is limited. They are visible from first floor windows of neighbouring properties and from Greenheys Close. However, they are residential in size and scale and seen in context with surrounding development. Whilst slightly larger than those present in neighbouring properties they are nevertheless not uncharacteristic of the area. Accordingly, it is not considered that they are so harmful to the visual amenities of the application site or surrounding area, or that they have such a detrimental impact on the outlook from adjoining properties, that refusal could be justified on these grounds. Accordingly, the rooflights are considered to comply with the objectives of the above mentioned policies.

Alterations to fenestration to include provision of additional door in rear (south east) elevation:

As mentioned above, Local Plan: Part 2 Policies BE13, BE15 and BE19 seek to ensure that new development complements or improves the character and amenity of the area.

Minor alterations have been made to the rear elevation of the property, which include swapping of a previously approved window for a smaller window and a door.

These changes are considered to be minor. They are in keeping with the character and appearance of the previously approved scheme and are considered to be visually acceptable in this location. Furthermore, it is not considered that they result in any significant harm to the residential amenity of adjoining occupants, over and above the previously approved scheme. Accordingly, these changes are considered to comply with the requirements of policy BE13 and BE19 and are considered to be acceptable.

Provision of shallow pitched rather than flat roof:

As mentioned above, Local Plan: Part 2 policies BE13, BE15 and BE19 seek to safeguard visual amenity. Policies BE20, BE21 and BE24 seek to safeguard residential amenity from development which could result in unacceptable overshadowing, overdomination and/or loss of privacy, respectively.

The approved plans showed that a flat roof would be provided to the extension. However, the as built roof has a very gentle pitch which slopes towards the rear. Notwithstanding neighbour assertions that the roof has been considerably increased in height, the plans confirm that this is not the case. There has been no increase in the maximum height of any part of the roof and it would, in fact, be marginally lower towards the rear of the property.

Notwithstanding the resident objections, given the minor nature of the alteration to the roof, it is not considered that it has any additional detrimental impact on residential or visual amenity. It is therefore considered to comply with the above mentioned policies and, notwithstanding the strong neighbour objections, refusal could not be justified.

Other matters raised by objectors:

Concerns have been raised over light pollution from the new window in the side elevation. This is a residential extension with domestic internal lighting. The window is obscure glazed, screened by fencing and does not face habitable room windows in the adjoining property. Accordingly, it is not considered that it results in such high levels of light pollution that refusal could be justified. If residents have concerns regarding light pollution from other light sources, such as external floodlights not requiring planning permission, then this would need to be reported to the Council's Anti-Social Behaviour Team.

It has been suggested that the plans are misleading as they do not accurately show level changes or dimensions. The plans are drawn to scale and officers are satisfied that they represent the situation on site. Refusal cannot be justified on these grounds.

Neighbours have raised concerns over insufficient consultation. Residents were notified of the application by way of letter and site notice in exceedance of minimum statutory requirements. Any consultation carried out by the applicant is voluntary.

Residents have questioned the need for the window. There is no requirement for the applicant to demonstrate need in this instance. Matters relating to impacts on visual and residential amenity have been considered as part of this report.

Concerns have been raised over the visual impact of two roof flues. These are indicated on the floor plans and serve a shower room and boiler. They would be seen in context with the adjoining buildings and are typical of the type of flues commonly seen on residential properties. Their overall visual impact is considered to be minor and refusal could not be justified on these grounds.

Neighbours' comments regarding the stance the Council should take and its handling of the application are noted. The Local Planning Authority must consider the application against current planning policies, guidance and legislation, regardless of the site history.

Residents suggest that no other properties in the Close have been allowed such leniency. Each application must be assessed on its merits based on the policies, guidance and legislation in place at the time.

It is suggested that the application form incorrectly suggests that the site cannot be seen from public land. Only limited views are available from public areas of Greenheys Close. The larger part of the development is not visible from public areas. This is not a valid reason for refusal.

Residents raise concerns over other breaches of the original conditions include the building of a wall abutting the existing boundary wall; installation of two roof flues; unsuitable roofing material; 3 huge skylights. There was no evidence of other breaches not addressed by this application when visiting the site.

Residents complain that the external materials used in the extension do not match those of the original house and so are contrary to conditional requirements. Officers are satisfied that the materials are satisfactorily in keeping with the character and appearance of the original property such they have no significant detrimental impact on the visual amenities of the application site or surrounding area. Accordingly, refusal could not be justified on these grounds.

Conclusion:

Planning permission (ref: 69090/APP/2016/1436) was granted on 07/06/16 for the erection of a single-storey extension to this property. The applicant has built the extension and retrospectively seeks planning permission for minor alterations to the approved plans.

Notwithstanding the very strong objections received from neighbours to the changes made, it is not considered that the development has any significant detrimental impact on residential or visual amenity.

The development is considered to comply with relevant Local Plan policies and guidance and, accordingly, approval is recommended.

6. RECOMMENDATION

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 plans, numbers 002 Rev.B, 005 Rev.B & 006.

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 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 8 or 10 Greenheys Close.

REASON

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

INFORMATIVES

Standard Informatives

2

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.4	(2016) Local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

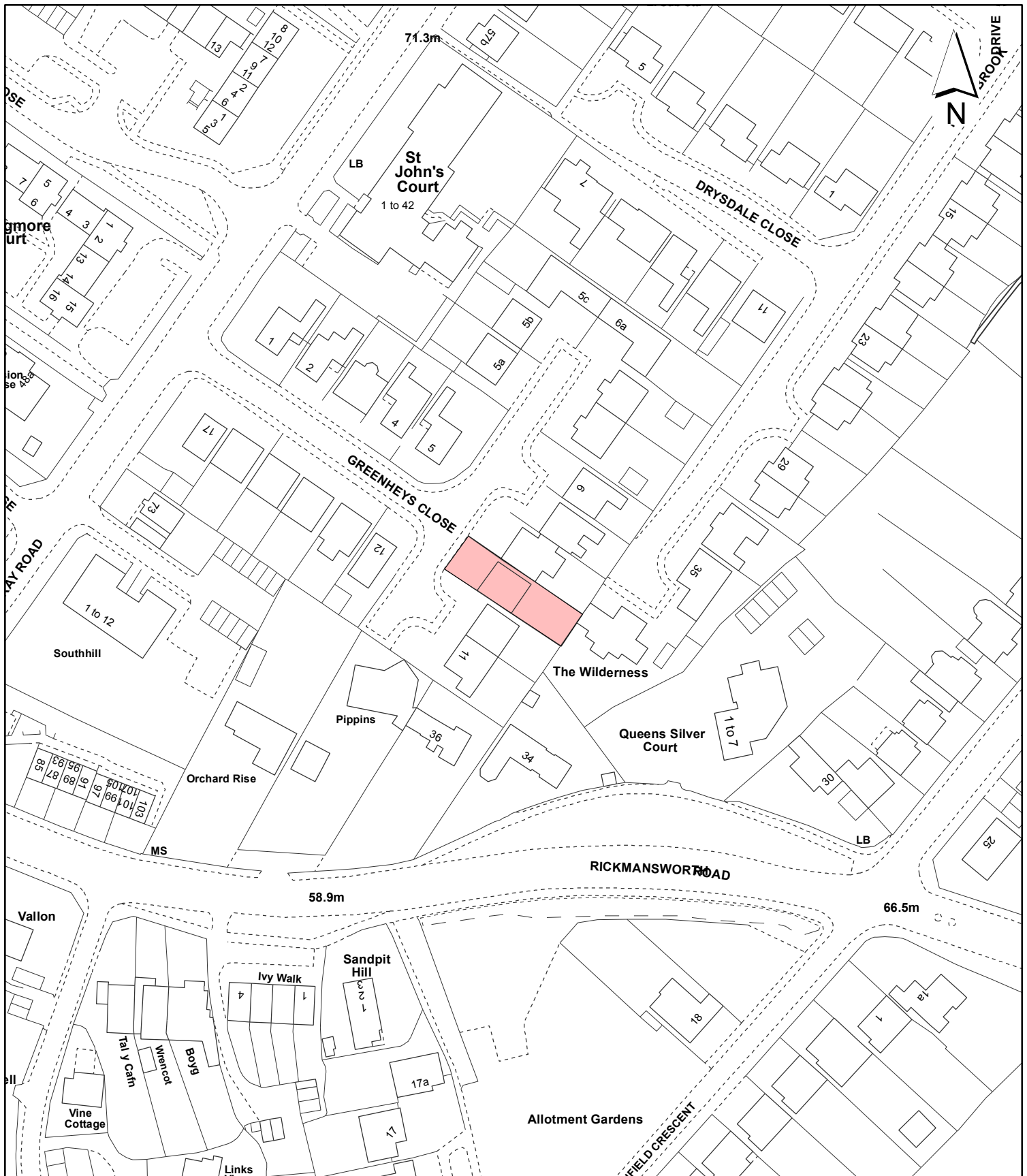
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks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

approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

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

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

9 Greenheys Close

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

Planning Application Ref:

69090/APP/2017/2535

Scale:

1:1,250

Planning Committee:

North Page 79

Date:

October 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

Development: Single storey extension, involving removal of decking.

LBH Ref Nos: 10615/APP/2017/2377

Drawing Nos: 1-A
2-A
Location Plan
Proposed Block Plan

Date Plans Received: 29/06/2017

Date(s) of Amendment(s):

Date Application Valid: 11/07/2017

1. SUMMARY

The application seeks permission for a single storey extension to the existing Public House which would be situated along the Northern flank wall of the building. The proposal also includes the removal of the decking.

The proposed extension would integrate with the architectural style of the main building and would not have a detrimental visual impact on the character and appearance of the existing building and the Green Belt setting. It is therefore 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 Proposed Block Plan, 1-A, 2-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 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)

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), 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 Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation

LPP 5.3	leisure and community facilities (2016) Sustainable design and construction
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey detached public house situated on the crossroads where Breakspear Road and Breakspear Road South intersect. The public house is situated on a large plot of land (3.6 ha) with a car park and childrens play area to the North and seating areas in front of the entrance to the West. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly North and South of the site are open fields. To the South

West, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex. The area is on the edge of the open countryside with a large residential area situated 80 m West of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the erection of a single storey extension to be situated along the Northern flank of the property facing onto the car park. The extension would be located adjacent to the existing single storey extensions. The conservatory would measure 5.88 m deep x 13.53 m wide. It would have a flat roof with a maximum height of 3.4 m to match the height of the existing conservatory. There would be a roof lantern above. The materials used in the finish would be a mixture of composite slate and brick work to match the existing.

3.3 Relevant Planning History

10615/APP/2012/488 The Breakspear Arms Breakspear Road North Harefield
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property

Decision: 07-06-2012 Withdrawn

10615/APP/2013/47 Breakspear Arms Breakspear Road South Harefield
Conservatory to side and provision of outdoor seating areas to exterior of property

Decision: 08-05-2013 Approved

10615/APP/2015/3318 Breakspear Arms Breakspear Road South Harefield
Resurfacing of car park

Decision: 18-11-2015 Approved

10615/APP/2016/1398 The Breakspear Arms P.H. Breakspear Road North Harefield
Replacement of decking.

Decision: 03-08-2016 Approved

Comment on Relevant Planning History

10615/APP/2012/488 - Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property. The application was withdrawn.

10615/APP/2013/47 - Conservatory to side and provision of outdoor seating areas to exterior of property. Approved.

10615/APP/2015/3318 - Resurfacing of car park. Approved.

10615/APP/2016/1398 - Replacement of decking. Approved.

4. Planning Policies and Standards

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R7 Provision of facilities which support arts, cultural and entertainment activities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.16 (2016) Green Belt
- LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties and the Ruislip Residents Association were notified of the proposed

development on 12th July 2017 and a site notice was erected adjacent the site on 21st July 2017.

No comments received.

Internal Consultees

HIGHWAY COMMENTS:

This application is for the replacement of existing decking at the Breakspear Arms Breakspear Road Harefield with a 69 sq.m extension. There is no additional car parking provided as a result of the proposals but Council's standard for this use is 1 space per 50 sq.m which would mean a maximum of another 2 car parking spaces. The proposed area is relatively small and would allow additional function space to be created within the pub. On the basis of the size of new space I am not unduly concerned in highways terms about the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

There has been an existing Public House on this site for a considerable period of time. This provides a community facility within the countryside for many surrounding neighbours, in particular those situated along Breakspear Road. It contributes to the vitality and viability of the local economy, whilst also contributing to the social and community infrastructure. Policy OL4 states that extensions to existing buildings may be permitted subject to size, scale and visual impact. The extension of the building would therefore be acceptable in principle subject to complying with Policy OL4 and OL5 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to this application.

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

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

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

There has been a pub on this site for a considerable period of time and the current building was constructed in the 1970's when permission was granted for the demolition of the previous building and the erection of a new pub (Ref: 10615/B/73/1952). The existing building has been extended previously in 1992 (Ref: 10615/M/92/1720) by 36 sq.metres (Approximately 9% of the original floor area of 383 sq.m). The conservatory extension granted in 2013 increased the size of the building area by a further 53s q.m in floor space (14% additional). The proposed extension would be 79 sq.m resulting in an additional 20%. This would accumulate to 115 sq.metres resulting in an additional 43% of floor space above the original building. Given this scale of development, the single storey nature of the extension, its siting some 16 m from the boundary of the site with the highway and the

existence of a number of trees on and around the site, which would restrict views of the extension it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building or would not significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposal, by reason of its depth, height and position would not impact unduly on the character and appearance of the existing building. The site is situated on a prominent junction. The proposed extension would be set some 16 m from the highway, would be 3.4 m high and the extension when viewed from the West would appear subordinate to the main public house.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing building and the surrounding area. It would therefore not have a detrimental impact upon the visual amenity of the locality, in particular the Green Belt area. As such, it would be in compliance to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Given the position of the site along the junction with open fields to the North and South, it would not cause an adverse impact on the neighbours' amenity. The nearest residential unit is on the opposite side of Breakspear Road South. While the large residential development on the main Breakspear Road is some 80 m away. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. Taking into consideration the existing outdoor areas, the proposal would not result in an unacceptable level of noise to justify the refusal of permission.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal involves improvements to the existing Public House and is considered not to be of such a scale that it would result in a significant increase in traffic. There is already a sizeable car park on site that is capable of accommodating a large number of vehicles. The proposed extension would not affect any parking and/or access to the site and therefore is considered 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

Discussed in Section 7.01.

7.12 Disabled access

Level access is provided. The extension does not include any features which require detailed consideration regarding accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There would be no trees or other landscape features of merit affected by the development. Therefore, the application is considered to comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposal is for an extension and it would not lead to a significant alteration to the waste management of the business. As such, the existing waste management arrangements would not be altered.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The proposal is not within a flood risk zone and there would not be any flooding or drainage concerns.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. In this instance given the location of the site in the Green Belt, the proposed extension due to the distance from the neighbours would not result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No 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

10. CONCLUSION

The proposed extension due to its overall size, scale and positioning would integrate with the existing public house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with

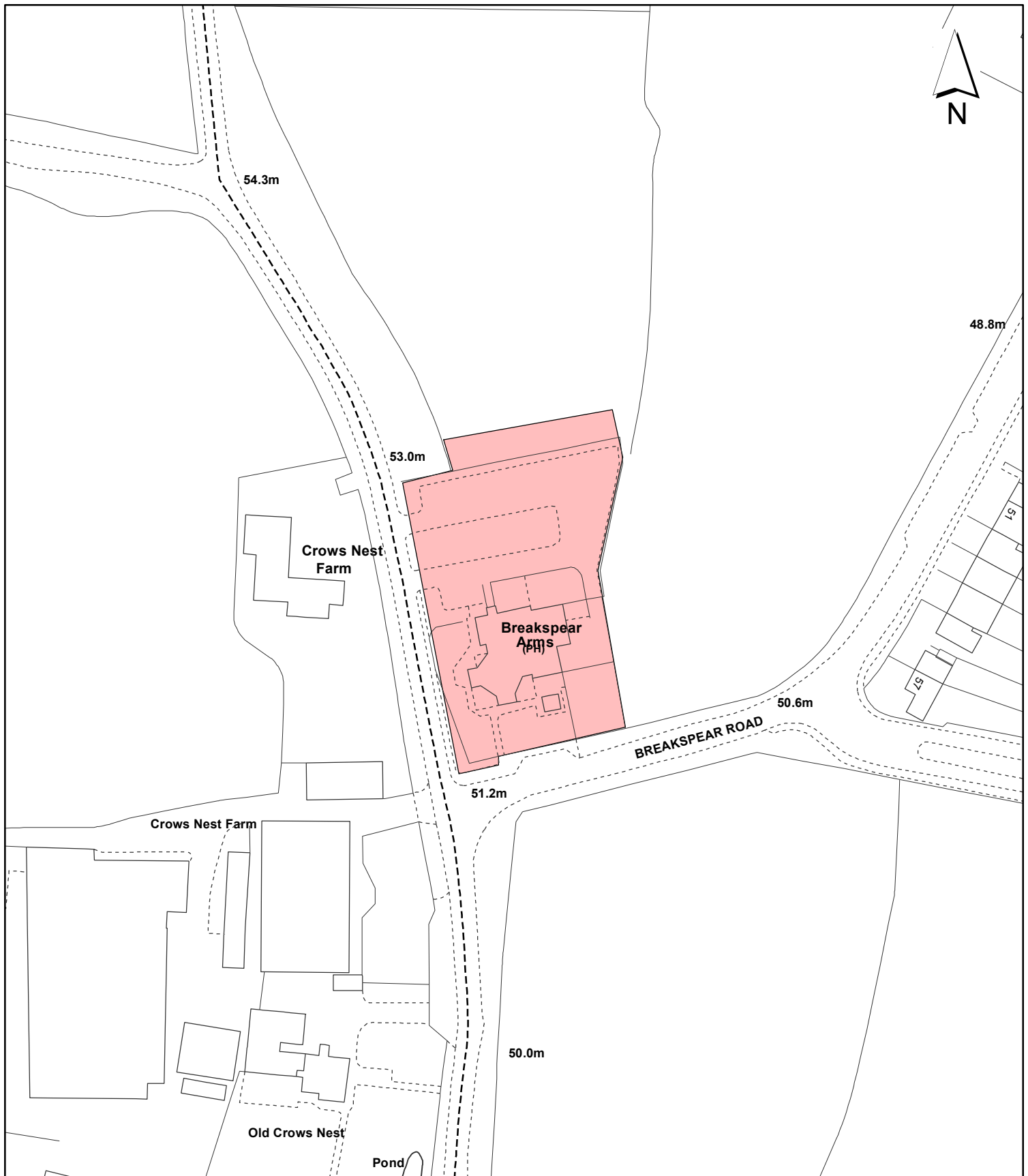
the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Breakspear Arms

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

Planning Application Ref:
10615/APP/2017/2377

Scale:
1:1,250

Planning Committee:
North Page 91

Date:
October 2017



HILLINGDON
 LONDON

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Report of Head of Planning & Enforcement
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 761 (TPO 761):
68 WALLINGTON CLOSE, RUISLIP**



Photo 1: The subject Oak tree in the garden of 68 Wallington Close (viewed from Howletts Lane)

1.0 Summary

1.1 To consider whether or not to confirm TPO 761 .

2.0 Recommendations

2.1 That TPO 761 is confirmed.

3.0 Information

3.1 The making of TPO 761 was authorised under delegated powers on 12th July 2017, because we were led to believe that the tree owner had been asked, by a neighbour, to remove the tree due to its overhanging branches.

3.2 This Oak tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

3.3 The tree has a long-life expectancy and so has the potential to develop into a significant landscape feature that will provide amenity for decades to come.

4.0 The Objection

4.1 A formal objection (summarised verbatim below) to TPO 761 was received from the property owner (No. 68 Wallington Close) for the following reasons:

1. **Tree Maintenance** - We have had several quotes to groom the tree back because of the trucks from HS2/high street work hitting the tree. These quotes were in excess of £2000 without the TPO and all have stated we would need to close the road for at least 6hrs to maintain this. They suggested large 3 yearly cut backs which would be prohibited by a TPO. This would mean that we would not be financially able to keep reasonable upkeep of the tree. This is important given the tree is surrounded by two pedestrian alleyways and a busy cut through road.
2. **Other LBH owned Vegetation** - There is a large oak tree directly opposite the tree which is in council land and thus there is excess tree at this point in the road
3. **Future development plans** - We made enquiries at the start of buying the property about TPOs, none of the 20 trees on the property are protected. We wanted to put a brick built garage (when financially) able to and the TPO would mean we would not be able to touch the roots of the tree.
4. **Damage Concerns** - The roots of the tree are affecting the level of my driveway and possibly reaching the foundations of my house. Any future work to stabilise the driveway or indeed the foundations of our house would severely restrict us.
5. **Other Vegetation within the property** - In light of the 20+ trees on the property, the moral and ethical responsibility to keep the tree groomed for pedestrian and driver safety and the additional cost to get permission to do this- i am saying we cannot financially fulfil these obligations.
6. **No Tree removal plans** - I 100% contest the fact a neighbour has asked for us to remove the tree. I do not intend to remove the tree. As it is in my property, i do not feel anyone else should be able to put a TPO on the tree but us. As we have no intention to remove the tree (or the 20 something trees on the property) we do not feel this TPO is needed or justified.

5.0 Observations on the objections to TPO 759:

5.1 The work to Crown lift over the footpath to 2.5m and over the road to 5.2m is exempt from the normal TPO application process. As a result it is possible for the resident to maintain the lower branches in line with the requests from HS2 and High street works. Furthermore, there would be no reason to refuse such (reasonable) works.

5.2 The Tree Officers do not consider that there are too many trees in this part of the road (the tree opposite is an Ash). The trees compliment each other and, together, contribute to the amenity and arboreal character of the area.

5.3 Irrespective of the TPO, trees (protected and non-protected) are a material consideration in Planning applications and any adverse impact on them must be assessed. Normally, it is possible to build garages close to trees using floating concrete rafts or pile and beam foundations.

5.4 If the tree was found to be causing damage to property (now or in the future) works could be carried out to the tree to mitigate the damage. This may include pruning or removal. If the Council refused consent, then it would be liable to pay compensation.

5.5 A TPO adds no extra financial burden to tree maintenance and there is no cost to submit a TPO application.

5.6 Oak trees can live for several hundred years. Although there may be no plans to remove the tree at present, future occupiers may think differently.

6.0 Other matters:

There were no other objections to or representations about TPO 761.

7.0 Conclusion

It is recommended that TPO 761 be confirmed.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 761 (2017)
- Email of objection to TPO 761

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PART II by virtue of paragraph(s) 1, 2, 6 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Applications Planning Committee

Wednesday 3rd October
2017



HILLINGDON
LONDON



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Page 103

Report of the Head of Planning, Sport and Green Spaces

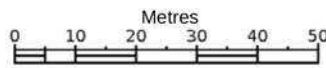
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Development: Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations
LBH Ref Nos: 16080/APP/2017/1893

Date Plans Received: 23/05/2017 **Date(s) of Amendment(s):** 23/05/2017
Date Application Valid: 23/05/2017



Produced 20 Mar 2016 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



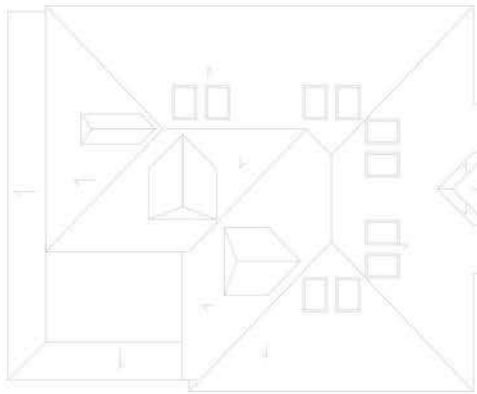
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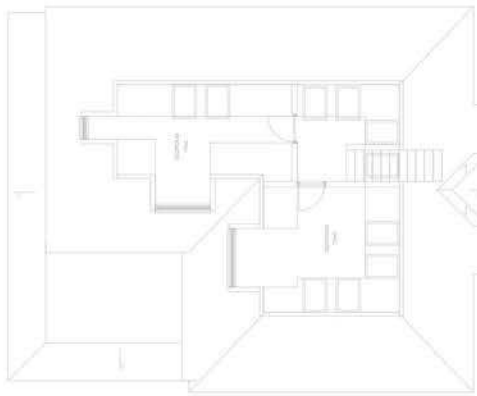
26, Broadwood Ave, Ruislip
HA4 7XR

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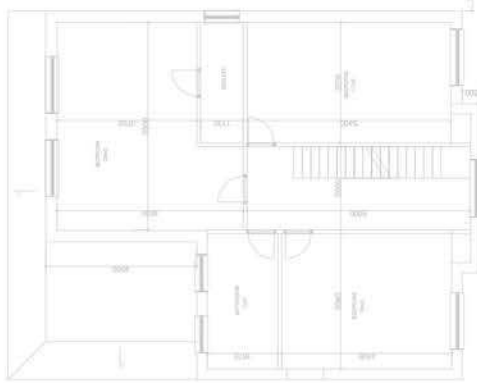
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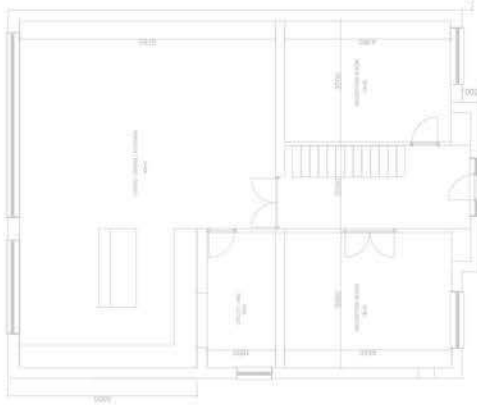
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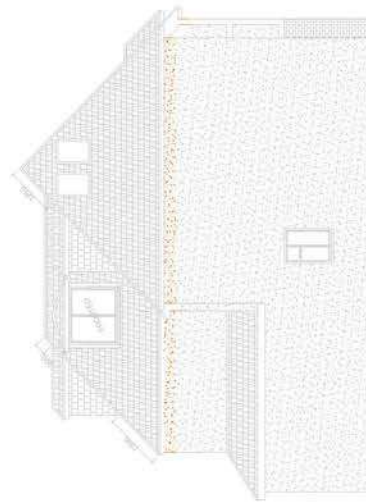
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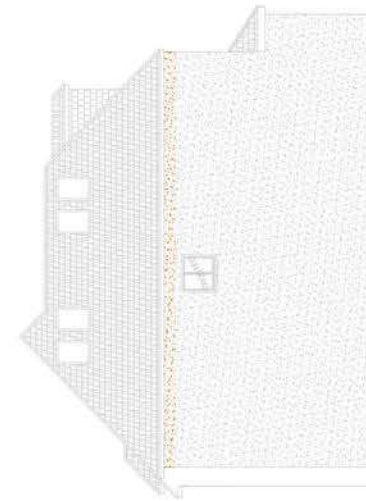
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AS BUILT GROUND FLOOR PLAN



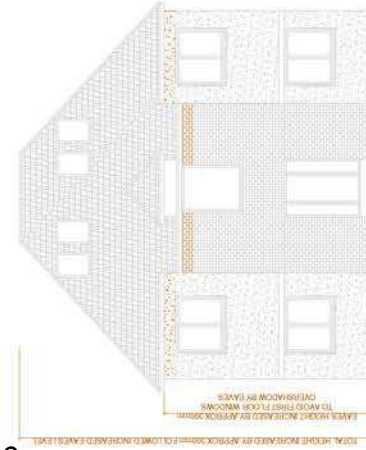
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AS BUILT REAR ELEVATION

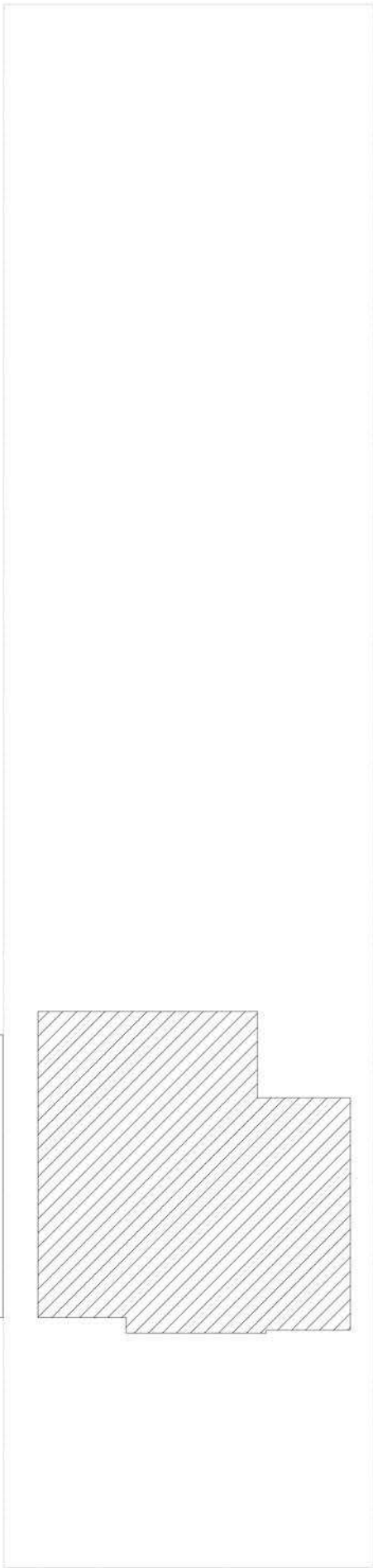


AS BUILT SIDE ELEVATION



AS BUILT OTHER SIDE ELEVATION

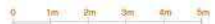




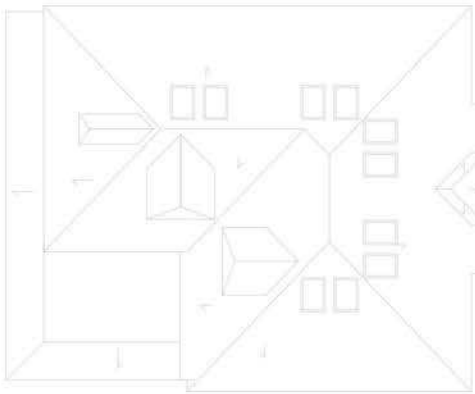
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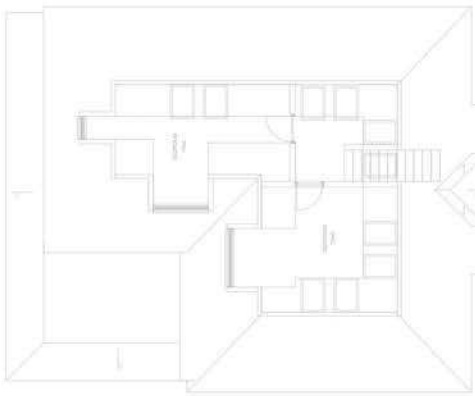
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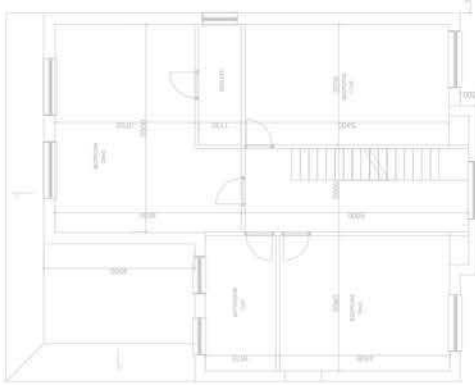
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 15 BRANCHWOOD AVENUE
 RUSSELL HILL NSW 2113
 AUSTRALIA
 TEL: 02 9550 1999 FAX: 02 9550 1998
 WWW: www.scp.com.au
 PROJECT No. 2162012-REV A
 DRAWING No. 2162012-REV A
 DATE 10/10/2012



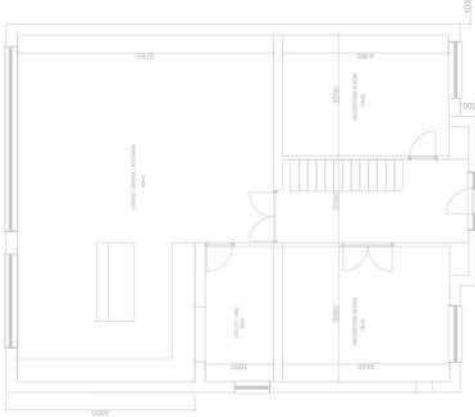
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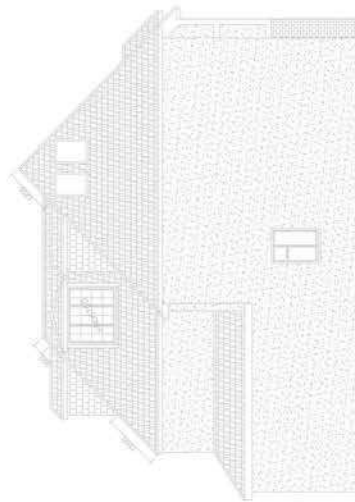
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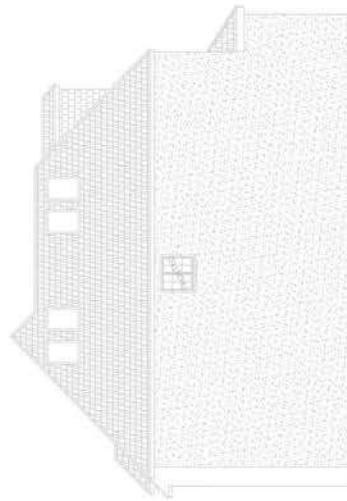
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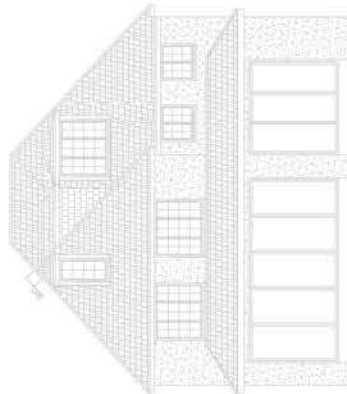
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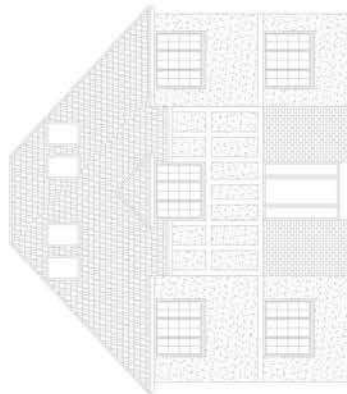
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APPROVED RIGHT SIDE ELEVATION

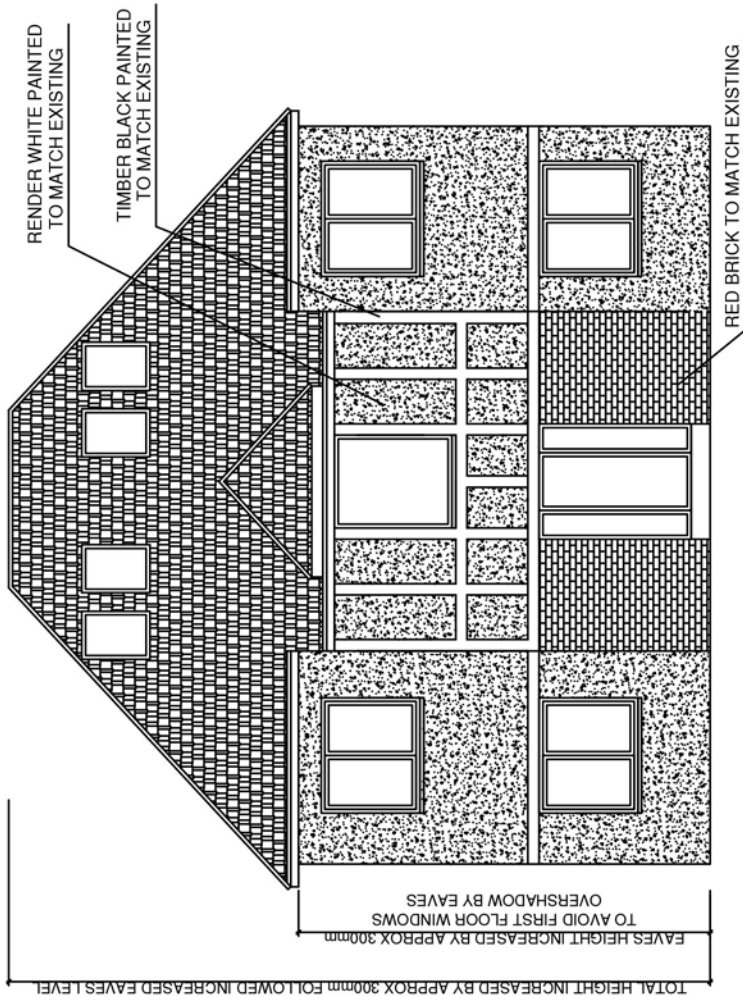


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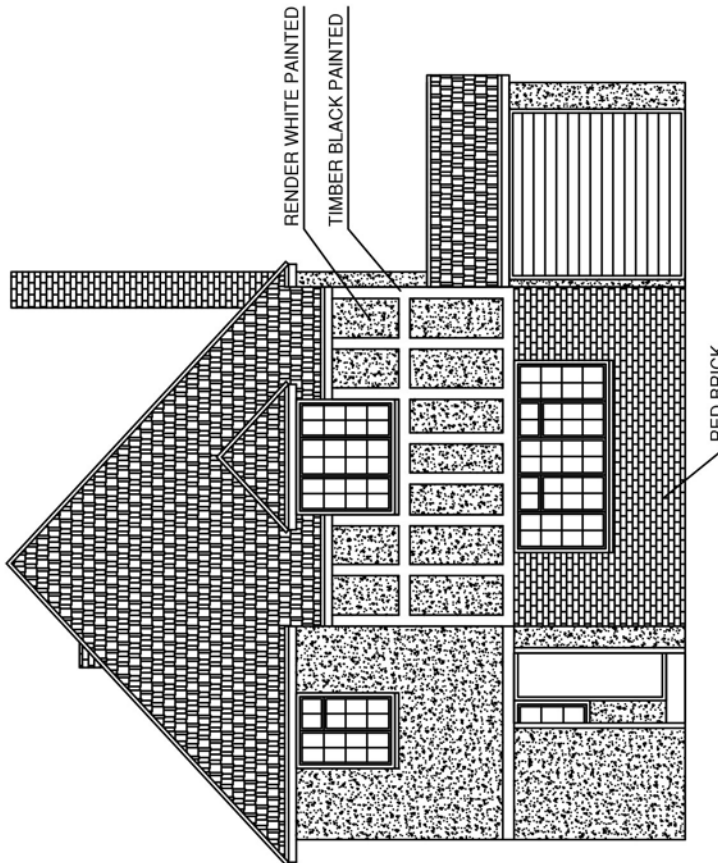


APPROVED FRONT ELEVATION





REVISED PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



 STUDIO CAD PROJECTS Architectural Designers TEL: 079 581 581 90 E-mail: scpprojects@btopenworld.co.uk	
PROJECT: 26 BROADWOOD AVENUE FULL HEIGHT FRONT ELEVATION EXISTING & PROPOSED	
SCALE: 1:50 (A3) 1:100 (A4) DATE: AUG 2017	PROJECT No: 2160301-3A
<small>THIS DRAWING MUST NOT BE REPRODUCED OR USED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DRAWER. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.</small>	



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 Site boundary

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Site Address:

26 Broadwood Avenue

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
16080/APP/2017/1893

Scale:
1:1,250

Planning Committee:
North Page 110

Date:
October 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 9 HARVIL ROAD ICKENHAM
Development: Two x 2-storey, 5- bed detached dwellings with associated parking and amenity space and installation of vehicular crossover.
LBH Ref Nos: 52950/APP/2017/2470

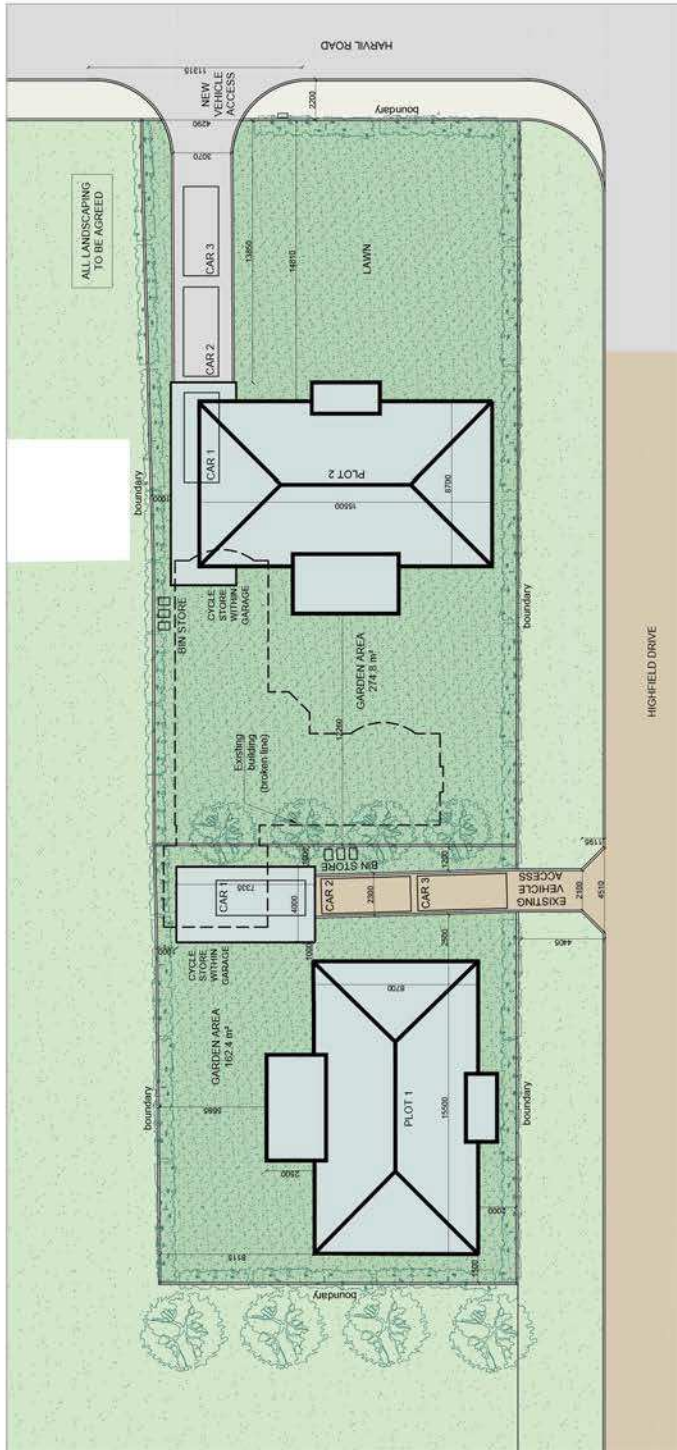
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Date Application Valid: 19/07/2017

Date(s) of Amendment(s):

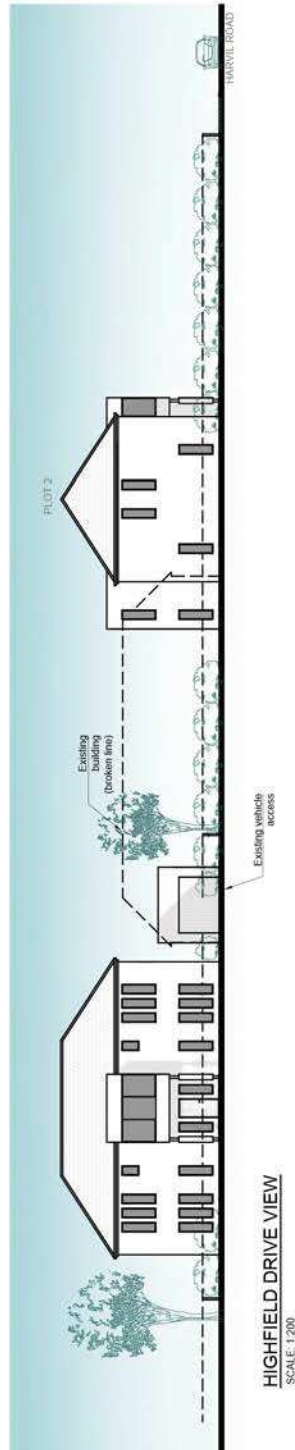


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DATE	February 2016
DRAW. No.	201510 / LP / 01

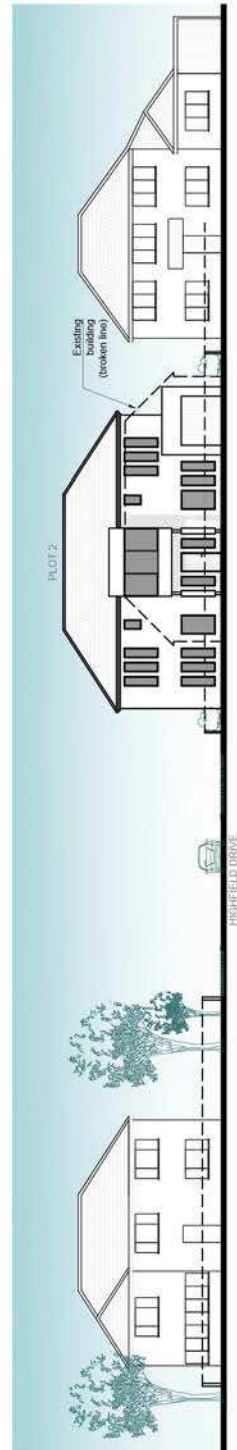
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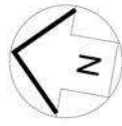
SITE PLAN
SCALE: 1:200



HIGHFIELD DRIVE VIEW
SCALE: 1:200



HARVIL ROAD VIEW
SCALE: 1:200



SCALE: 1:200

PRELIMINARY

REV	DATE	DRAWN BY	DESCRIPTION
H	JUL 2017	CF	AMENDING VEHICULAR CROSSOVER
G	JUL 2017	CF	AMENDING FLAT ROOF
F	JUN 2017	BM	ROOF PITCH CHANGED
E	JUN 2017	CF	ADDING DETAILS
D	JUN 2017	CF	CHANGING LEVELS
C	JUN 2017	CF	CHANGING WINDOWS AND ROOF
B	MAY 2017	CF	CHANGING EXTERNAL LAYOUT
A	MAY 2017	CF	CHANGING EXTERNAL LAYOUT

UXBRIDGE DESIGN
& DETAILING SERVICES
"The Old Bakery", 21B Windsor Street,
Uxbridge, Middlesex, UB8 1AB TEL: 01895 255791

CLIENT: MR & MRS AFFAS

PROJECT:
9 HARVIL ROAD, ICKENHAM/
UXBRIDGE - UB10 8AJ

TITLE
PROPOSED SITE PLAN AND STREET VIEWS
SHOWING VEHICULAR CROSSOVER

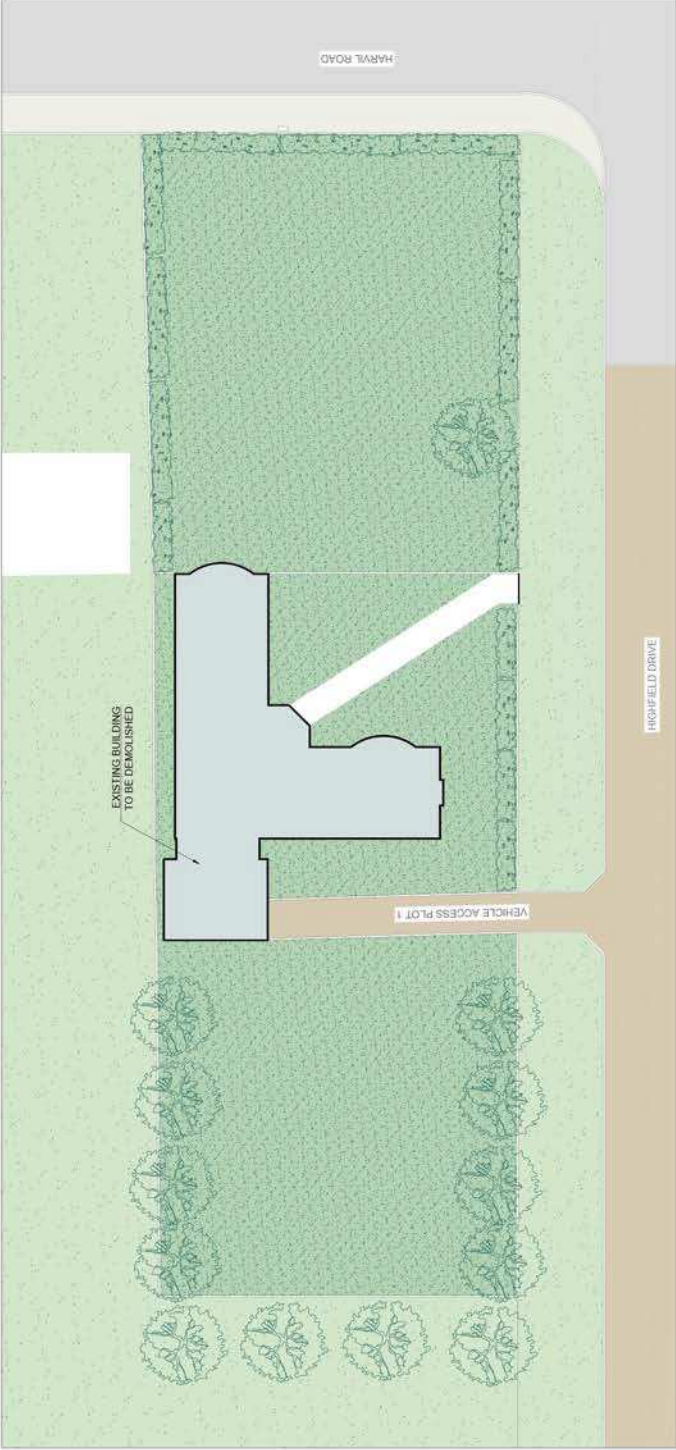
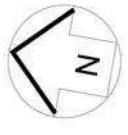
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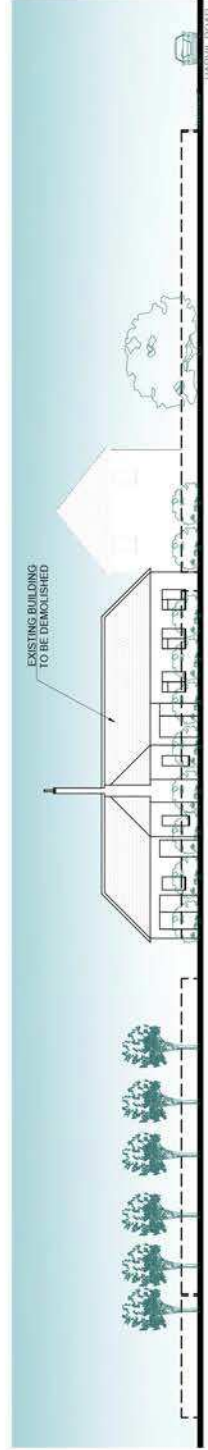
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GENERAL NOTES

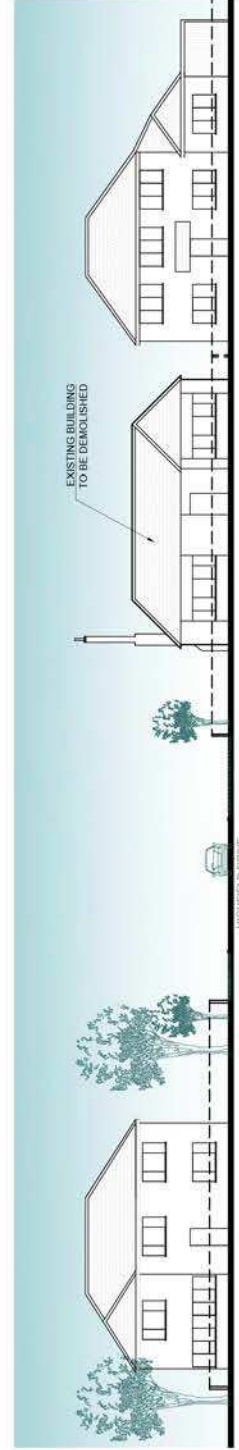
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2. Do NOT scale from this drawing.
3. The Contractor is to be responsible for all dimensions, levels and the correct setting out of all works on site.
4. All new internal finishing materials, skirting, architraves etc. to match existing.
5. The quantity, position and style of all electric switches, sockets, power points, etc. to be agreed with the Clients.
6. The position of radiators and other heating appliances to be agreed with Clients
7. The Finishing details (painting, tiling, etc) to be agreed with the Client.
8. This drawing is for building Regulations and general building purposes but MAY NOT show every construction detail.
9. All health and safety matters relating works on site to be the sole responsibility of the main contractor or the client if no main contractor is appointed.
10. All electrical works to be designed, installed, tested and certified by a suitably qualified person.
11. Any gas related works to be undertaken by a suitable qualified person.



SITE PLAN
SCALE: 1:200



HIGHFIELD DRIVE VIEW
SCALE: 1:200



HARVIL ROAD VIEW
SCALE: 1:200



SCALE: 1:200

PRELIMINARY

REV	DATE	DRAWN BY	DESCRIPTION
B	MAY 2017	CF	CHANGING HEIGHT OF STREET VIEW
A	MAY 2017	CF	AMENDING STREET VIEW

UXBRIDGE DESIGN
& DETAILING SERVICES

"The Old Bakery", 21B Windsor Street,
Uxbridge, Middlesex, UB8 1AB TEL: 01895 255791

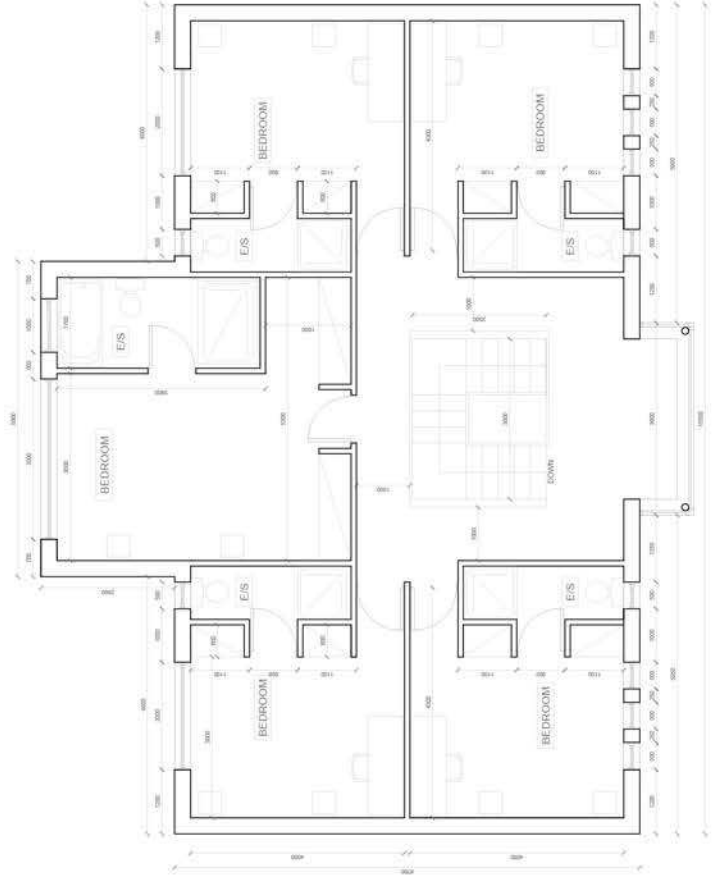
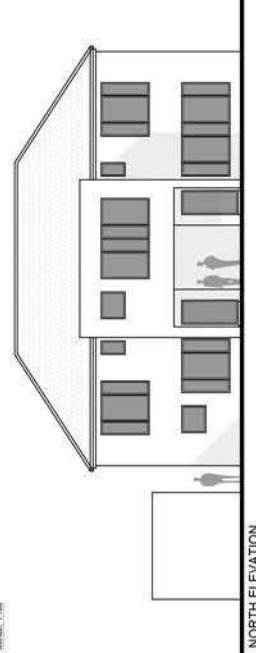
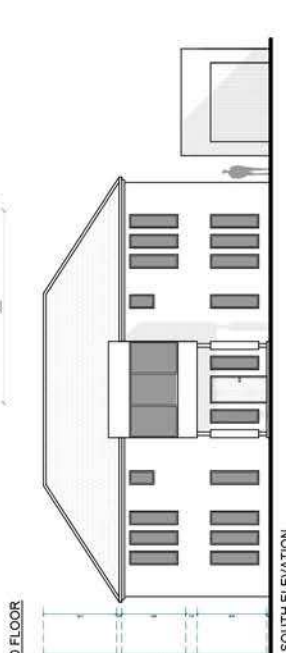
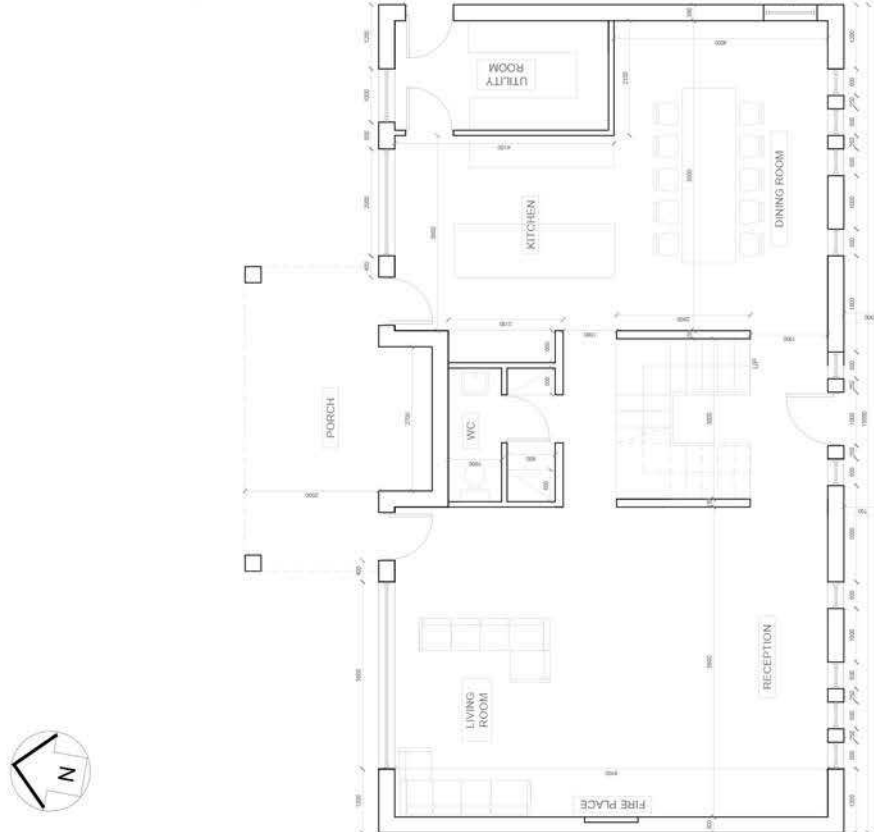
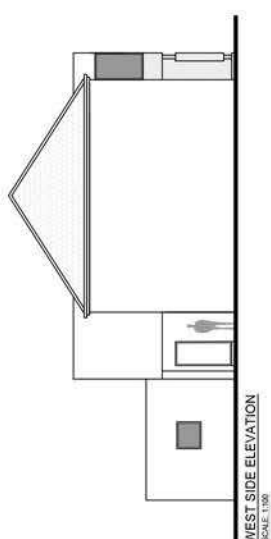
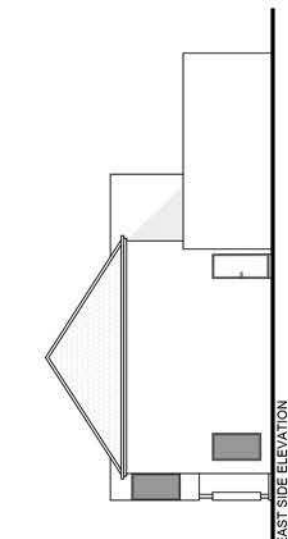
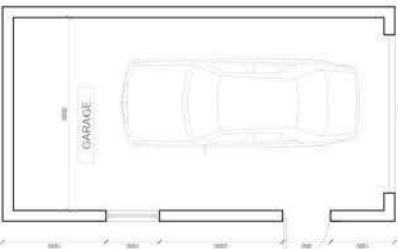
CLIENT: MR & MRS AFFAS

PROJECT: B HARVIL ROAD, ICKENHAM/
UXBRIDGE - UB10 8AJ

TITLE: EXISTING SITE PLAN AND STREET VIEWS

SCALE: 1:200	DATE: APR 2017	DRG NO: 17_42_01	REV: B	A2
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All dimensions are based on the finished work. All dimensions are shown in millimeters. All dimensions are shown in millimeters. All dimensions are shown in millimeters.



PRELIMINARY

REV.	DATE	DRAWN BY	DESCRIPTION
D	JUL 2017	CF	CHANGING WINDOWS AND ROOF
E	JUN 2017	BM	ROOF PITCH CHANGED
D	JUN 2017	CF	CHANGING LEVELS
C	JUN 2017	CF	CHANGING WINDOWS AND ROOF
B	MAY 2017	CF	CHANGING INT & EXT LAYOUT
A	MAY 2017	CF	CHANGING INTERNAL LAYOUT

UXBRIDGE DESIGN
 21B Windsor Street,
 Uxbridge, Middlesex, UB8 1AB TEL: 01895 25794

CLIENT: MR & MRS BPTAS

PROJECT: 9 HARVEY ROAD, ICEHENHAM
 UXBIDGE - UB7 9BA

TITLE: PROPOSED NEW DWELLINGS
 FLOORS AND ELEVATIONS (FLOOR 1)

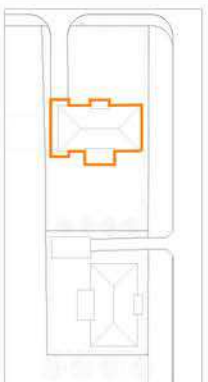
SCALE: 1:50
 1:100

DATE: APR 2017
 17-02-03

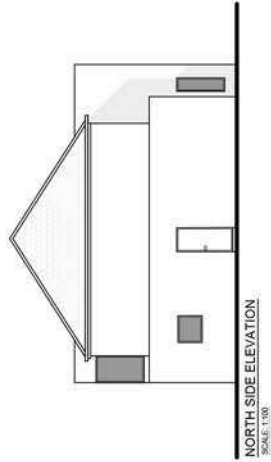
DRG NO: G
 REV: A1

A3@1:100

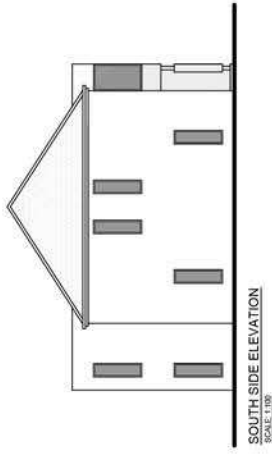
All dimensions are based on the finished work. All dimensions are subject to change without notice. The drawings are for information only and are not to be used for construction purposes without the consent of the architect.



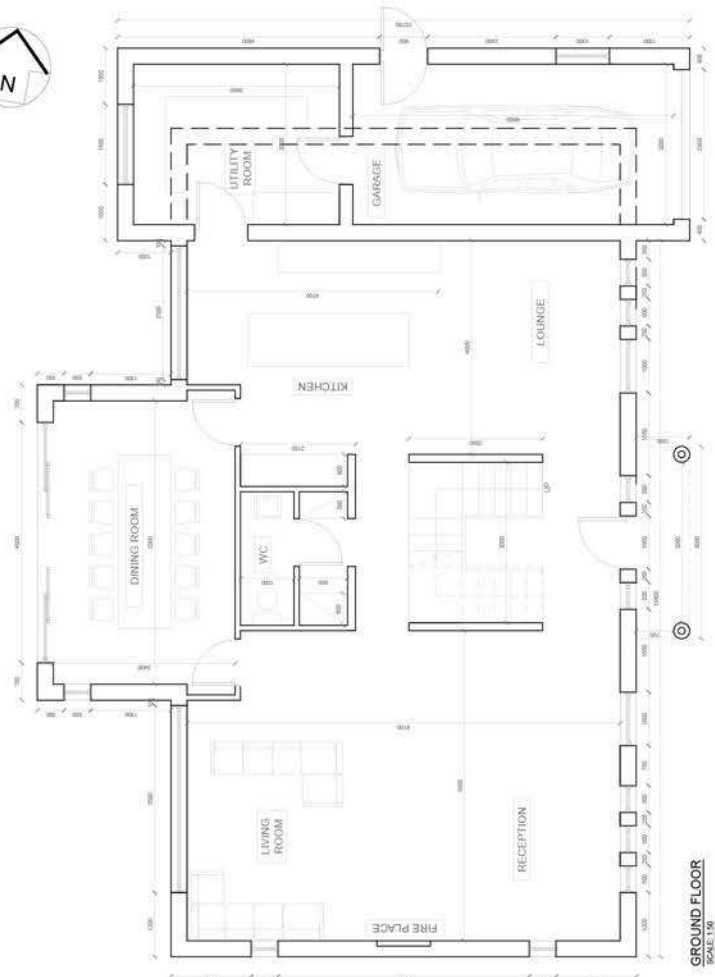
SITE PLAN
SCALE: 1:500



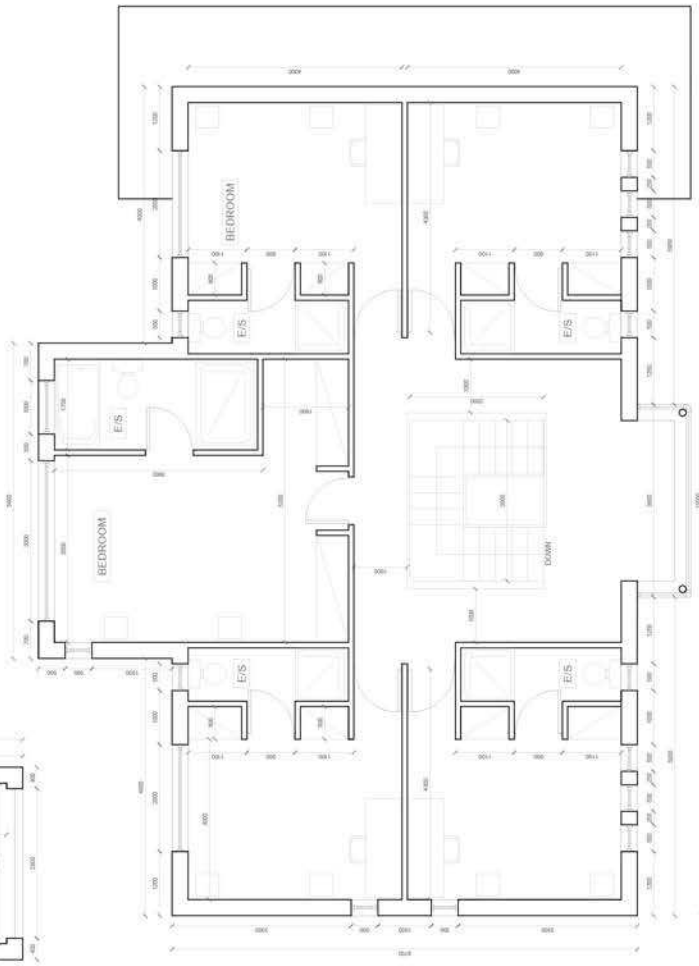
NORTH SIDE ELEVATION
SCALE: 1:100



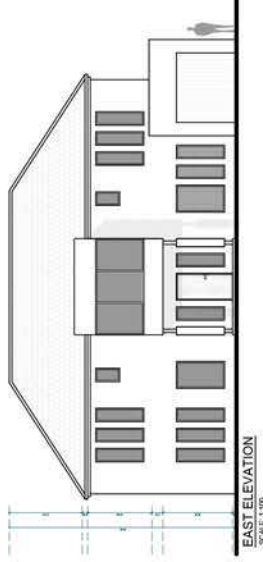
SOUTH SIDE ELEVATION
SCALE: 1:100



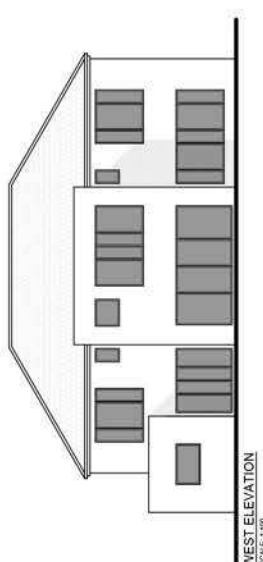
GROUND FLOOR
SCALE: 1:100



FIRST FLOOR
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100



PRELIMINARY

REV.	DATE	DRAWN BY	DESCRIPTION
G	JUL 2017	GF	CHANGING WINDOWS AND ROOF
E	JUN 2017	DF	SUBMITTING DOORS + GARAGE
D	JUN 2017	DF	CHANGING LEVELS
C	JUN 2017	DF	CHANGING WINDOWS AND ROOF
B	MAY 2017	DF	CHANGING INT & EXT LAYOUT
A	MAY 2017	DF	CHANGING INTERNAL LAYOUT

UXBRIDGE DESIGN
AN INTEGRATING SERVICES
 "The Old Bakery", 21B Windsor Street,
 Uxbridge, Middlesex, UB8 1AB TEL: 01895 25794

CLIENT: **MR & MRS PFTOS**

PROJECT: **9 HARVEY ROAD, ICEHENHAM
 UXBURIDGE - UB7 9BA**

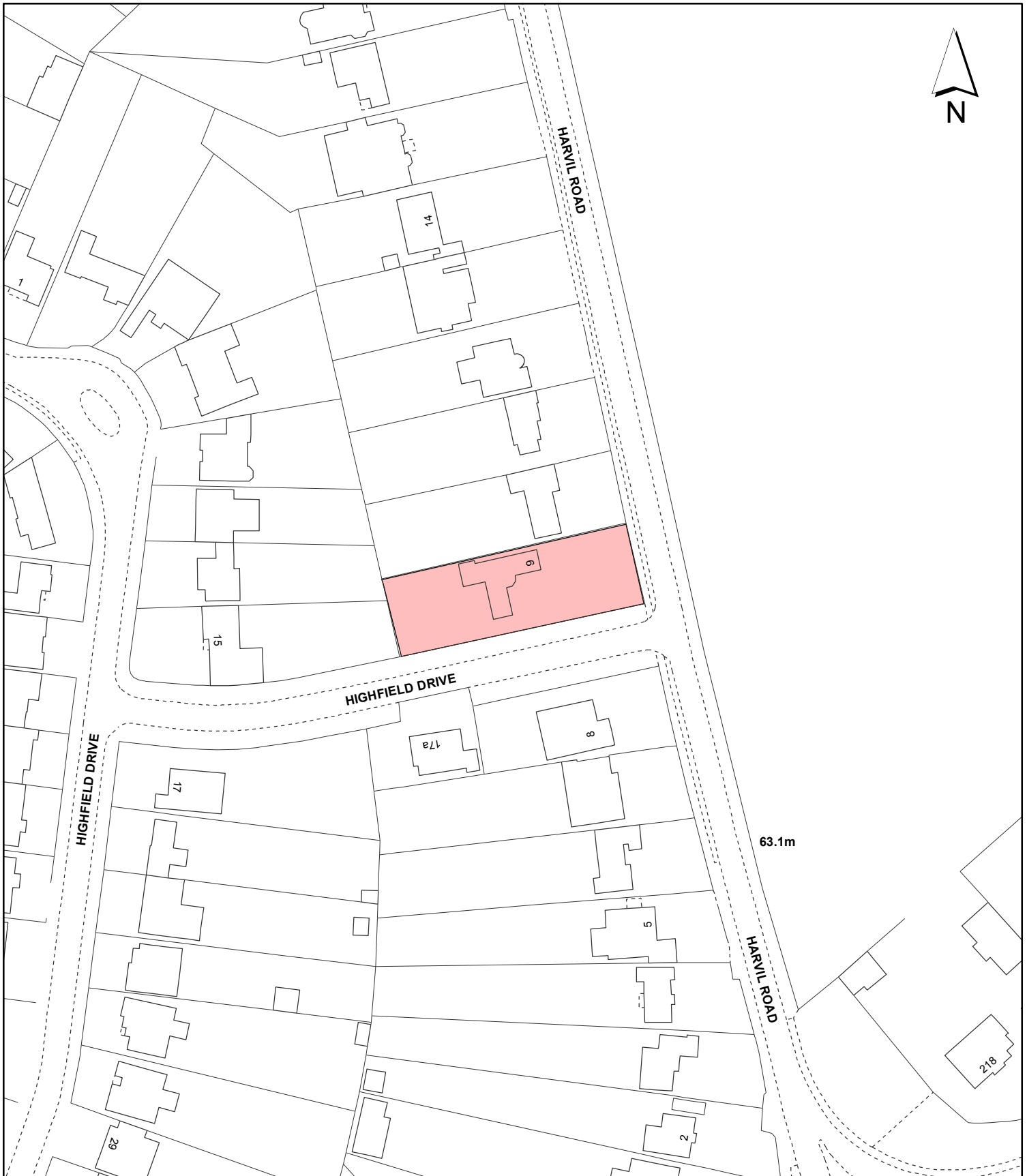
TITLE: **PROPOSED NEW DWELLINGS
 FLOORS AND ELEVATIONS FLOO 2**

SCALE: 1:50
 1:100

DATE: 17-02-14
 APR 2017

DRG NO: 17-02-14
 REV: G

A3@1:100



Notes:

 Site boundary

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Site Address:

9 Harvil Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

52950/APP/2017/2470

Scale:

1:1,250

Planning Committee:

North Page 117

Date:

October 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

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

LBH Ref Nos: 38605/APP/2017/2296

Date Plans Received: 23/06/2017

Date(s) of Amendment(s):

Date Application Valid: 10/07/2017

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



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

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- IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
- FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

REV	DESCRIPTION	DATE
D	DRAWING UPDATED AS CLOSED	15.09.2017
C	DRAWING UPDATED AS CLOSED	07.09.2017
B	DRAWING UPDATED AS CLOSED	16.02.2017
A	FOR UPLOADED	20.02.2016

Client: _____

Job Title: _____

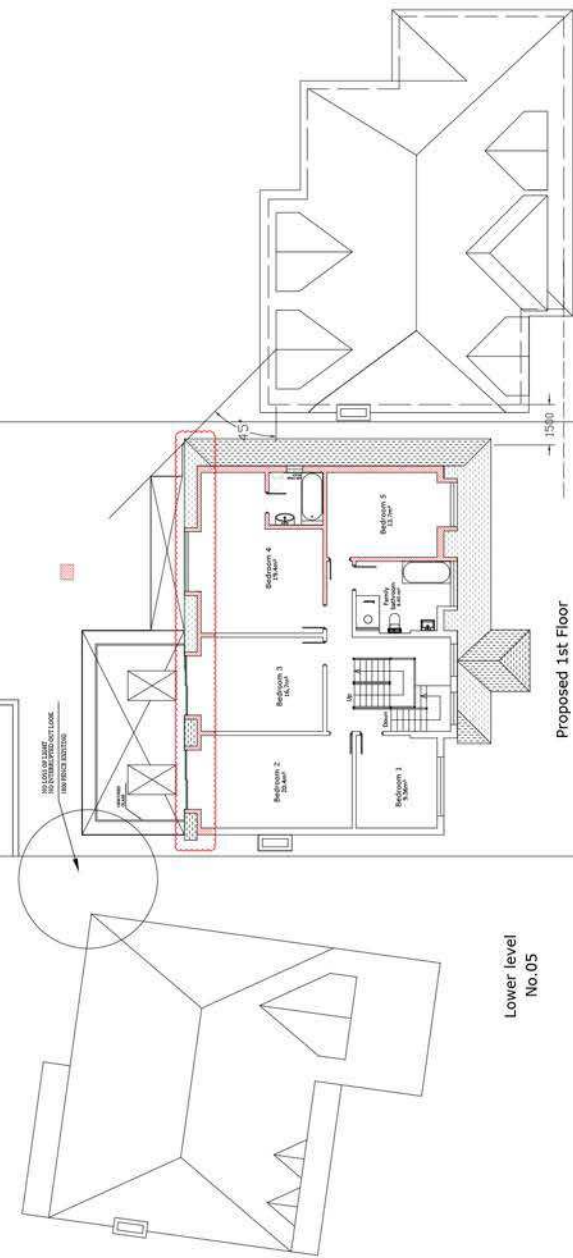
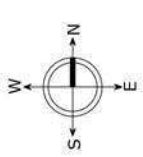
07 HEDGESIDE ROAD

Drawing Title: **Site plan**

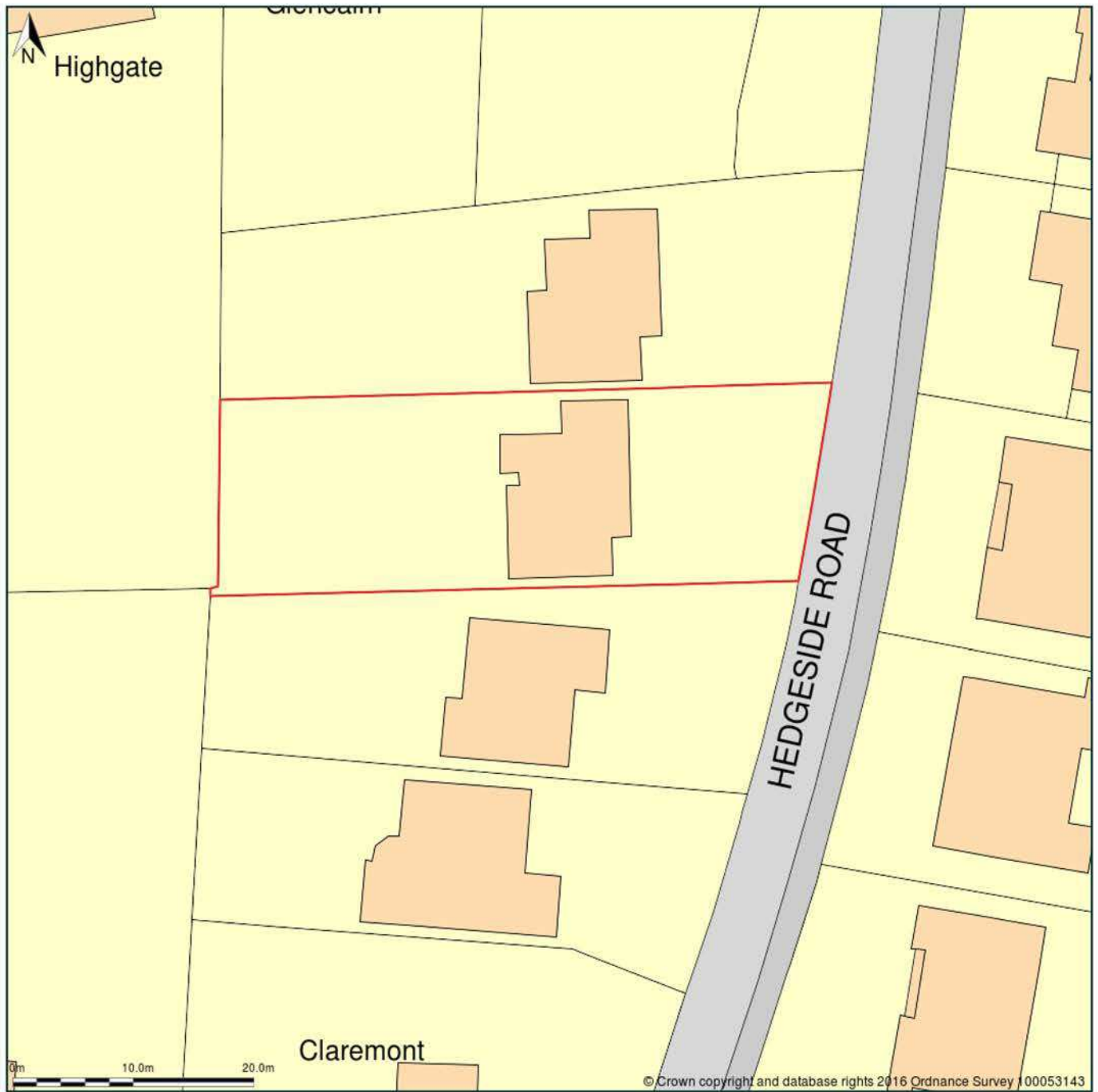
Scale: 1:100 @ A1 | Date: 21.11.2016 | Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Services
 The Business Building, Station Road, Wood
 House, Wokingham, Hampshire, RG40 3DX
 ☎ 44 (0) 1442 23838 | 44 (0) 1442 23884
 Web: aebutler-partners.co.uk
 Email: aebutler@partners.aeb.com

Drawing No: **4676/11** | Rev: **E**



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



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

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NOTES:

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

REV	DESCRIPTION	DATE
D	PLANS PUBLISHED/ALLOTTED	20/09/2017
F	PLANS PUBLISHED/ALLOTTED	15/09/2017
E	PLANS PUBLISHED/ALLOTTED	07/08/2017
D	PLANS PUBLISHED/ALLOTTED	16/07/2017
C	PLANS PUBLISHED/ALLOTTED	16/07/2017
B	PLANS PUBLISHED/ALLOTTED	31/07/2017
A	PLANS PUBLISHED	20/02/2016

Client: _____

Job Title: _____

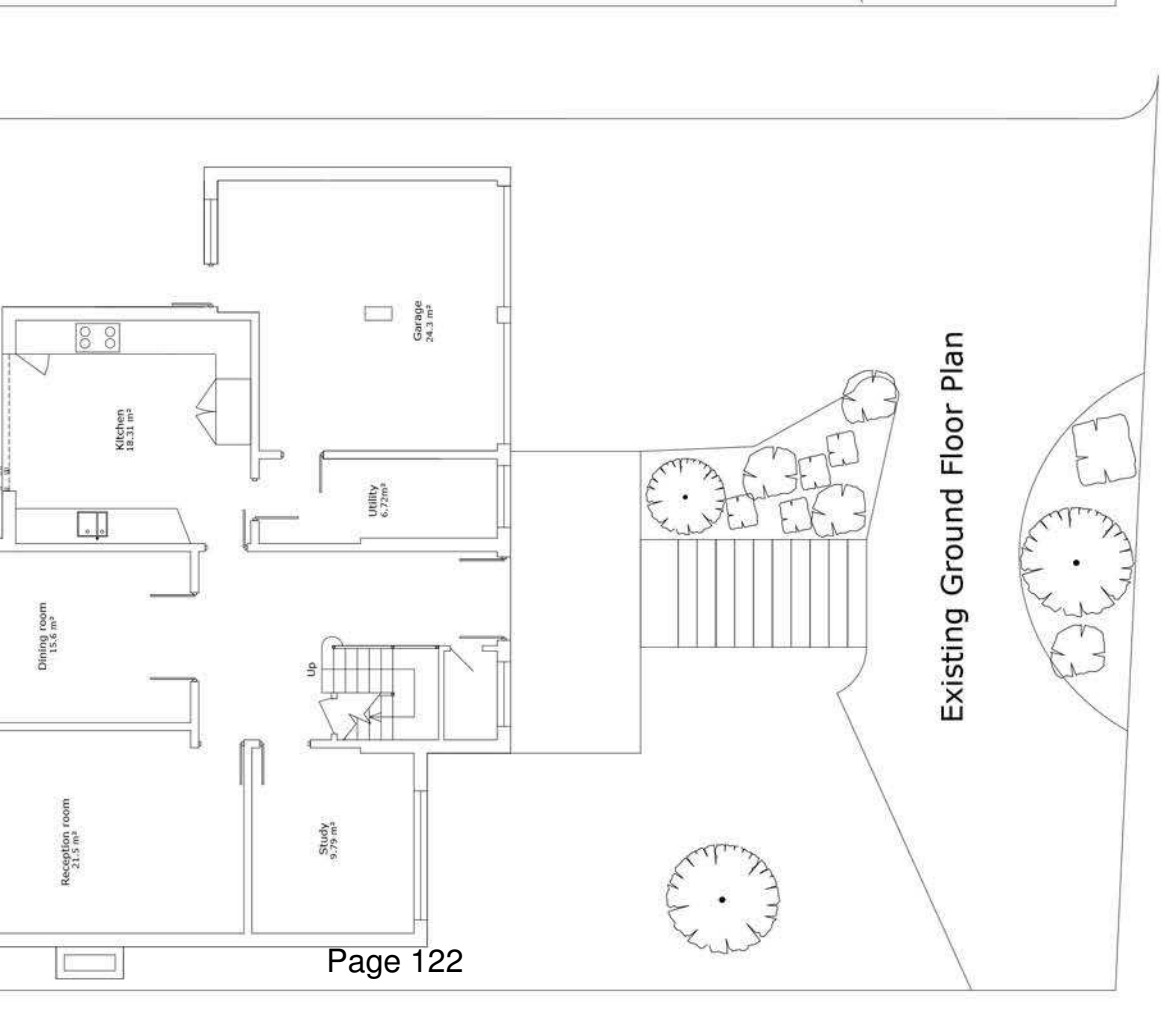
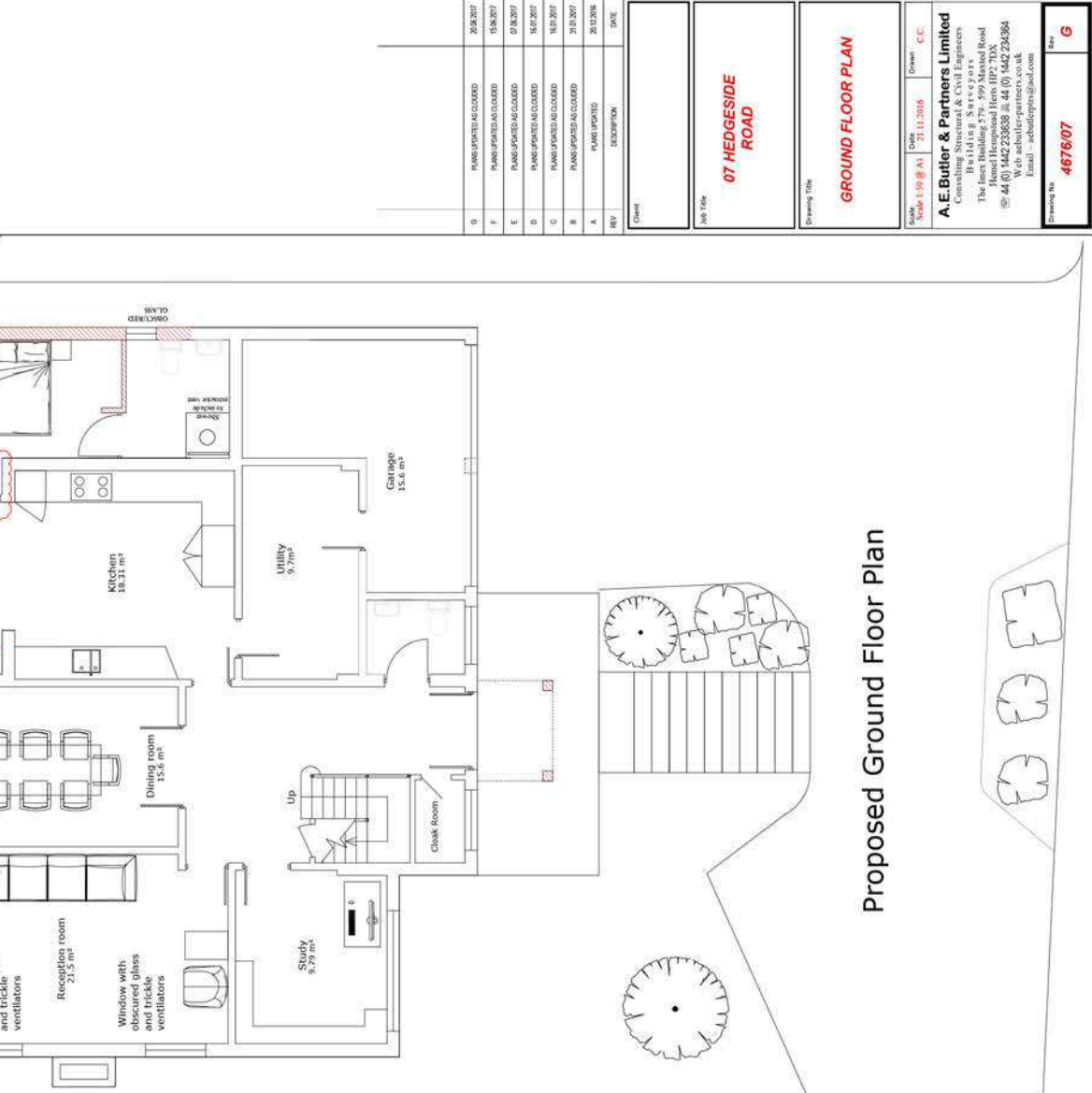
07 HEDGESIDE ROAD

Drawing Title: **GROUND FLOOR PLAN**

Scale: 1:50 @ A1 Date: 21/11/2016 Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, Station Road, Borehamwood,
 Herts, SG8 1JH, UK. Tel: 01462 705775
 Fax: 01462 705776
 Email: aeb@aebutlerpartners.co.uk
 Web: aebutlerpartners.co.uk

Drawing No: **4676/07**



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NOTES:

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- IMPORTANT: Check and verify all dimensions on site prior to any construction works.
- FOUNDATION CONCRETE to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

REV	DESCRIPTION	DATE
D	PLANS UPDATED AS CLOSED	20.09.2017
C	PLANS UPDATED AS CLOSED	15.06.2017
B	PLANS UPDATED AS CLOSED	07.06.2017
A	PLANS UPDATED	20.12.2016

Client: _____

Job File: _____

07 HEDGESIDE ROAD

Drawing Title: **FIRST FLOOR PLAN**

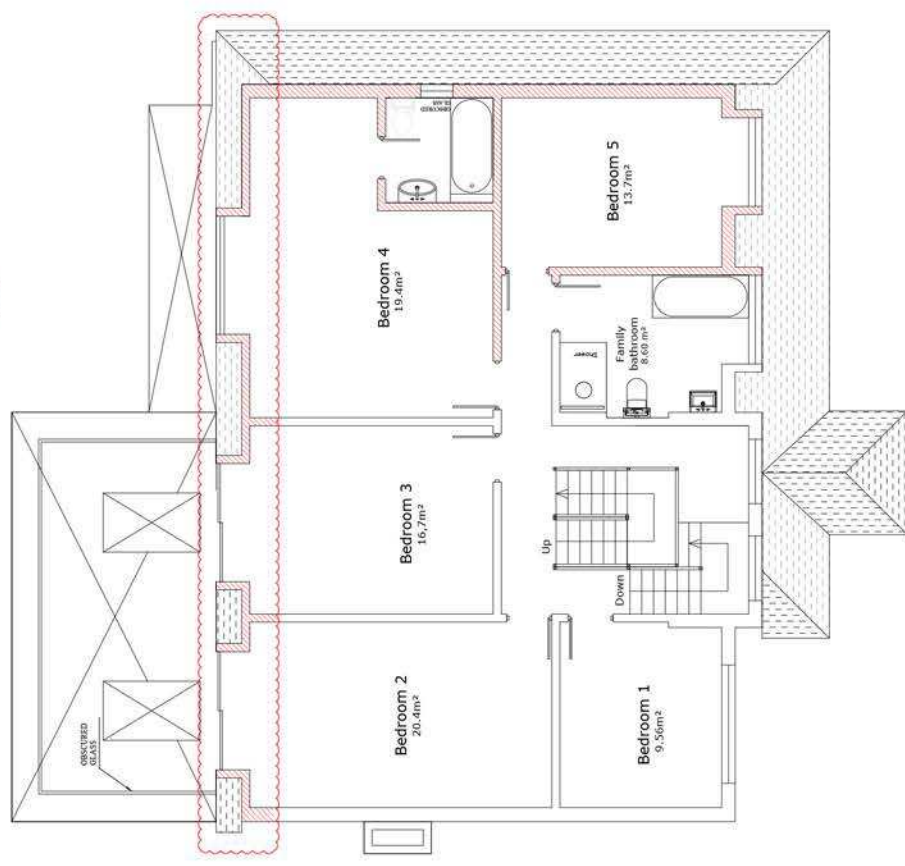
Scale: 1:50 @ A1 | Date: 21.11.2016 | Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, St. Andrew's Road,
 Harrogate, North Yorkshire, HG2 7JX
 ☎ 44 (0) 1442 23838 | 44 (0) 1442 23894
 Web: aebutlerpartners.co.uk
 Email: aebutlpp@aei.com

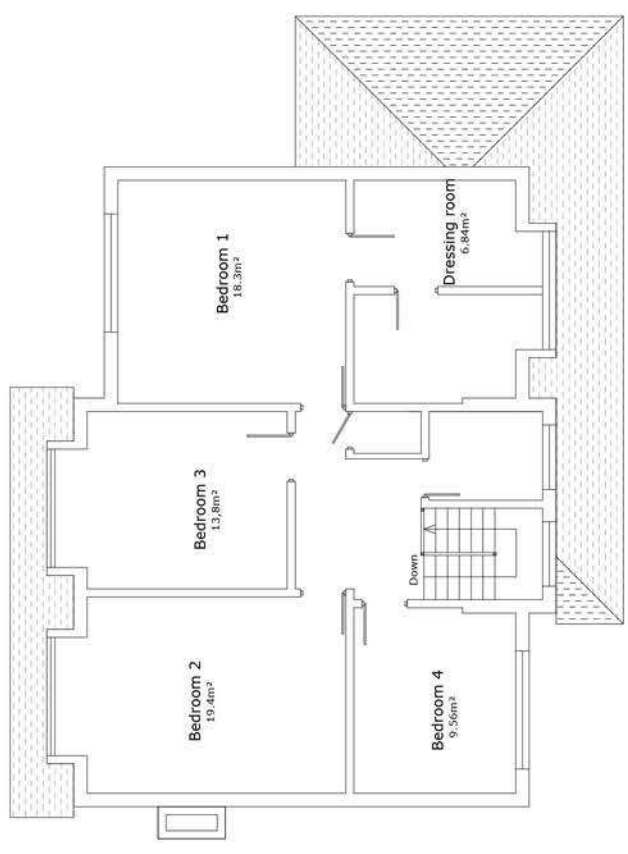
Drawing No: **4676/08** | Rev: **D**

LEGEND

 New wall



Proposed 1st Floor



Existing 1st Floor

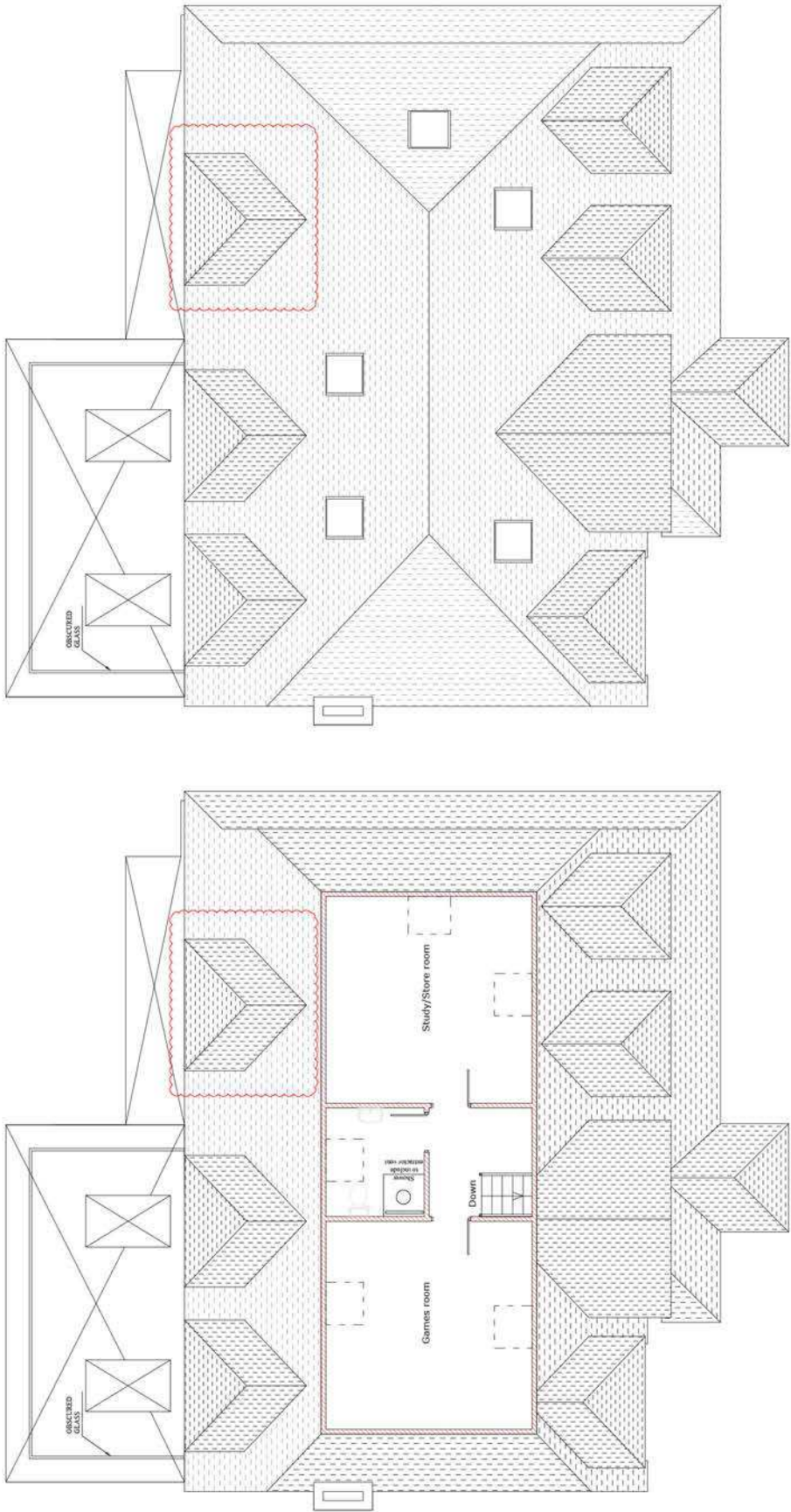
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NOTES:

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2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.



LEGEND



Proposed second floor Plan

Proposed roof Plan

REV	DESCRIPTION	DATE
0	DRAWING UPDATED/CLOSED	26.06.2017
F	DRAWING UPDATED/CLOSED	19.06.2017
E	DRAWING UPDATED/CLOSED	07.06.2017
D	DRAWING UPDATED/CLOSED	16.02.2017
C	PLANS UPDATED	20.10.2016
B	WALLS ADDED	21.08.2016
A	PLANS UPDATED	21.08.2016

Client: _____

Job Title: **07 HEDGESIDE ROAD**

Drawing Title: **PROPOSED PLANS**

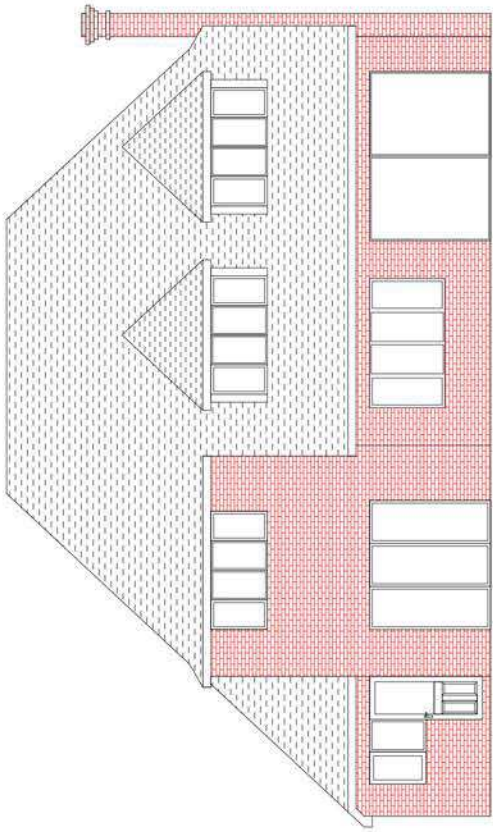
Scale: 1:50 @ A1 Date: July 2016 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, Station Road, Wood
 House, Walsby, Lincolnshire, LN10 7JX
 Tel: 44 (0) 1442 238383 Fax: 44 (0) 1442 238384
 Web: aebutlerpartners.co.uk
 Email: aebutlerpp@aebl.com

Drawing No: **4676/03** Rev: **6**

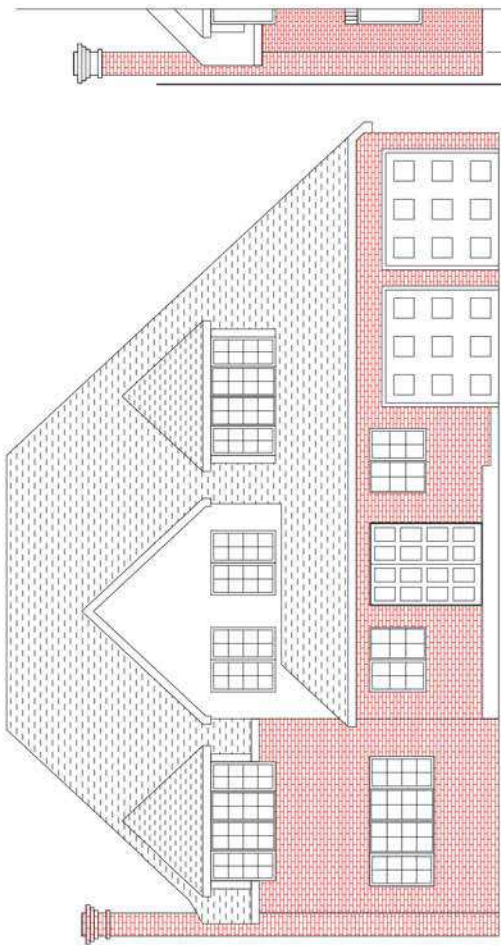
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NOTES:

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

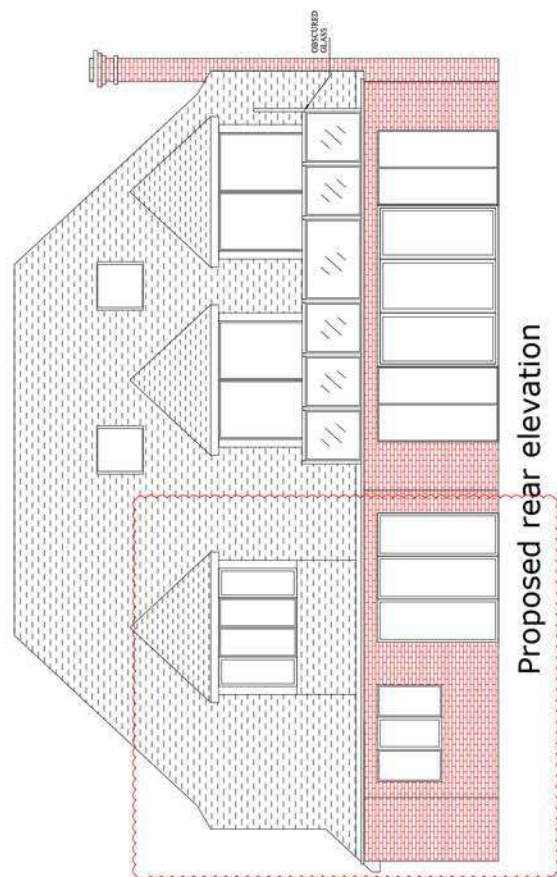


Existing rear elevation

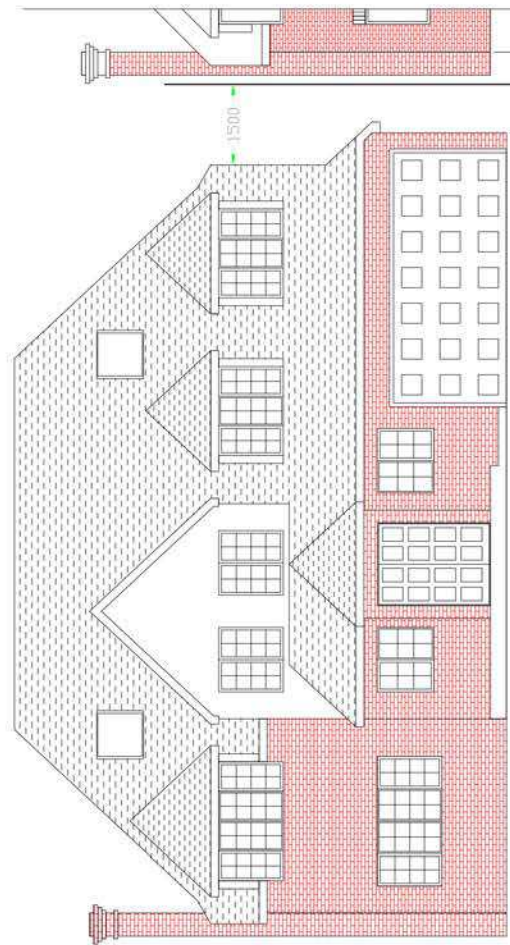


Existing front elevation

Boundary line



Proposed rear elevation



Proposed front elevation

Boundary line

REV	DESCRIPTION	DATE
B	ELEVATION UPDATED AS CLOSED	20.06.2017
A	ELEVATION UPDATED	20.03.2016

Client	
Job Title	07 HEDGESIDE ROAD
Drawing Title	FRONT AND REAR ELEVATIONS
Scale	1:50 @ A1
Date	21.11.2016
Drawn	C.C.

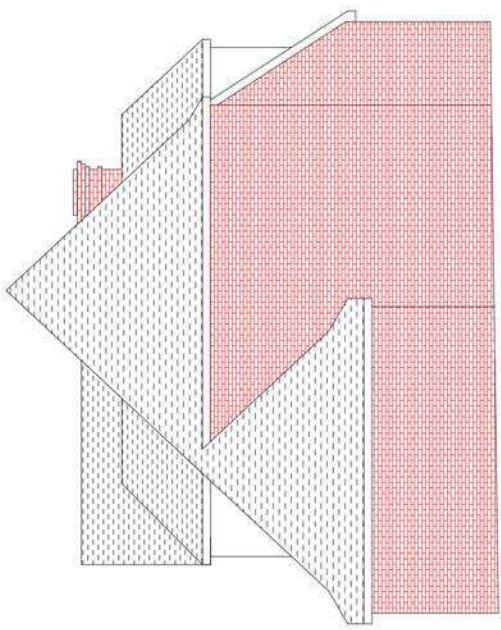
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, 100, The Quadrant,
 100, The Quadrant, Ipswich, Suffolk, IP1 1DT, UK
 Tel: 01462 238388 Fax: 01462 238384
 Web: aebutler-partners.co.uk
 Email: aebutler@aeandp.com

Drawing No. **4676/09** Rev. **B**

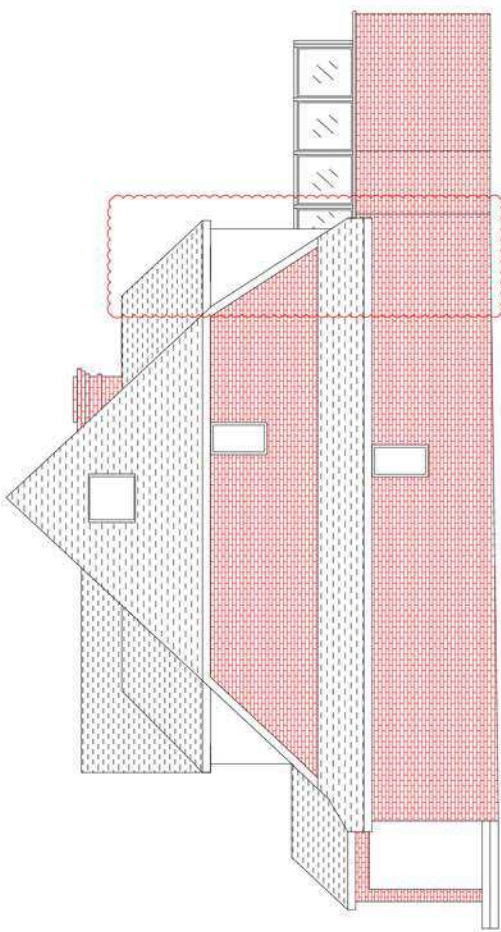
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NOTES:

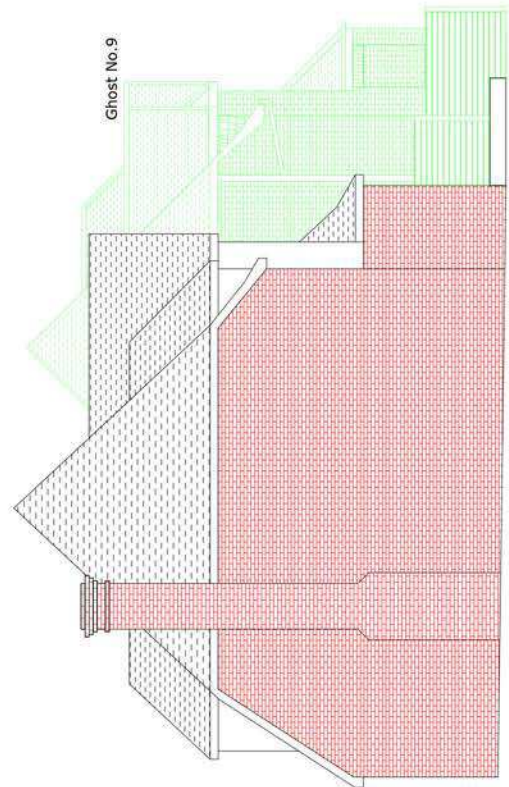
1. The drawing is to be read in conjunction with the Specification (if applicable) and all relevant Architects, civil, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content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



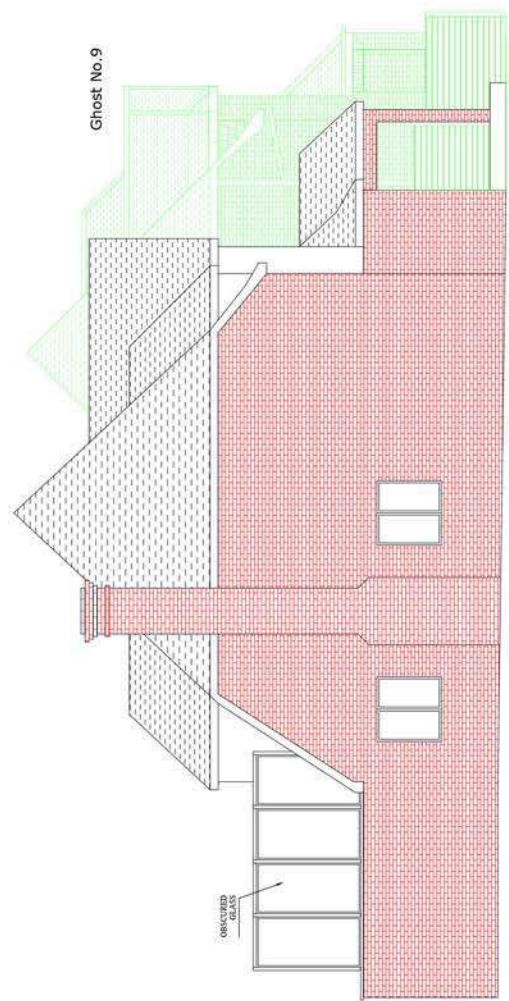
Existing right hand elevation



Proposed right hand elevation



Existing left hand elevation



Proposed left hand elevation

REV	DESCRIPTION	DATE
D	DRAWING UPDATED AS CLOSED	26.09.2017
C	DRAWING UPDATED AS CLOSED	15.06.2017
B	DRAWING UPDATED AS CLOSED	21.02.2017
A	ELEVATIONS PLOTTED	20.12.2016

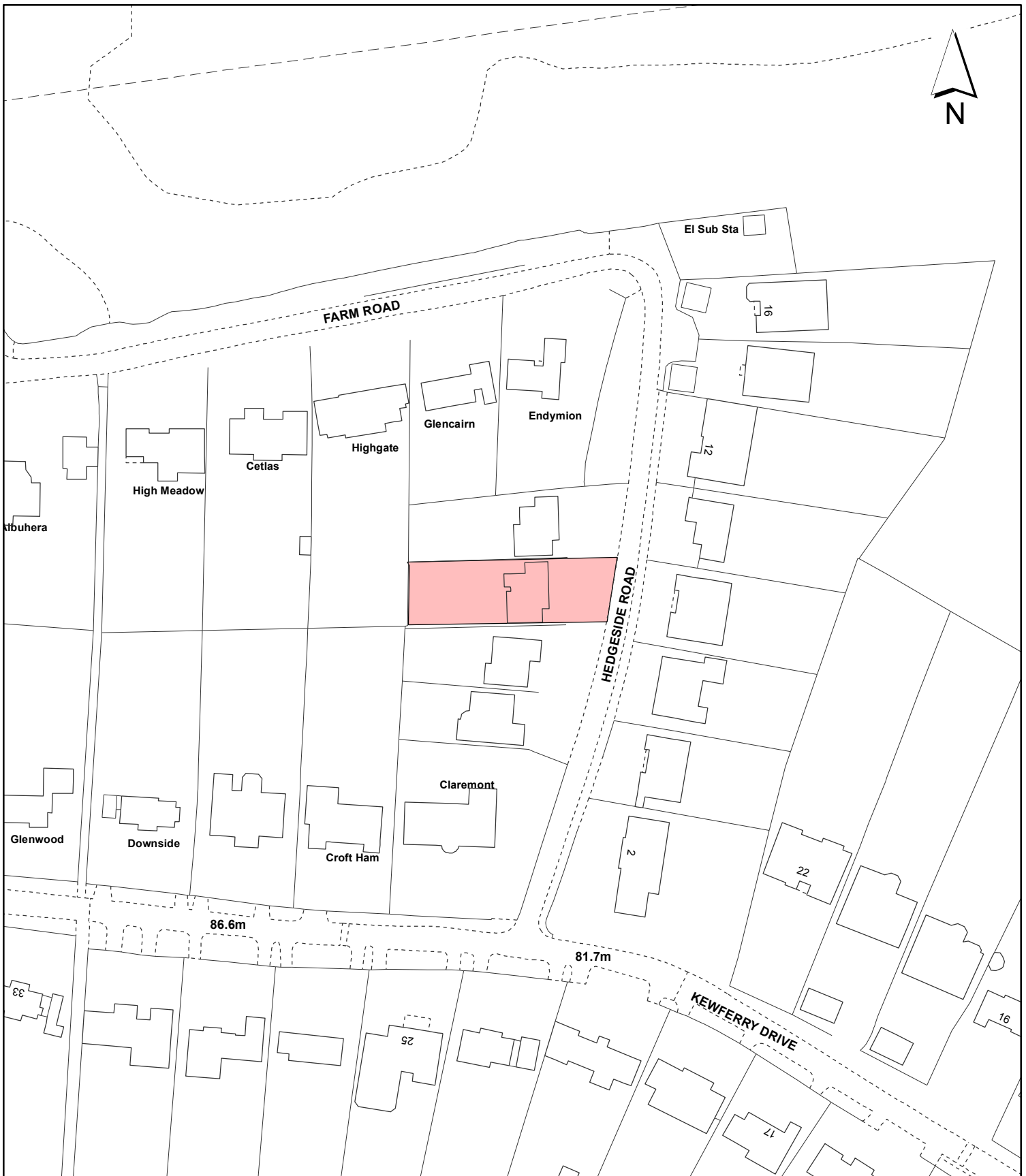
Client: _____
 Job Title: _____

07 HEDGESIDE ROAD

Drawing Title:
LEFT AND RIGHT FLANK ELEVATIONS

Scale: 1:50 @ A1 Date: 21.11.2016 Drawn: C.C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Rectory Building, 25, St. Andrew's Road,
 Hove, Brighton, East Sussex, BN1 2TX
 ☎ 44 (0) 1442 23838 ☎ 44 (0) 1442 23894
 Web: aebutlerpartners.co.uk
 Email: aebutlpp@aed.com

Drawing No: **4676/10** Issue: **D**



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

Planning Application Ref:

38605/APP/2017/2296

Planning Committee:

North Page 127

Scale:

1:1,250

Date:

October 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 14 WIELAND ROAD NORTHWOOD

Development: Variation of condition 5 (Windows) of planning permission Ref: 71125/APP/2016/360 dated 02/02/2016 (Two storey, 4-bed, detached dwelling with habitable roofspace including dormer to rear and 2 side rooflights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access)

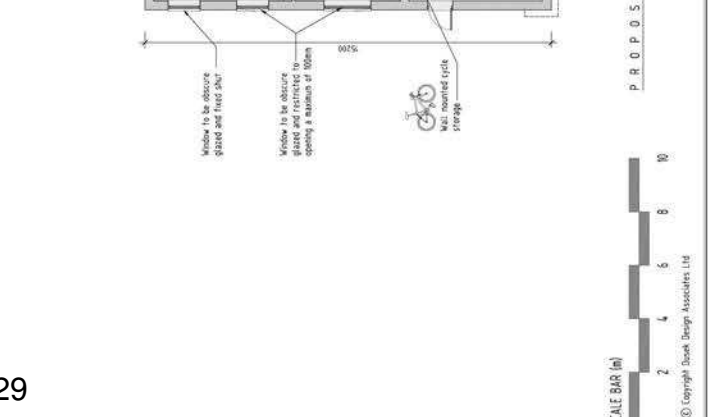
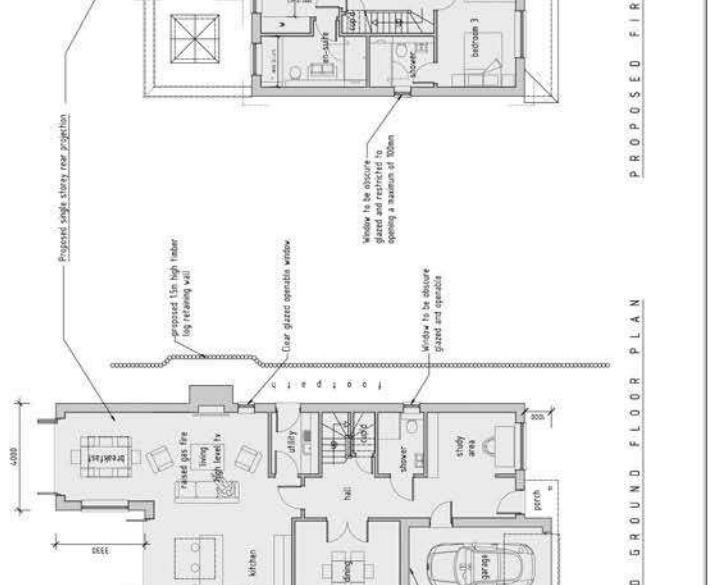
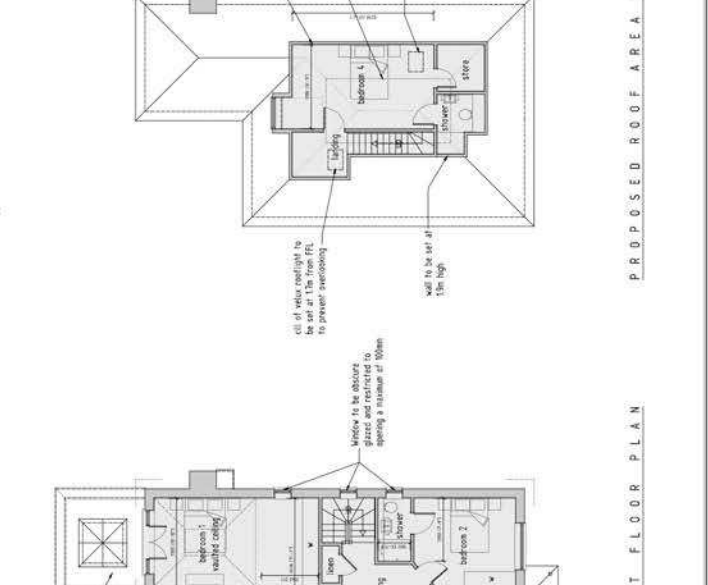
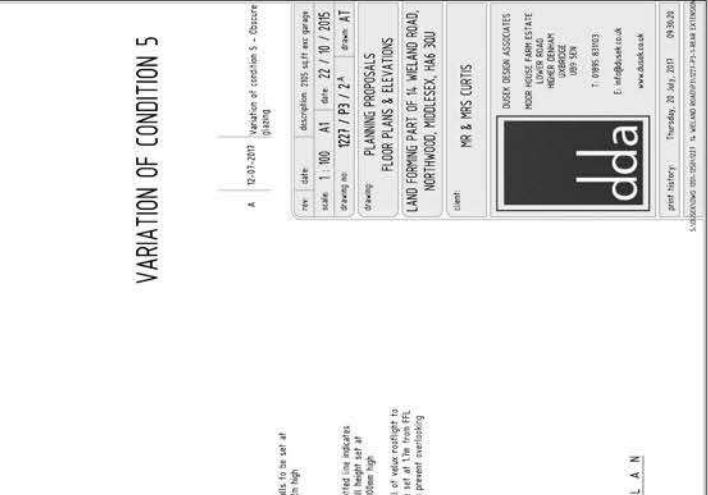
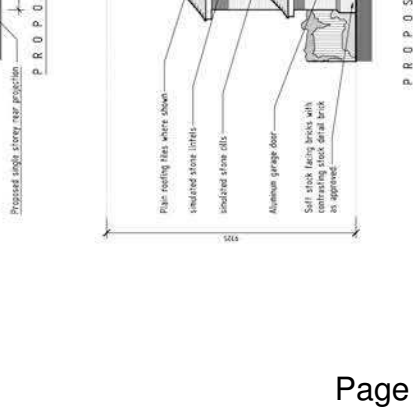
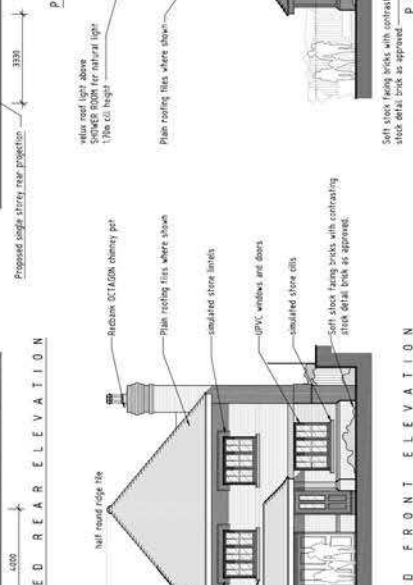
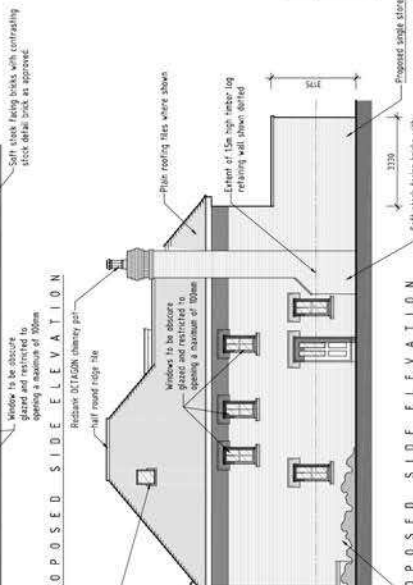
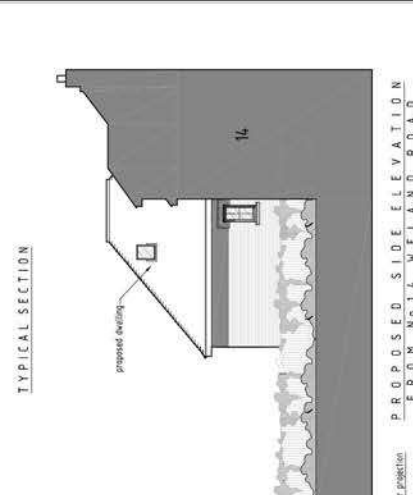
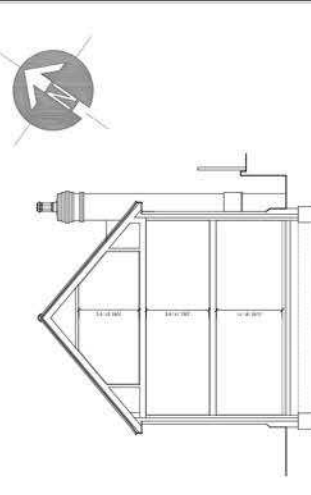
LBH Ref Nos: 71125/APP/2017/2541

Date Plans Received: 12/07/2017

Date(s) of Amendment(s):

Date Application Valid: 20/07/2017

- 1. To ensure part of the building is not obscured by the roofline of the adjacent building.
- 2. To ensure the building is not obscured by the roofline of the adjacent building.
- 3. To ensure the building is not obscured by the roofline of the adjacent building.
- 4. To ensure the building is not obscured by the roofline of the adjacent building.
- 5. To ensure the building is not obscured by the roofline of the adjacent building.
- 6. To ensure the building is not obscured by the roofline of the adjacent building.
- 7. To ensure the building is not obscured by the roofline of the adjacent building.
- 8. To ensure the building is not obscured by the roofline of the adjacent building.
- 9. To ensure the building is not obscured by the roofline of the adjacent building.
- 10. To ensure the building is not obscured by the roofline of the adjacent building.

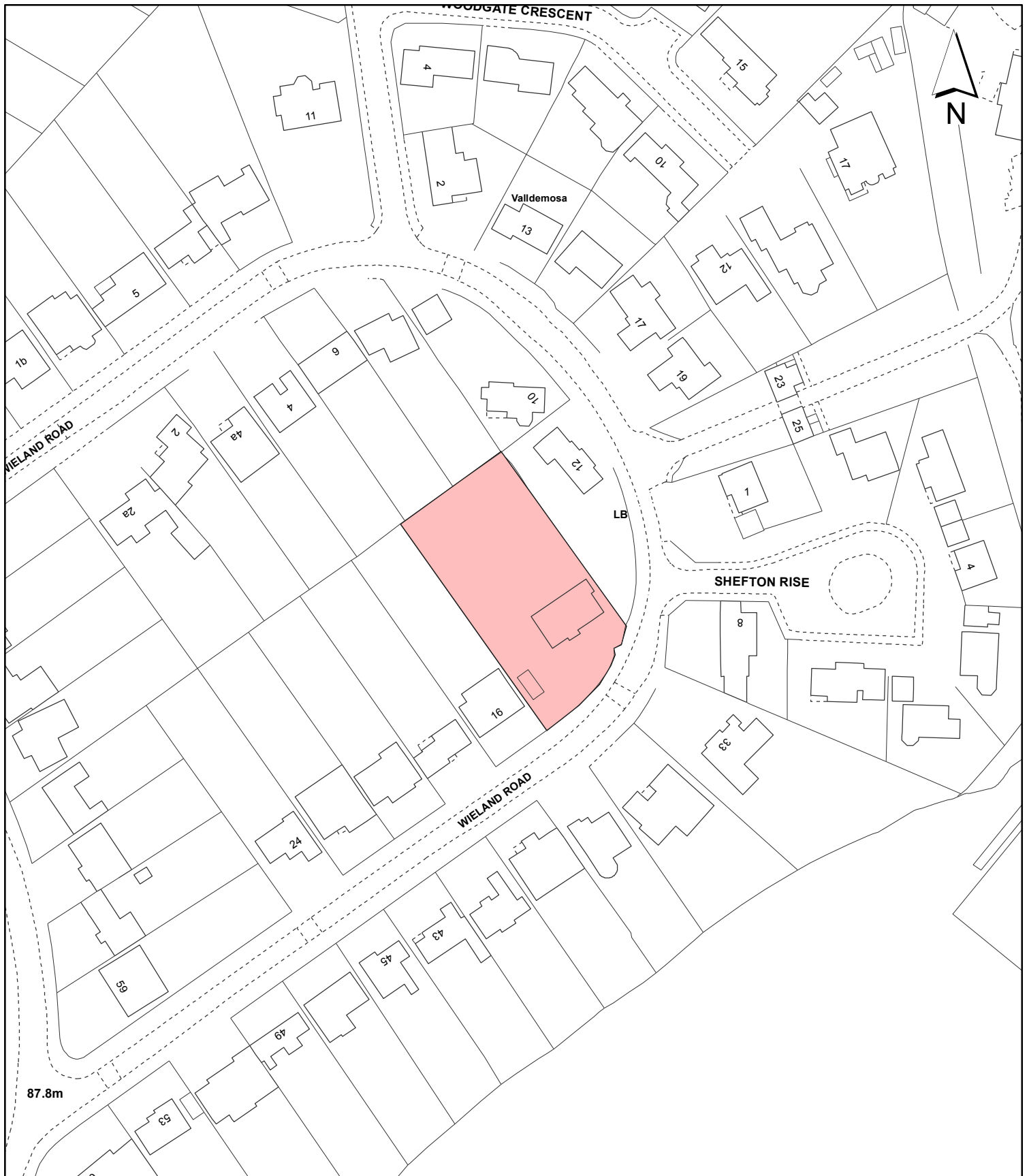


VARIATION OF CONDITION 5

rev	date	description
A	10/07/2017	Revision of condition 5 - obscure glazing

rev	date	description	2015 staff ref	project
1	10/07/2017	10/07/2017	22 / 10 / 2015	AT
drawing no	1221 / P3 / 2/A	drawn	AT	
client	MRS & MRS CURTIS			

DDA DESIGN ASSOCIATES
 HOUSE DESIGN PART 1 & 2
 HOUSE DESIGN PART 3
 HOUSE DESIGN PART 4
 HOUSE DESIGN PART 5
 HOUSE DESIGN PART 6
 HOUSE DESIGN PART 7
 HOUSE DESIGN PART 8
 HOUSE DESIGN PART 9
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 HOUSE DESIGN PART 96
 HOUSE DESIGN PART 97
 HOUSE DESIGN PART 98
 HOUSE DESIGN PART 99
 HOUSE DESIGN PART 100



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 14 Wieland Road**

Planning Application Ref:

71125/APP/2017/2541

Scale:

1:1,250

Planning Committee:

North Page 130

Date:

October 2017

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

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

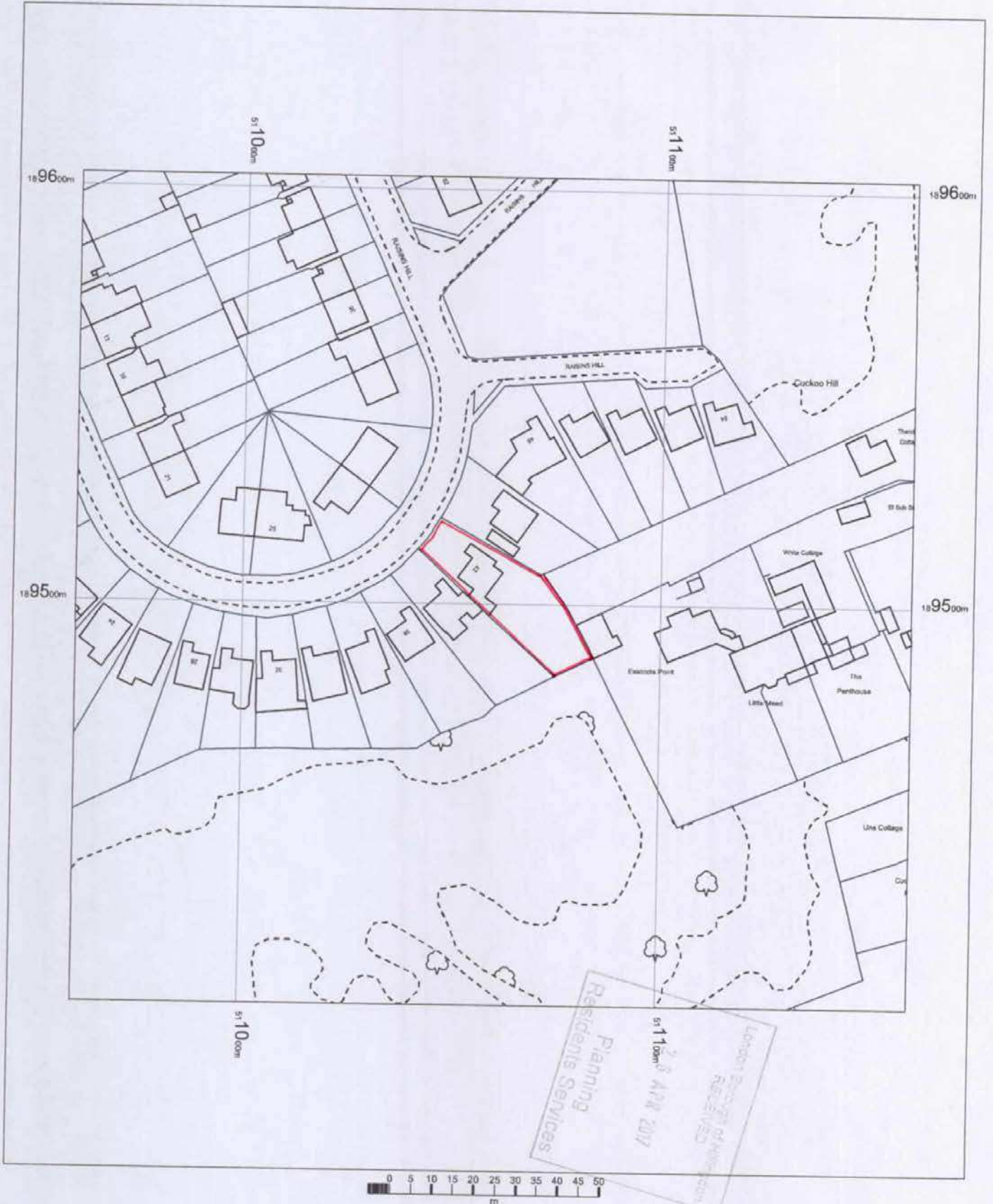


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 42 RAISINS HILL EASTCOTE PINNER
Development: Rear conservatory and conversion of roofspace to habitable use to include 4 x side rooflights and 2 rear rooflights.
LBH Ref Nos: 27718/APP/2017/1559

Date Plans Received: 26/04/2017 **Date(s) of Amendment(s):** 26/04/2017
Date Application Valid: 10/05/2017



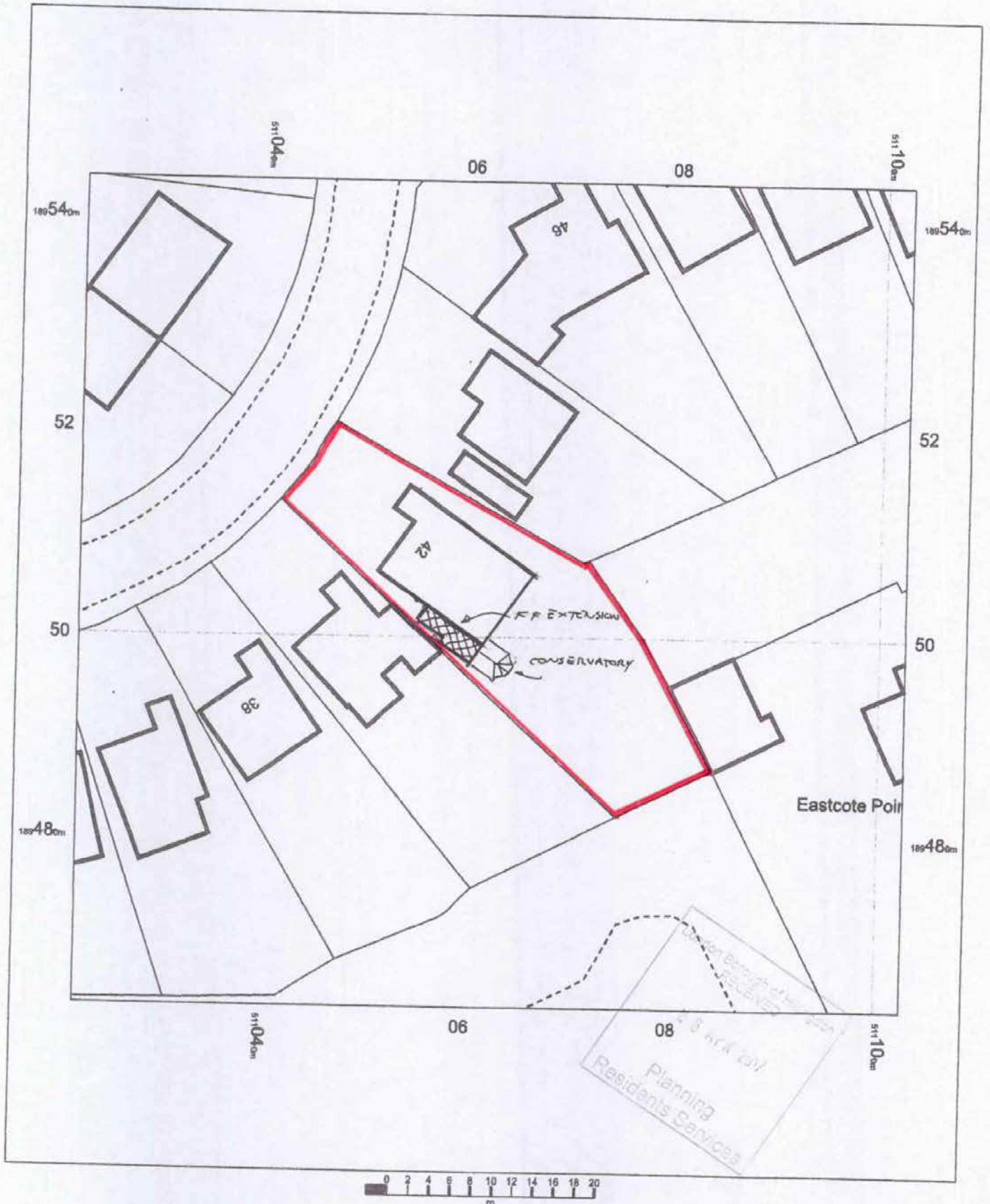
42 Raisins Hill
 Pinner
 HA5 2BS

OS MasterMap 1250/2500/10000 scale
 09 December 2016, ID: BW1-00583707
www.blackwellmapping.co.uk
 1:1250 scale print at A4, Centre: 511060 E, 189503 N
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 100019980

London Borough of Haringey
 RECEIVED
 23 APR 2017
 Planning
 Residents Services



BLACKWELL'S
www.blackwellmapping.co.uk
 TEL: 01865 333 677
maps.oxford@blackwell.co.uk

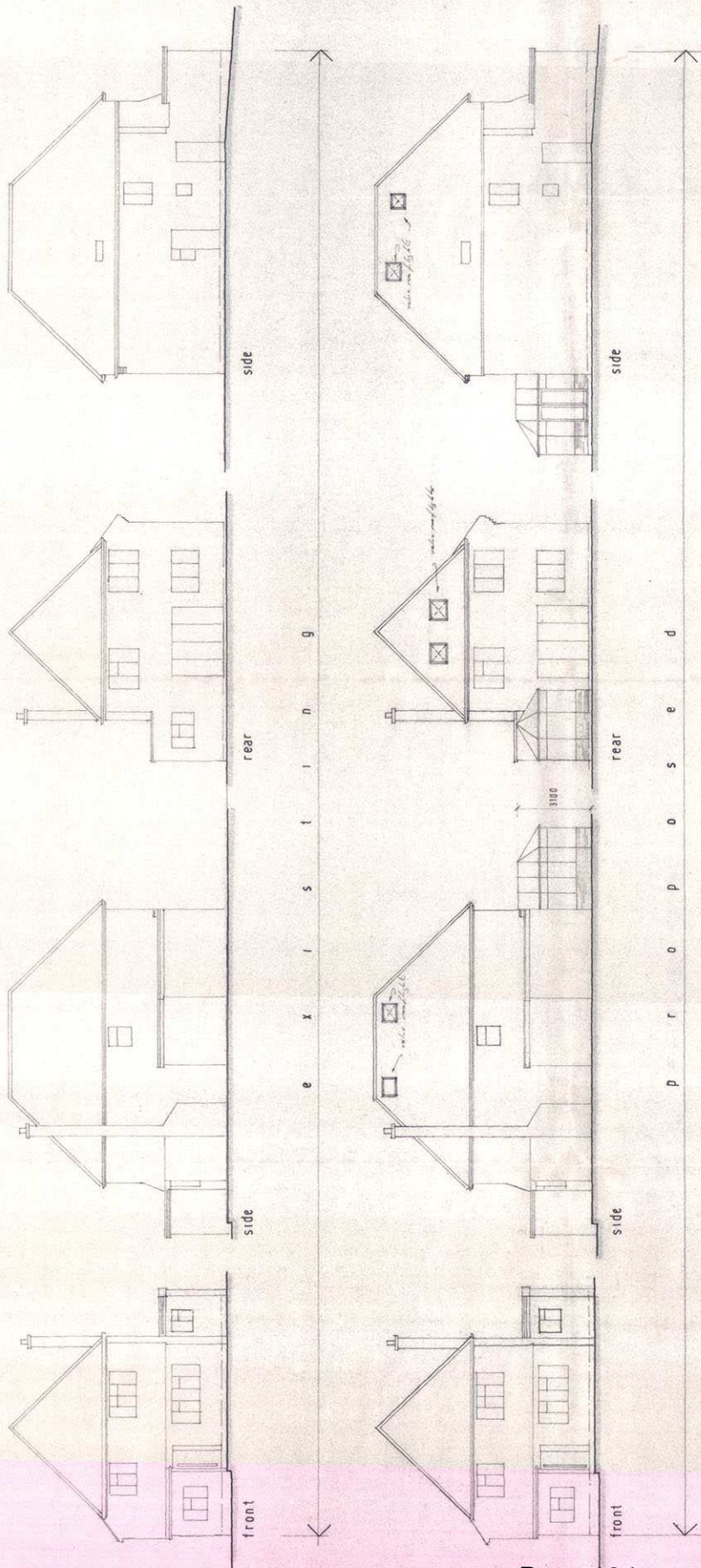


42 Raisins Hill
 Pinner
 HA5 2BS

OS MasterMap 1250/2500/10000 scale
 09 December 2016, ID: BW1-00583705
 www.blackwellmapping.co.uk
 1:500 scale print at A4, Centre: 511062 E, 189504 N
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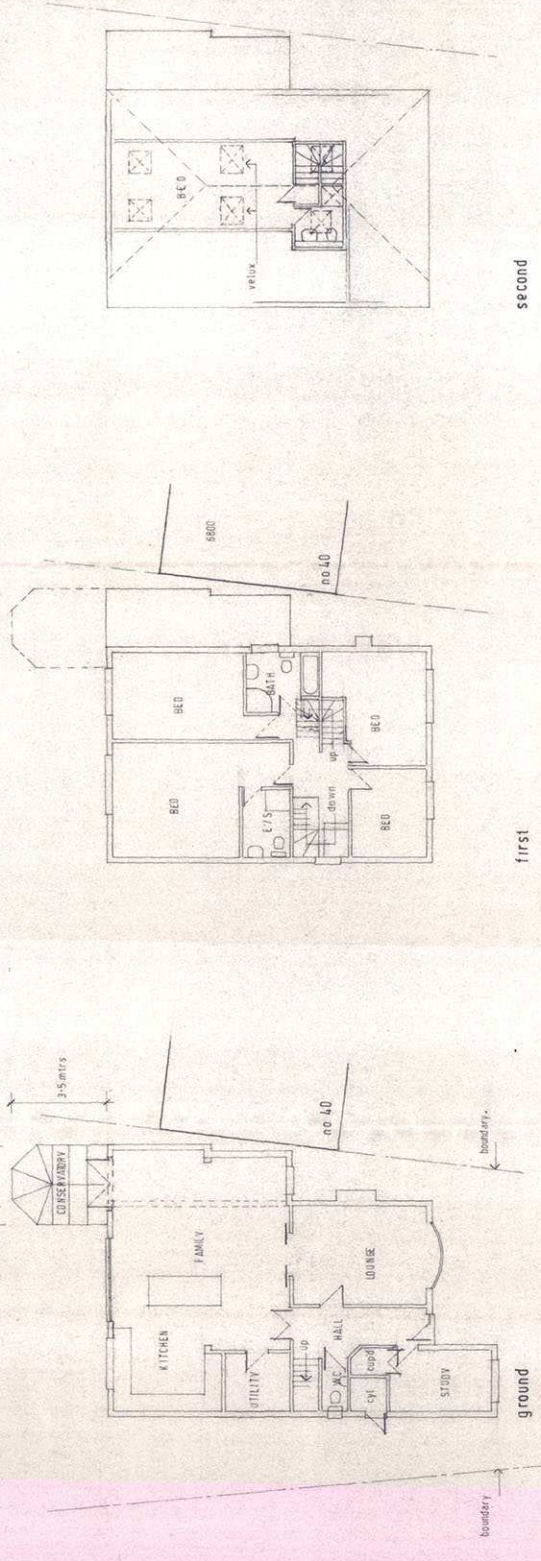
24 JUL 2017

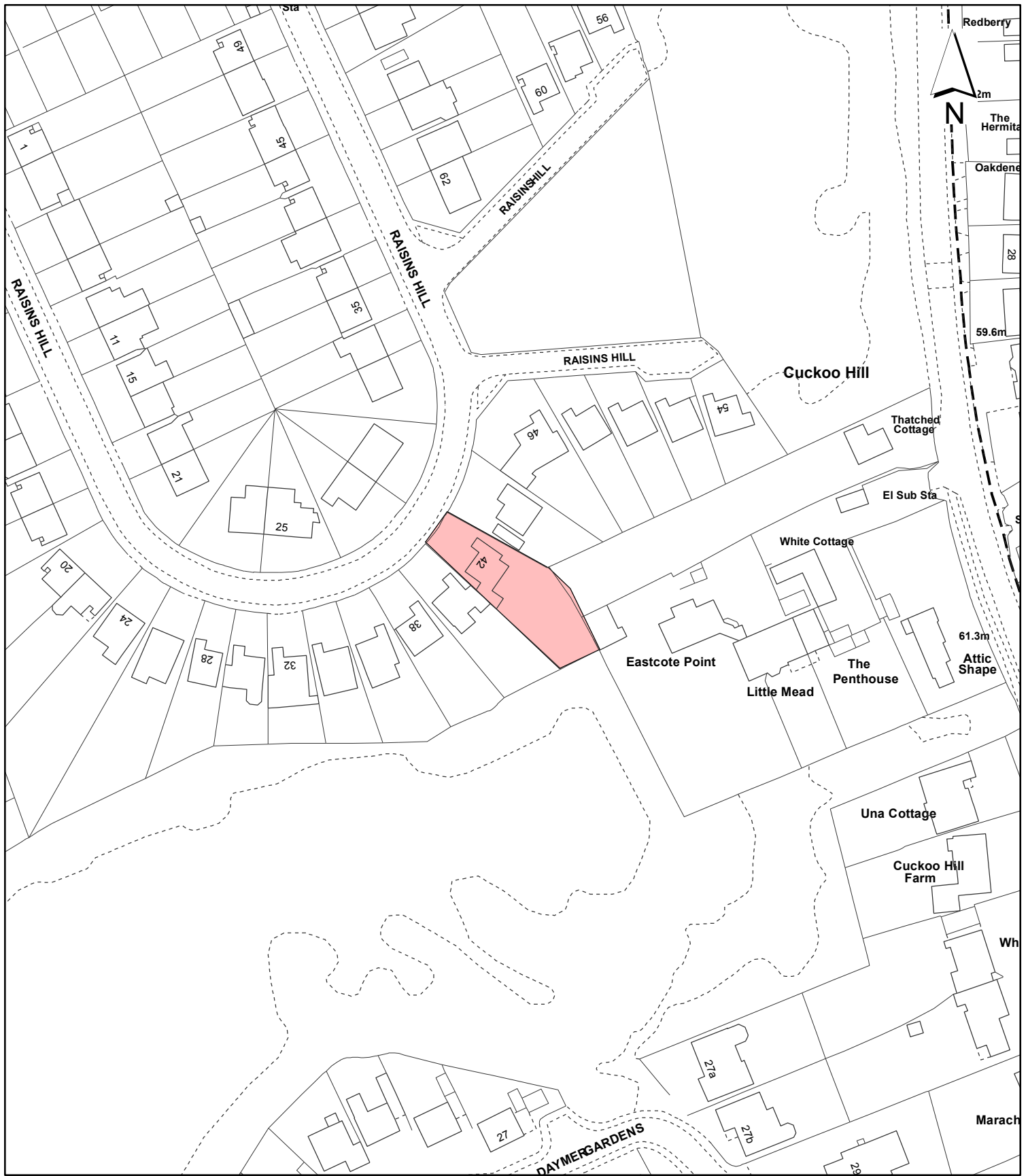
REV B roof dormers & rearable removed
 first floor side elevation removed
 REV A minor dimensional mods. added 5/17

Chris Walker
 Chartered Architectural Technologist
 CIAT
 188 West Heath Road
 West Heath
 Birmingham
 B37 3JB
 Mobile: 0970 291922

PROPOSED
LOFT CONVERSION AND CONSERVATORY
AT 47 HAISINS HILL
FINNER
MIDDLESEX
FOR: C. PINNOS

Scale	1:100
Date	Jan 2017
Drawing No.	121-17-1





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Site Address:

42 Raisins Hill

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

Planning Application Ref:
27718/APP/2017/1559

Scale:
1:1,250

Planning Committee:
North Page 135

Date:
October 2017



HILLINGDON
 LONDON

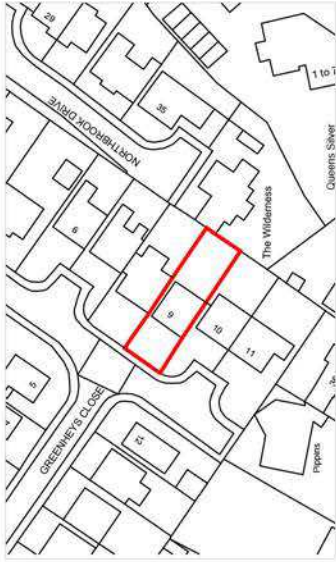
Report of the Head of Planning, Sport and Green Spaces

Address 9 GREENHEYS CLOSE NORTHWOOD MIDDLESEX

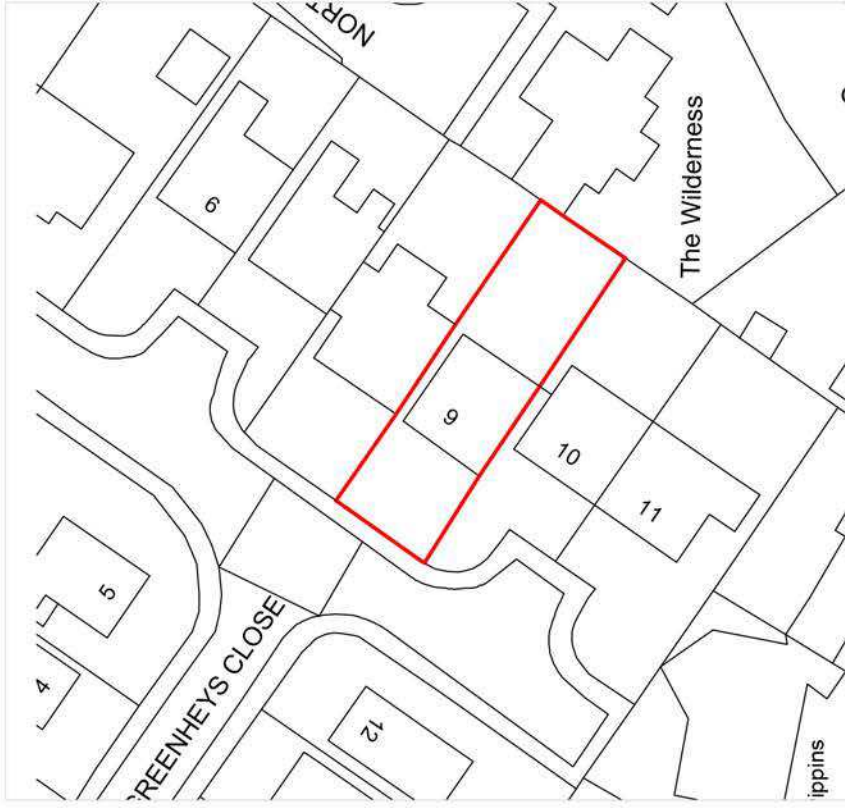
Development: Alterations to single-storey rear extension to include amended roof design, changes to the rear elevation and installation of window to side elevation (retrospective application).

LBH Ref Nos: 69090/APP/2017/2535

Date Plans Received:	12/07/2017	Date(s) of Amendment(s):	19/09/2017
Date Application Valid:	24/07/2017		12/07/2017



LOCATION PLAN
(SCALE:1:1250)



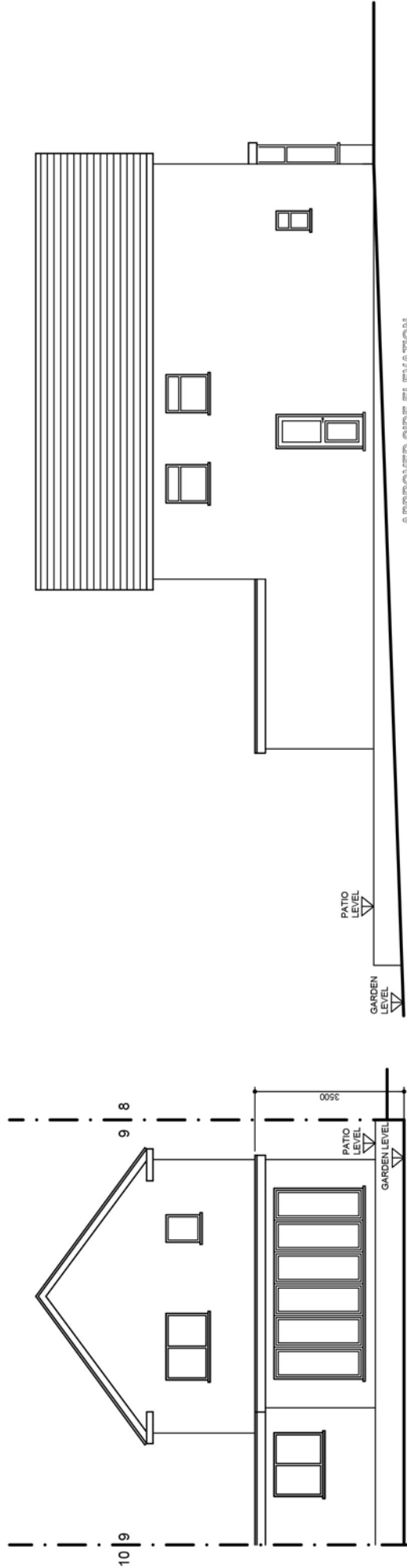
BLOCK PLAN
(SCALE:1:500)

- GENERAL NOTES:**
1. All dimensions are in mm, unless otherwise stated. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
 2. The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.
 3. The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed.
 4. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
 5. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
 6. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
 7. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
 8. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
 9. The Design may be limited to basic structural and layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken

ICreate
DESIGNS LTD
Planning & Designing of All Types of Building Works
13 ROBB ROAD, STANMORE, HA7 3SQ
Tel: 07886759400 Em: ikreated@gmail.com

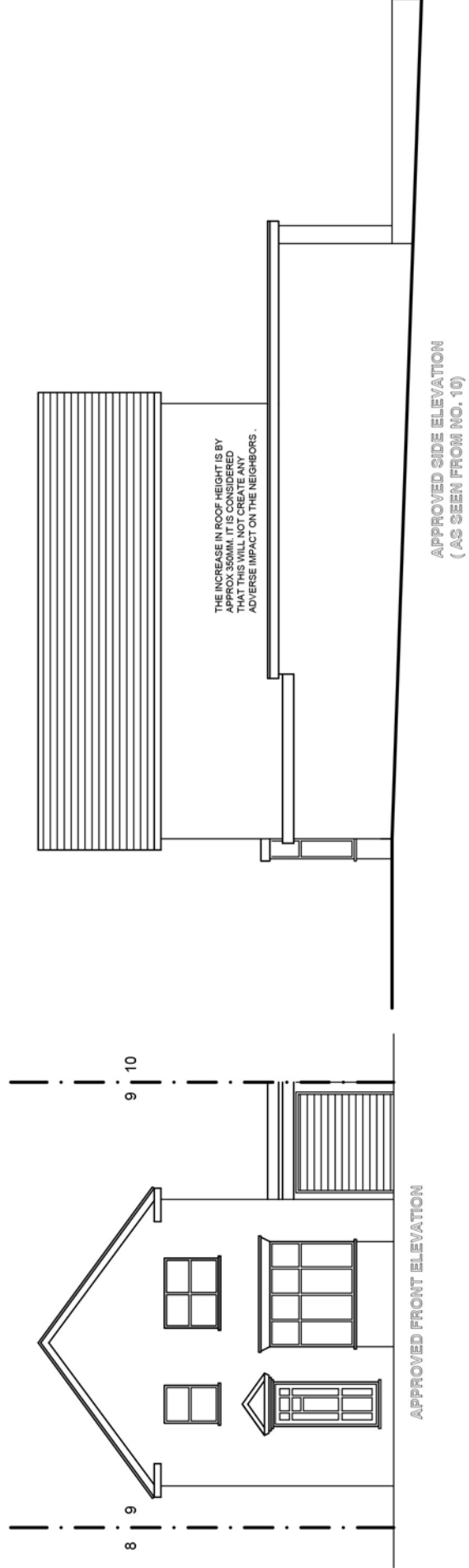
REV	DATES	COMMENTS
C	10/07/17	FOR PLANNING APPLICATION
B	06/08/16	FOR PLANNING APPLICATION
A	12/04/16	FOR PLANNING APPLICATION

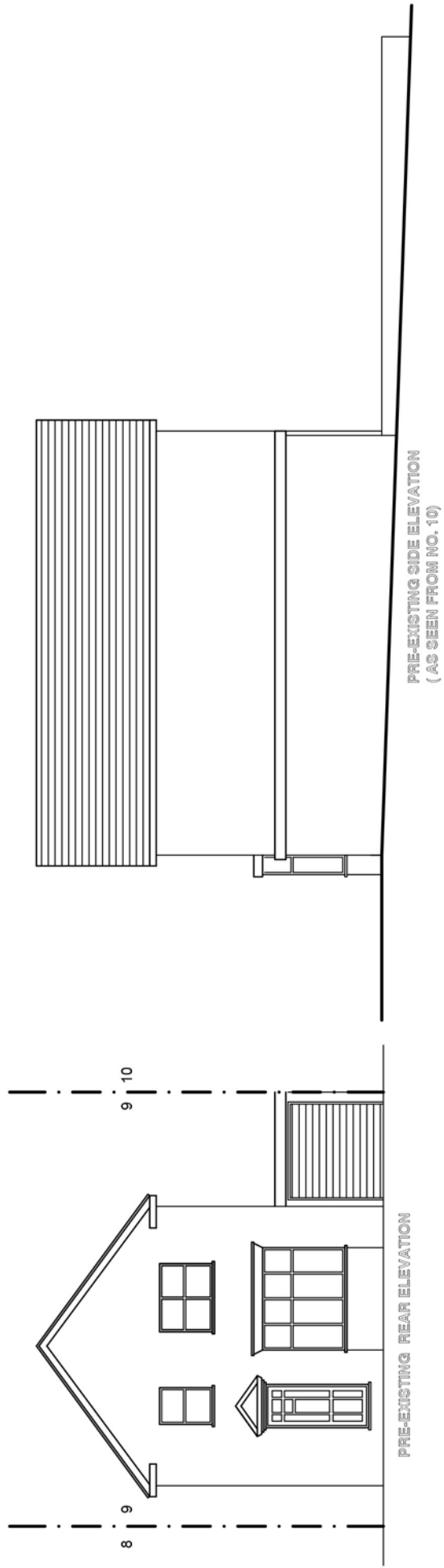
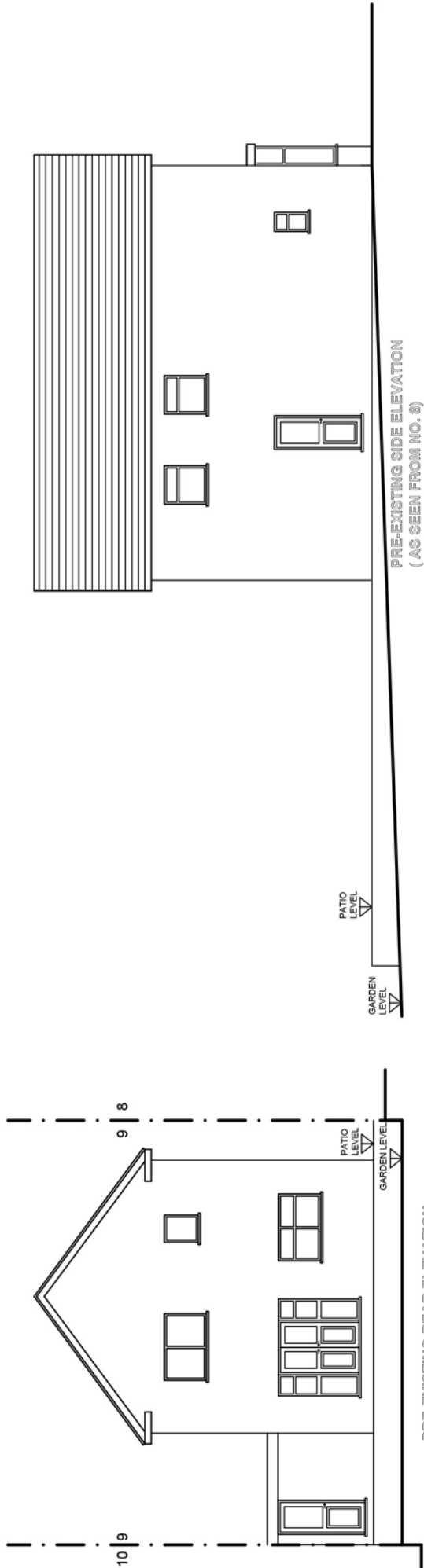
CLIENT	MR. RAJ YADAV 9 GREENEYS CLOSE NORTHWOOD HA6 2FR
PROJECT/TITLE	RETENTION OF WINDOW ON FLANK WALL AT 9 GREENEYS CLOSE, NORTHWOOD, HA6 2FR
SCALE:	DRG NO : 1:100@A3 9GREENEYSCLOSE-001

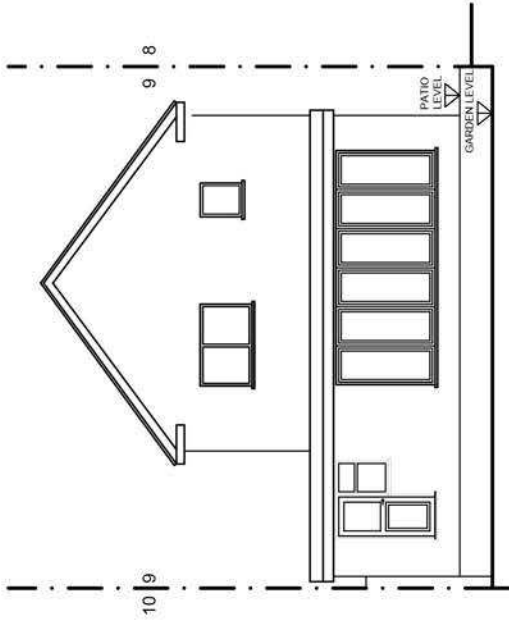


APPROVED REAR ELEVATION
(AS SEEN FROM NO. 8)

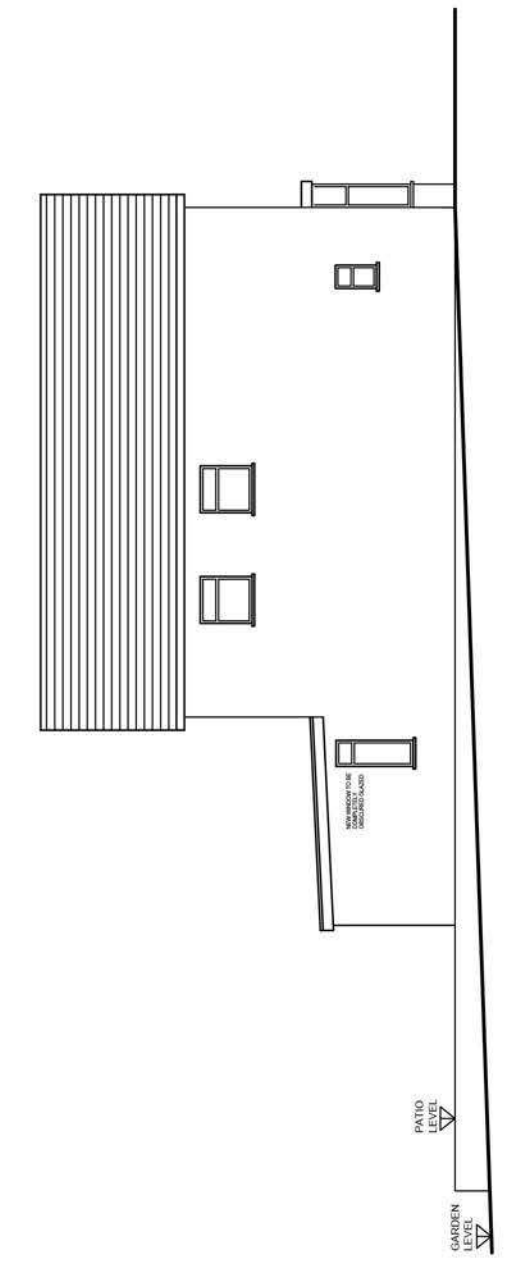
APPROVED SIDE ELEVATION
(AS SEEN FROM NO. 9)



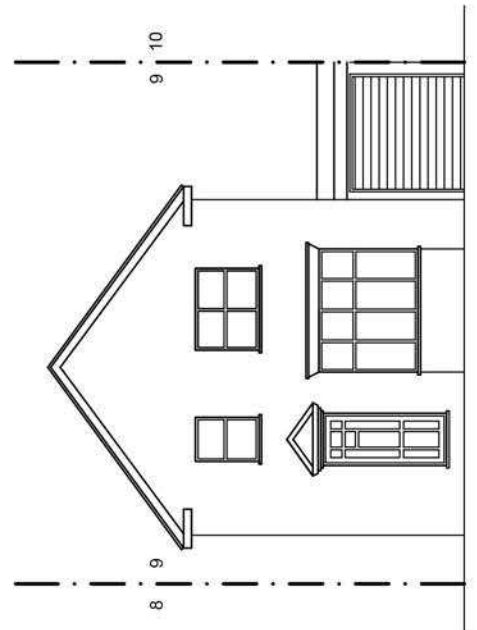




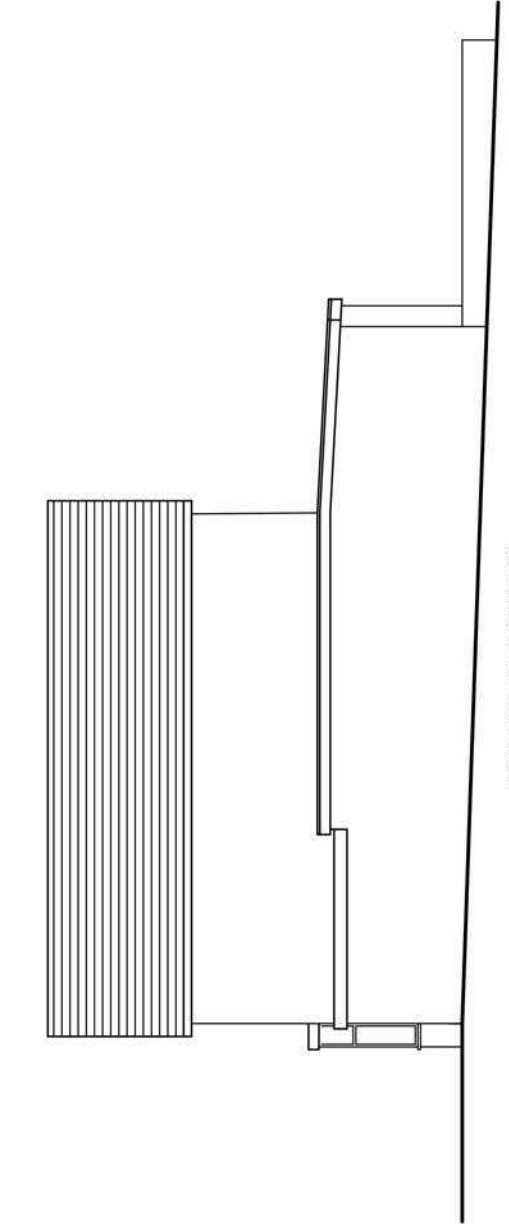
EXISTING REAR ELEVATION



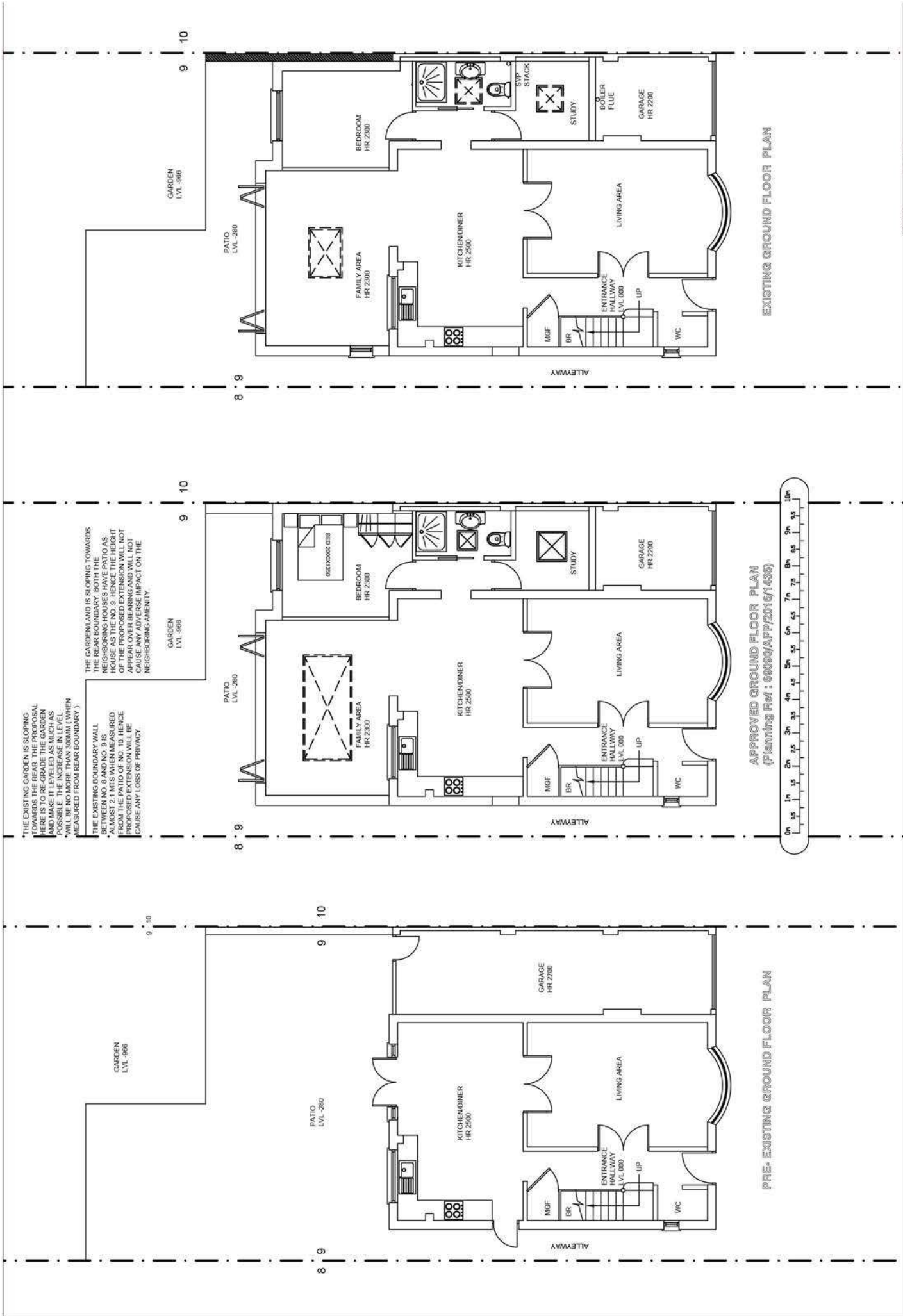
EXISTING SIDE ELEVATION
(AS SEEN FROM NO.8)

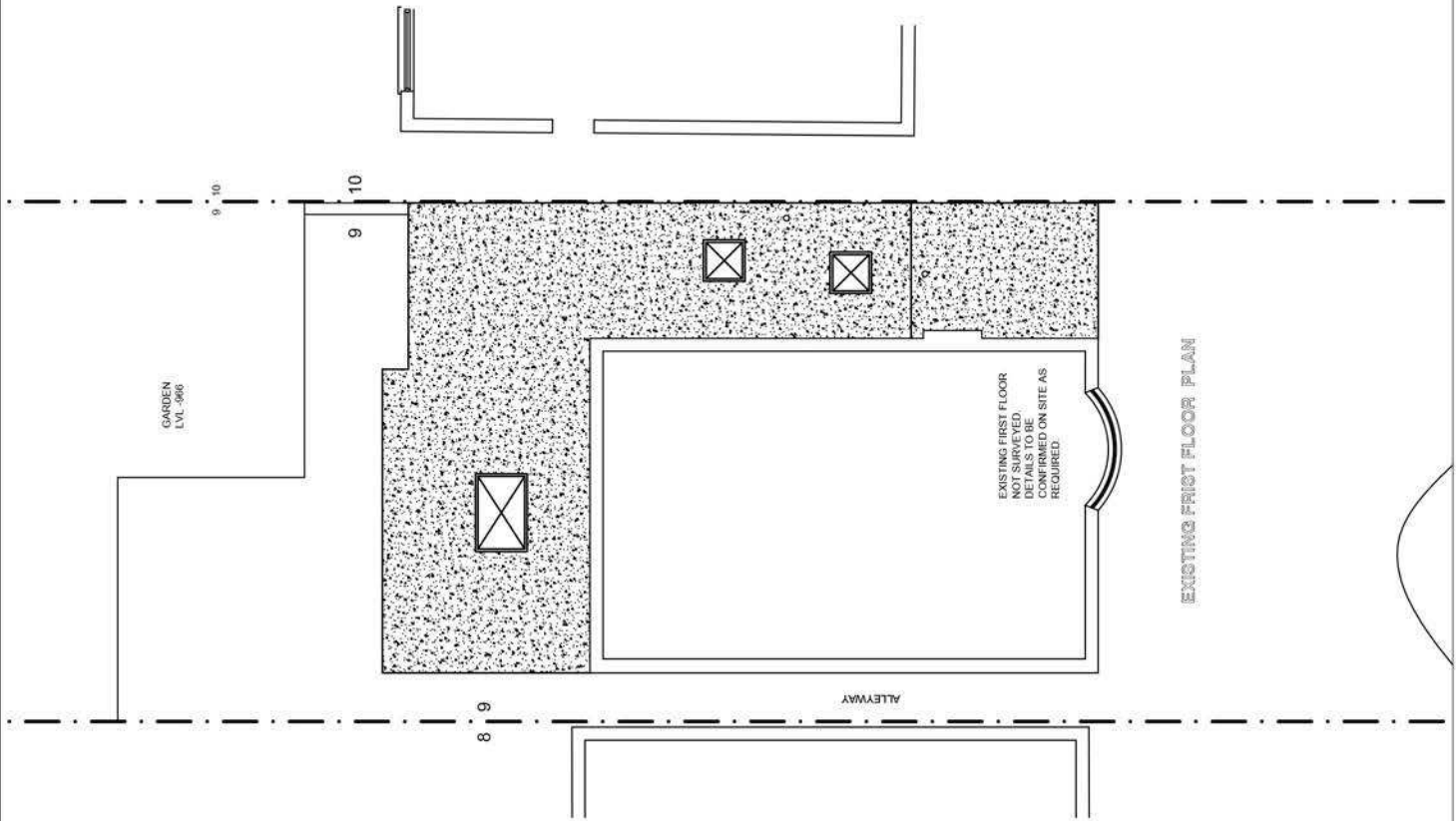


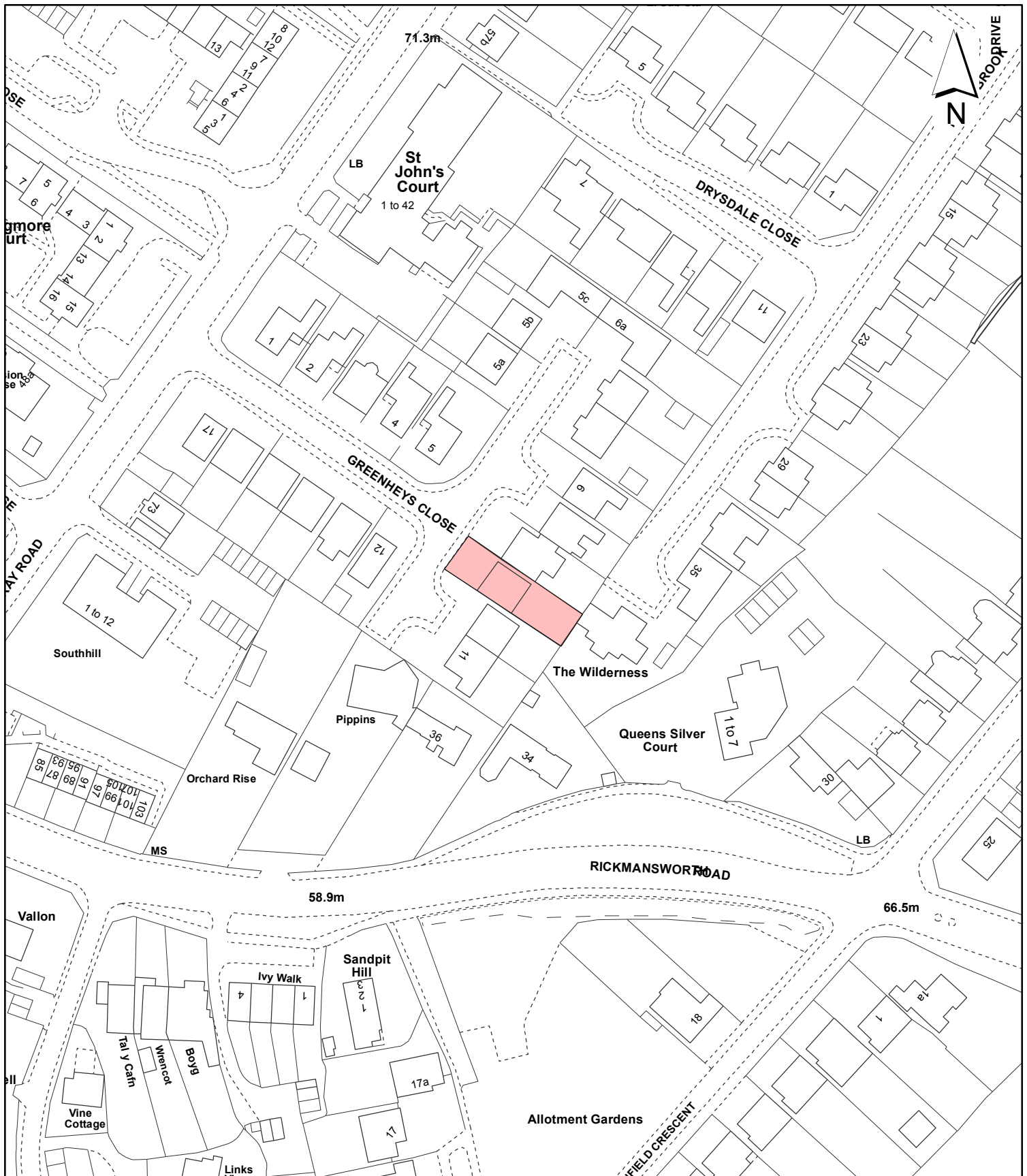
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION
(AS SEEN FROM NO.10)







Notes:

 Site boundary

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Site Address:

9 Greenheys Close

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

Planning Application Ref:

69090/APP/2017/2535

Scale:

1:1,250

Planning Committee:

North Page 143

Date:

October 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

Development: Single storey extension, involving removal of decking.

LBH Ref Nos: 10615/APP/2017/2377

Date Plans Received: 29/06/2017

Date(s) of Amendment(s):

Date Application Valid: 11/07/2017

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 507656, 187960

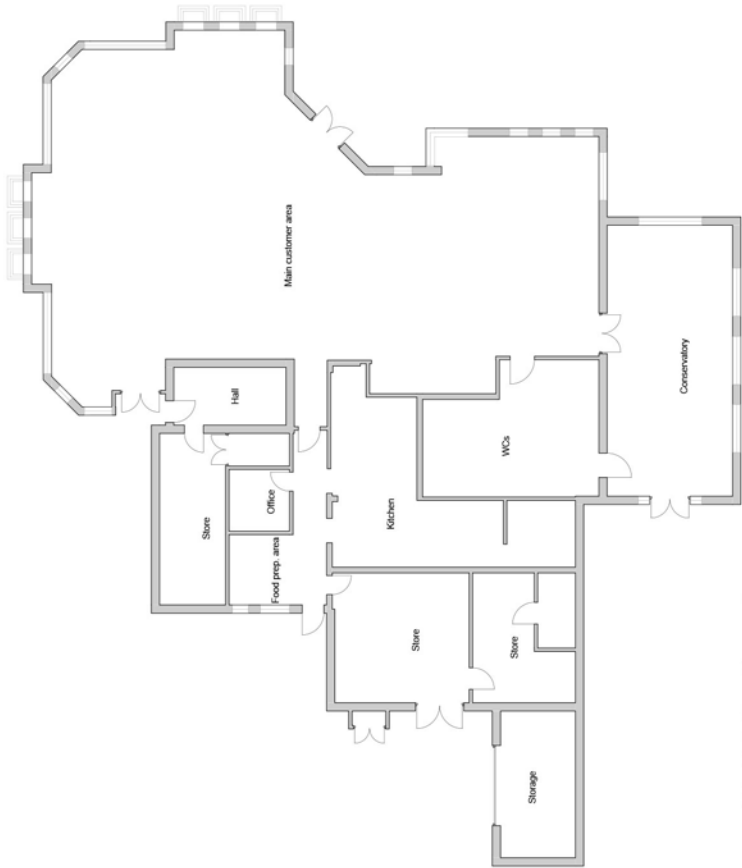


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
25/06/2017 17:24

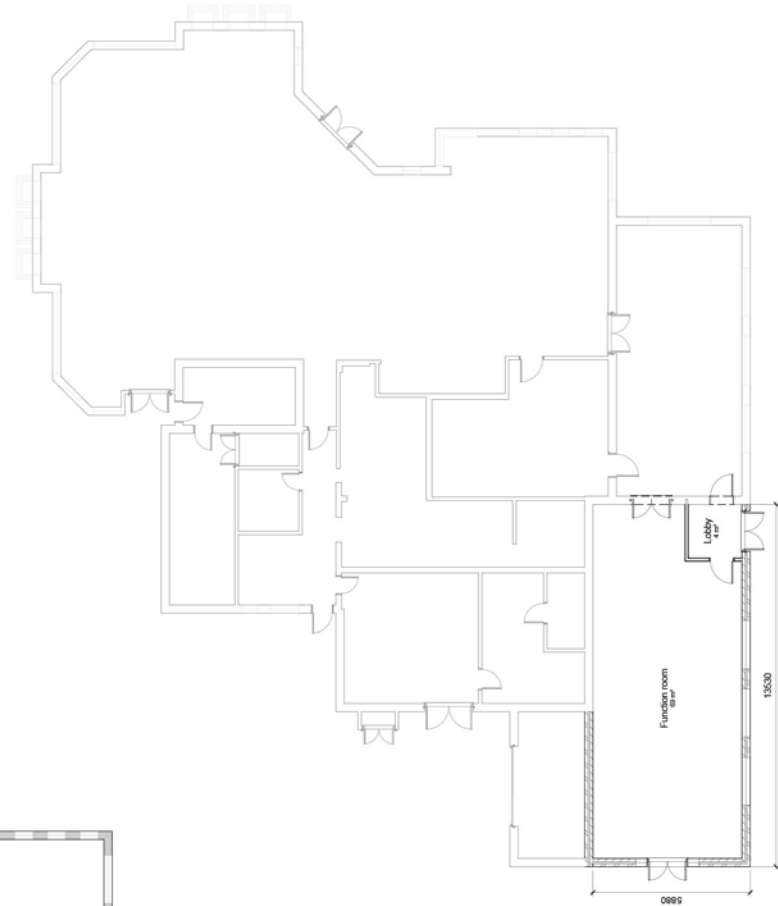
Proposed Block Plan



Assumed original ground footprint= 283 sqm
 Allowance of 50% of 353sqm= 191.5
 Total allowable cumulative footprint= 383+191.5= 574.5 sqm



1 FP_Existing Ground
 1 : 100



2 FP_Proposed Ground
 1 : 100

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE
PROJECT: Single storey extension; Rooflight TITLE: FP_Existing and Proposed Ground Client: Owner Address: Breakpear Rd S, Ruimsip, Uxbridge UB9 6LT DRAWN BY: Author CHECKED BY: Checker SCALE: (B/A1) 1:100 PROJECT NUMBER: Project Number DRAWING NUMBER: 1-A REV:	



1 EIV_Existing Front
1 : 100



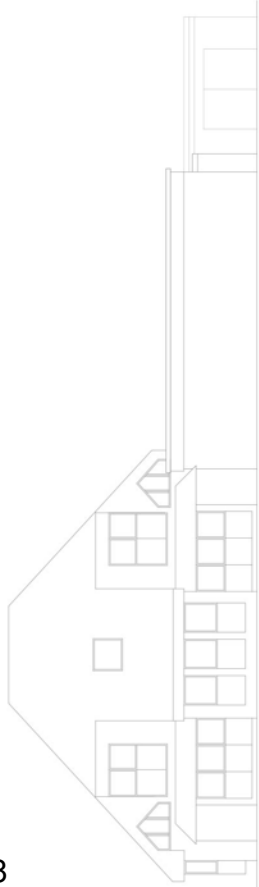
2 EIV-Proposed Front
1 : 100



8 EIV-Existing Rear
1 : 100



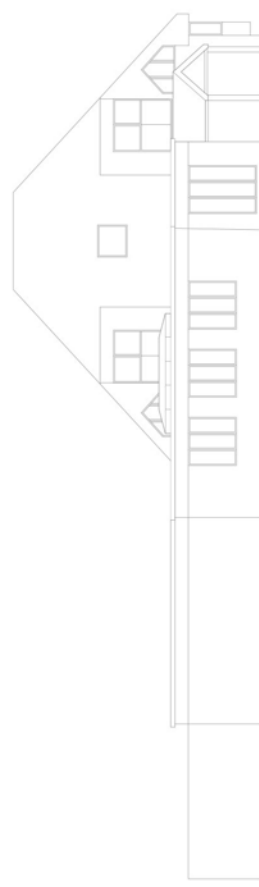
3 EIV-Proposed Rear
1 : 100



5 EIV_Existing South Side
1 : 100



4 EIV-Proposed South Side
1 : 100



6 EIV_Existing North Side
1 : 100



7 EIV-Proposed North Side
1 : 100

Windows, rooflight structure, and external materials to be same/ similar as existing

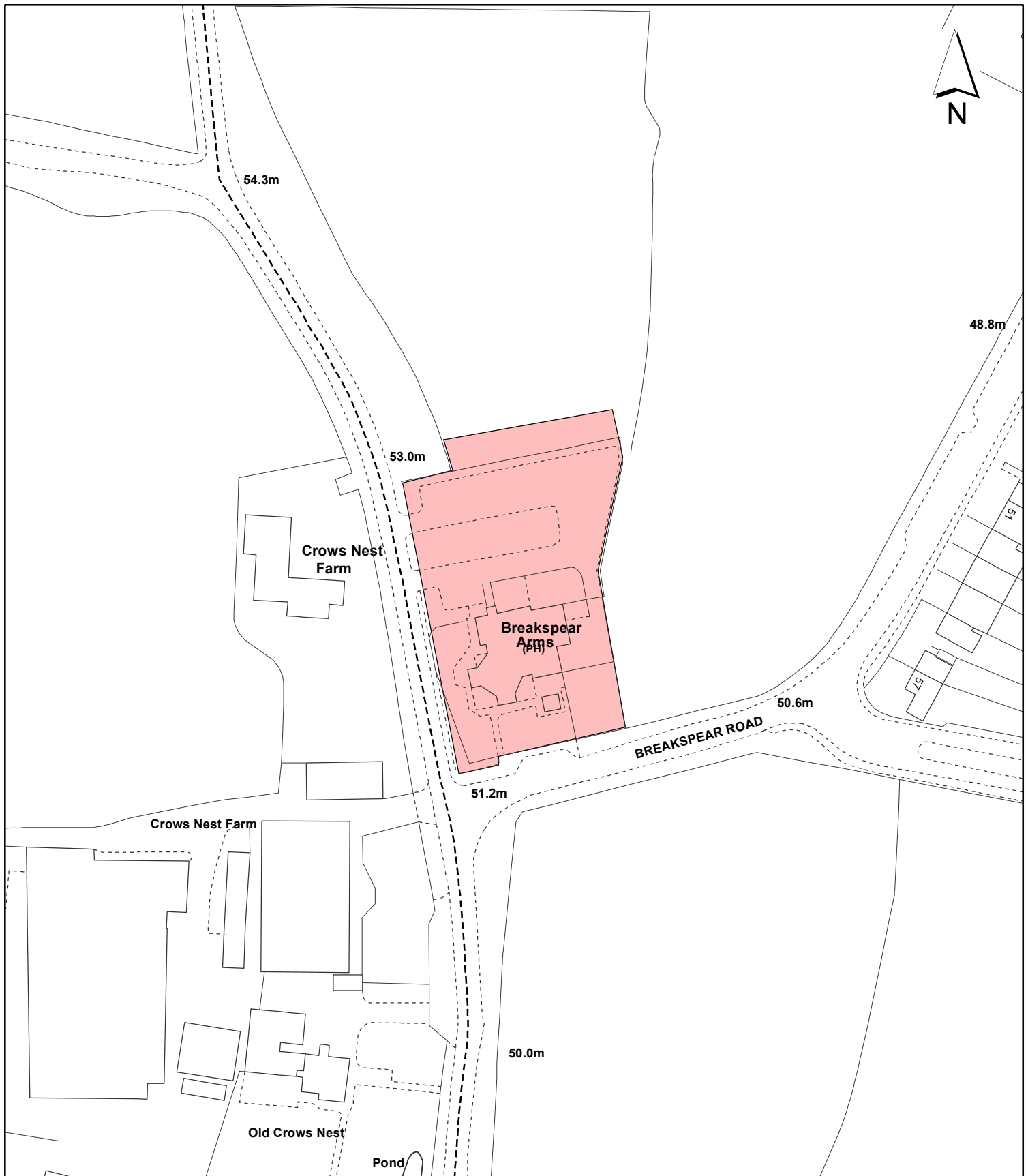
Rev	Description	Date

CODE	SUITABILITY DESCRIPTION

STATUS	PURPOSE OF ISSUE

0.1	0	0.5	1	1.5	2	2.5
SCALE 1:50						
1	0	1	2	3	4	5
SCALE 1:100						

PROJECT	
Single storey extension; Rooflight	
TITLE	
EIV_Existing and Proposed	
Client	Owner
Address	Breakspear Rd S, Ruislip, Uxbridge UB9 6LT
DRAWN BY	CHECKED BY
Author	Checker
SCALE (@ A1)	PROJECT NUMBER
1 : 100	Project Number
DRAWING NUMBER	REV
2-A	



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Site Address:

Breakspear Arms

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

Planning Application Ref:
10615/APP/2017/2377

Scale:
1:1,250

Planning Committee:
North Page 149

Date:
October 2017



HILLINGDON
 LONDON

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