



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 25  
OCTOBER 2017

**Time:** 7.30 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:** Tuesday, 17 October 2017

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This Agenda is available online at:  
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*Putting our residents first*

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

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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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## *Accessibility*

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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

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

## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

## About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings 1 - 28
- 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	53 Wieland Road - 28044/APP/2017/2249	Northwood Hills	Part two storey, part single storey side/rear extension and demolition of garage.  <b>Recommendation: Approval</b>	29 - 42  65 - 73
7	Pincio Gate End - 8954/APP/2017/2400	Northwood Hills	Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow.  <b>Recommendation: Refusal</b>	43 - 58  74 - 80

8	Land between 2 and 6 Woodside Road -  70377/APP/2017/2956	Northwood Hills	<p>Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)</p> <p><b>Recommendation: Approval</b></p>	<p>59 - 64</p> <p>81 - 84</p>
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**PART I - Plans for North Planning Committee**

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# Agenda Item 3

## Minutes



NORTH Planning Committee

10 May 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, John Oswell, Janet Duncan (Reserve) (In place of Manjit Khatra) and Brian Stead (Reserve) (In place of Jem Duducu)</p> <p><b>LBH Officers Present:</b> Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
198.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Duducu and Councillor Khatra. Councillor Stead and Councillor Duncan were in attendance as substitutes.</p>
199.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Morgan declared an interest in Item 11 and left the room during the discussion of this item.</p>
200.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF PREVIOUS MEETINGS</b> (<i>Agenda Item 3</i>)</p> <p>That the minutes of the meetings held on 6 April and 25 April 2017 were agreed.</p>
201.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
202.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
203.	<p><b>LAND ADJACENT TO 68 KNOLL CRESCENT, NORTHWOOD - 70975/APP/2017/586</b> (<i>Agenda Item 6</i>)</p> <p><b>Two three-bed, one and a half storey, semi-detached dwelling houses with associated parking and amenity space, involving the demolition of existing outbuilding.</b></p>

	<p>Officers introduced the report and highlighted the addendum.</p> <p>A petitioner spoke in objection to the application, and informed the Committee that he represented over 120 local residents who opposed the proposal as it was considered a backland development on the garden of No. 43 The Drive. The petitioner noted that applications on the site had been refused multiple times at the Committee and at appeal, and those refusal reasons were still relevant for this application. In addition, Members heard that the access and parking proposed were worse, and the removal of trees and greenery which were integral to the area was unacceptable.</p> <p>Councillors also noted a letter from a local Ward Councillor citing its over-dominance, impact on neighbours and its bulk on the site as reasons to oppose the application.</p> <p>Members agreed that the application was unacceptable, and moved the officer's recommendation, which was seconded and unanimously agreed upon being put to a vote.</p> <p>– <b>RESOLVED:</b> That the application was refused.</p>
204.	<p><b>REAR OF 33 CHESTER ROAD, NORTHWOOD - 70636/APP/2017/645</b> (<i>Agenda Item 7</i>)</p> <p><b>Two-storey, three-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.</b></p> <p>Officers introduced the report, which sought the erection of a two-storey, three-bed, detached dwelling on land accessed from Hawes Close in the back garden of 33 Chester Road.</p> <p>Members expressed their support for the report, and moved, seconded and unanimously agreed the officer's recommendation.</p> <p>– <b>RESOLVED:</b> That the application was refused.</p>
205.	<p><b>98 EXMOUTH ROAD, RUISLIP - 16772/APP/2017/69</b> (<i>Agenda Item 8</i>)</p> <p><b>Conservatory to rear (Part Retrospective).</b></p> <p>Officers introduced the report, which related the erection of a conservatory to the rear of a two-storey terraced property (part retrospective).</p> <p>The Head of Planning and Enforcement informed members that a timescale was in place to remove and replace the unauthorised structure, and Members agreed that this was desirable, but wished to delegated authority to the Head of Planning and Enforcement to ensure that the wording of Condition 1 of the recommendation could be strengthened.</p> <p>The Committee confirmed that the proposal was an improvement on the previous extension, but questioned whether there was an impact on the amenity of neighbouring properties. Officers confirmed that any concern of overlooking was addressed with this proposal.</p> <p>Councillors moved and seconded the officer's recommendation, with delegated authority granted to the Head of Planning and Enforcement to strengthen Condition 1. Upon being put to a vote, the recommendation was unanimously agreed.</p>



	<ul style="list-style-type: none"> <li>- <b>RESOLVED:</b> That the application was approved, with delegated authority to the Head of Planning and Enforcement relating to Condition 1.</li> </ul>
206.	<p><b>66 THE DRIVE, ICKENHAM - 4011/APP/2017/203</b> (<i>Agenda Item 9</i>)</p> <p><b>Erection of two-storey detached building with habitable roof space for use as five flats: four two-bed and one three-bed flats with associated amenity space and parking, involving the demolition of the existing building (Outline Planning Application with All Matters Reserved).</b></p> <p>Officers introduced the application, which sought outline permission to demolish the existing dwellinghouse and replace it with a two-storey building with habitable roof space for use as five flats.</p> <p>Members wanted assurances that agreement of the Outline Planning Application would not impact on the Reserved Matters Application that would return in the future, as there were concerns about the bulk and size, overshadowing, impact on neighbouring properties, parking and outbuilding in the proposal, and responding to Councillors' questions, officers confirmed that the area in question was well below the 10% threshold for flatted developments within 1km of the site.</p> <p>The Committee expressed concern that the outline application did not have enough detail, and were reluctant to support an application that was so close to adjoining properties without further information on the proposal.</p> <p>As such, a resolution to defer the application for further information was moved, seconded, and unanimously agreed when put to a vote.</p> <ul style="list-style-type: none"> <li>- <b>RESOLVED:</b> That the application was deferred.</li> </ul>
207.	<p><b>15 THORNHILL ROAD, ICKENHAM - 31885/APP/2017/681</b> (<i>Agenda Item 10</i>)</p> <p><b>Roof alterations / extensions including rear dormer window (resubmission following 31885/APP/2016/2461).</b></p> <p>Officers introduced the report and noted the addendum, which outlined a change to Condition 1 of the recommendation.</p> <p>Members noted that the dormer had been reduced significantly, and, responding to questioning, Officers confirmed that the roof height was increased but the ridge height had not changed.</p> <p>Councillors moved the officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement to agree the wording of relevant conditions. This recommendation was seconded and unanimously agreed at a vote.</p> <ul style="list-style-type: none"> <li>- <b>RESOLVED:</b> That the application was approved, subject to an additional condition and delegated authority to the Head of Planning and Enforcement.</li> </ul>
208.	<p><b>68 NORWICH ROAD, NORTHWOOD - 12054/APP/2016/4496</b> (<i>Agenda Item 11</i>)</p> <p><b>Part-retention of single-storey side extension and replacement of pitched roof over the rear, and retained side extension with a flat roof.</b></p>

	<p>Officers introduced the report, and Members noted that the proposed works had already been carried out in terms of the removal of the part of the extension flanking the side extension of the original dwelling. Councillors proposed that a further condition be added to ensure that the changes returned the property to its original condition.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation, subject to the additional condition.</p> <ul style="list-style-type: none"> <li>- <b>RESOLVED:</b> That the application was approved, subject to additional condition.</li> </ul>
209.	<p><b>514 &amp; 514A VICTORIA ROAD, RUISLIP - 72489/APP/2017/43</b> (<i>Agenda Item 12</i>)</p> <p><b>Change of use from Use Class A1 (Shops) to D1 (Nursery), including alterations to elevations.</b></p> <p>Officers introduced the application, which sought a change of use of the ground floor unit from (A1) Retail to (D1) Non-Residential Institution to provide a children's nursery.</p> <p>Members expressed their support for the application, but noted that there was another nursery in the close vicinity to this site, and that it had different opening hours. The Committee suggested a condition be added to delegate authority to the Head of Planning and Enforcement to check the conditioned opening hours at the nearby nursery, and mirror these hours in a condition for this application.</p> <p>Councillors also noted that the change of use to Use Class D1 did not solely specify nursery use, and could be used as any Non-Residential Institution. As such, it was proposed that a further condition be added to restrict use at the site to a Nursery only.</p> <p>The Committee moved the officer's recommendation with the delegated authority and additional condition. This proposal was seconded, and upon being put to a vote, unanimously agreed.</p> <ul style="list-style-type: none"> <li>- <b>RESOLVED:</b> That the application was approved, subject to the additional conditions and delegated authority to the Head of Planning and Enforcement.</li> </ul>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.55 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.**

## Minutes



**NORTH Planning Committee**

**11 May 2017**

**Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge UB8 1UW**

	<b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jazz Dhillon, Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins and John Oswell (Labour Lead)
1.	<b>APOLOGIES FOR ABSENCE</b> ( <i>Agenda Item</i> )  Apologies for absence had been received from Councillor Khatra.
2.	<b>ELECTION OF CHAIRMAN</b> ( <i>Agenda Item 1</i> )  <b>RESOLVED: That Councillor Lavery be elected as Chairman of the North Planning Committee for the 2017/2018 municipal year.</b>
3.	<b>ELECTION OF VICE CHAIRMAN</b> ( <i>Agenda Item 2</i> )  <b>RESOLVED: That Councillor Morgan be elected as Vice Chairman of the North Planning Committee for the 2017/2018 municipal year.</b>
	The meeting, which commenced at 8.32 pm, closed at 8.37 pm.

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

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

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## Minutes



NORTH Planning Committee

30 May 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra and John Oswell</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement), Mandip Malhotra (Major Applications and Business Development), Zenab Haji-Ismael (Principal Planning Officer), James McClean Smith (Major Planning Applications Officer), Manmohan Ranger (Transportation DC Consultant), Nicole Cameron (Planning Lawyer), Liz Penny (Democratic Services Officer)</p>
4.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Dhillon (no substitute) and Councillor Duducu (Councillor Stead substituting).</p>
5.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
6.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>
7.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that the items of business marked Part I would be considered in public and items marked Part II would be considered in private.</p>
8.	<p><b>THURGA, 19 GLENALLA ROAD - 43884/APP/2017/401</b> (<i>Agenda Item 5</i>)</p> <p><b>Single storey rear extension, enlargement of roof to create additional habitable roof space to include 4 side dormers and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking, amenity space and installation of vehicular crossover to front.</b></p> <p>Officers introduced the report and highlighted the proposed changes to the roofline, gardens and the relationship between adjacent properties. Officers expressed concern that the proposed development would not be in keeping with the character of the</p>

neighbourhood and would appear cramped due to the close proximity of neighbouring properties. Further concerns were raised regarding the lack of parking at the development which would increase pressure on street parking in the area.

A petitioner spoke in objection to the application and expressed concern that the development would be incongruous since the road predominantly comprises detached bungalows. Concerns were also raised regarding the detrimental impact on the local area and the fact that the development would potentially set a precedent for more flat-building in the future. The petitioner also stated that there would be insufficient parking at the application site since only 2 spaces had been allowed for, whereas there could potentially be 10 people and 10 vehicles associated with the development. The petitioner cited current difficulties with parking in the area which he believed would be exacerbated by the new development. It was also mentioned that the proposed development would have a detrimental impact on neighbouring properties in terms of light and privacy.

Members reiterated the above comments and moved, seconded and unanimously agreed the officer's recommendation.

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

9. **38 & 40 DUCKS HILL ROAD - 71798/APP/2017/803** (*Agenda Item 6*)

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

Officers introduced the report and highlighted the addendum. Officers stated that this was a resubmission; the previous application was refused for a number of reasons including flood risk concerns. In this latest application, balconies to the rear had been removed, obscure glazing incorporated and the roof remodelled. Officers recommended that the application be refused due to concerns regarding the detrimental impact on the character of the area and the overbearing nature of the rear projection. Officers also stated that the development would be in breach of the Council's current threshold which states that no more than 10% of the original plot can be converted to flats in a 1km area.

A petitioner spoke in objection to the application stating that the development would be on green field land apart from the footprint of the current houses and citing policy DMH6 which related to inappropriate development in residential gardens. The petitioner suggested that a third reason for refusal should be added regarding the development of land which had not been developed previously.

The applicant spoke in support of the application stating that pre-application advice was sought prior to submitting the original application in June 2016 and that the application was supported by planning officers at the time. When the application was refused, a revised one was submitted which had been changed significantly at the behest of the Council to meet the requirements of planning officers. The applicant stated that the 10% issue had only been raised one week before the meeting and claimed that they had been unfairly treated by the Council's planning department.

The Ward Councillor raised concerns regarding the density of the site, loss of light and privacy, the risk of flooding, lack of parking and the drastic alteration to the street

scene.

The Head of Planning was invited to comment on advice given to the applicant and stated that the 10% rule was outlined clearly in the written pre-application advice supplied to the applicant on 6 June 2016. Reference was also made to the overwhelming detrimental impact on the outlook at the neighbouring property and these 2 robust reasons were given for recommending that the application be refused.

The Committee referred to the applicant's complaint regarding the handling of the application and stated that this should be dealt with outside the meeting through the Council's official complaints process.

Members suggested that refusal reason one be strengthened to incorporate the additional third reason for refusal raised by the petitioner. It was proposed that the item be delegated to the Chairman and the Labour Lead.

The Committee supported the officer's recommendation and recommended that the application be refused due to concerns regarding intensification and the breaching of the 10% rule.

Members moved, seconded and unanimously agreed the officer's recommendation.

**RESOLVED: That the application be refused and that authority be delegated to the Head of Planning and Enforcement to agree the wording of the reasons for refusal in conjunction with the Chairman and the Labour Lead.**

10. **LAND TO THE REAR OF ROBINS HEARNE & LITTLEWOOD, DUCKS HILL ROAD - 41674/APP/2017/381** (*Agenda Item 7*)

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

Officers presented the report and explained that this was a resubmission of an application which had previously been refused. An appeal was lodged but was dismissed on 20 February 2017. Officers stated that the current application had not addressed the reasons for the previous refusal or the Planning Inspectors' concerns and did not harmonise with the existing area.

A petitioner spoke in objection to the application stating that the revised application was essentially the same as that submitted in June last year and rejected by the Inspectorate in February 2017. It was suggested that further applications should be dismissed immediately if they had not addressed the concerns raised.

Members stated that the proposal was too similar to the original one which was refused and supported the officer's recommendation. The Legal Advisor confirmed that the Council has the discretion to refuse to determine a future planning application that is similar to a previous planning application under the Town and Country Planning Act.

Members moved, seconded and unanimously agreed the officer's recommendation.

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

11.	<p><b>7 HEDGESIDE ROAD - 38605/APP/2017/554</b> (<i>Agenda Item 8</i>)</p> <p><b>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.</b></p> <p>Officers introduced the report and highlighted the significant changes proposed in terms of width and depth. It was recommended that the application be refused on the grounds of excessive size and bulk, loss of light and the overbearing impact on the neighbouring property.</p> <p>A petitioner spoke in opposition to the proposal claiming that the development would contravene Hillingdon's Local Plan. Concerns were raised regarding the loss of light and outlook, the size of the rear extension and lack of outlook from the habitable rooms in the roof. The matter of the loss of the neighbour's privacy was a further cause for concern as was the impact on local parking. The petitioner also stated that the increase in hardstanding could potentially result in flooding. It was requested that the matter of the balcony overlooking the neighbour's property be added as an additional reason for refusal.</p> <p>Officers responded stating that a screen was proposed which would eliminate concerns regarding the balcony therefore it was not deemed necessary to add this as a reason for refusal.</p> <p>Councillors supported the officer's recommendation and expressed concerns around the lack of outlook from habitable rooms, the possibility of flooding and the lack of natural light.</p> <p>Members moved, seconded and agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application was refused.</b></p>
12.	<p><b>1 MANOR HOUSE DRIVE - 27306/APP/2016/4520</b> (<i>Agenda Item 9</i>)</p> <p><b>Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.</b></p> <p>Officers presented the report and the Head of Planning and Enforcement circulated an additional paper suggesting two further reasons for refusal relating to the scale of the development and the impact on parking. It was stated that the suggested allocated parking proposal was insufficient and would result in increased stress on local street parking.</p> <p>A petitioner spoke in opposition to the application and expressed concerns regarding the over-development of the area and the loss of privacy to neighbouring properties. It was felt that the development would be out of keeping with neighbouring houses and would impact negatively on local parking which was already under stress.</p> <p>The agent spoke in support of the application and responded to the 5 reasons for refusal outlined by officers. Points raised were:-</p> <ul style="list-style-type: none"> <li>• The need for housing in Hillingdon.</li> <li>• The fact that the proposed development would be on previously developed land.</li> <li>• A section of the garden would be deemed to be for the private use of occupants</li> </ul>



	<p>of the ground floor flats.</p> <ul style="list-style-type: none"> <li>• Parking capacity was deemed to be sufficient.</li> <li>• The development would not be overbearing and would be in keeping with the current street scene.</li> <li>• The 45° line had been respected.</li> </ul> <p>Members expressed considerable concerns regarding the loss of space and light and supported the officer's recommendation.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation with the additional two reasons for refusal which had been tabled relating to overbearing impact and parking.</p> <p><b>RESOLVED: That the application was refused with authority delegated to the Head of Planning and Enforcement to agree the wording of the two additional reasons for refusal.</b></p>
13.	<p><b>THE OLD SHOOTING BOX, HIGH ROAD - 20652/APP/2017/905</b> (<i>Agenda Item 10</i>)</p> <p><b>Repositioning of existing vehicle entrance and associated groundworks to existing residential property.</b></p> <p>Officers presented the report and highlighted the fact that the current access into the site was dangerous therefore the proposed works were deemed to be necessary.</p> <p>A representative of Eastcote Conservation Panel spoke in support of the proposal stating that the current entry and egress points at the site were very dangerous as people often drove at speed along the road; hence the need for gates to the front of the property. It was emphasised that the proposed works would not adversely affect neighbouring properties and were not for financial gain. The proposal was solely to ensure the safety of the residents and to protect the Grade II listed building. The design of the gates would be submitted for approval prior to being fitted. The Council Conservation Officer had visited the site as had the Highways and Tree Officers. No concerns had been raised.</p> <p>The Highways Officer indicated that the Council would need to view further details of the crossover and dropped kerb.</p> <p>Members were happy to support the officer's recommendations subject to an additional condition 6 to address Highways' requirements. This was to be delegated to the Head of Planning and Enforcement. Further amendments to the informative were required; both to indicate that there were no plans to further extend the property and to correct the Ward details.</p> <p><b>RESOLVED: That the application was approved with authority delegated to the Head of Planning and Enforcement to agree the wording of an additional condition.</b></p>
14.	<p><b>THE OLD SHOOTING BOX, HIGH ROAD - 20652/APP/2017/906</b> (<i>Agenda Item 11</i>)</p> <p><b>Repositioning of existing vehicle entrance and associated groundworks to existing residential property - listed building consent</b></p> <p>Officers presented the report and highlighted the fact that the current access into the</p>

	<p>site was dangerous therefore the proposed works were deemed to be necessary.</p> <p>A representative of Eastcote Conservation Panel spoke in support of the proposal stating that the current entry and egress points at the site were very dangerous as people often drove at speed along the road; hence the need for gates to the front of the property. It was emphasised that the proposed works would not adversely affect neighbouring properties and were not for financial gain. The proposal was solely to ensure the safety of the residents and to protect the Grade II listed building. The design of the gates would be submitted for approval prior to being fitted. The Council Conservation Officer had visited the site as had the Highways and Tree Officers. No concerns had been raised.</p> <p>The Highways Officer indicated that the Council would need to view further details of the crossover and dropped kerb.</p> <p>Members were happy to support the officer's recommendations subject to an additional condition 6 to address Highways' requirements. This was to be delegated to the Head of Planning and Enforcement. Further amendments to the informative were required; both to indicate that there were no plans to further extend the property and to correct the Ward details.</p> <p><b>RESOLVED: That the application was approved with authority delegated to the Head of Planning and Enforcement to agree the wording of an additional condition.</b></p>
	<p><b>ADDENDUM</b></p>
<p>15.</p>	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report was agreed subject to the timeframe changing from 2 months to 3 months (Section 1.4 of the report).</li> <li>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
<p>16.</p>	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report was agreed.</li> <li>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing</li> </ol>

	<p>the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
17.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the enforcement action as recommended in the officer's report was agreed.</li> <li>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.50 pm.</p>

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

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

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## Minutes



**NORTH Planning Committee**

**13 July 2017**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell, Jazz Dhillon, Ian Edwards (Reserve) (In place of Duncan Flynn), Brian Stead (Reserve) (In place of Jem Duducu) and David Yarrow (Reserve) (In place of John Morgan)</p> <p><b>LBH Officers Present:</b> James Rodger – Head of Planning and Enforcement Mandip Malholtra – Pre-Applications Manager Matt Kolaszeski - Principal Planning Officer Roisin Hogan – Planning Lawyer Neil Fraser – Democratic Services Officer</p>
31.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Duducu, Flynn and Morgan. Councillors Stead, Edwards and Yarrow were present as their respective substitutes.</p>
32.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
33.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 20 JUNE 2017</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED: That the minutes of the meeting held on 20 June 2017 be approved as a correct record.</b></p>
34.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that item 7 had been withdrawn, and that a late petition on item 9 had been received. The Chairman therefore varied the order of business so that those items with petitions were taken first.</p>
35.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 6-10 were marked as part I and so would be considered in public. Items 11 and 12 were marked as part II and would therefore be considered in private.</p>

36. **51-53 PEMBROKE ROAD - 66982/APP/2017/1468** (*Agenda Item 6*)

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

Officers introduced the report, and confirmed that the proposed new properties would be chalet bungalows located on two garden plots at the rear of 51 and 53 Pembroke Road, accessed by a route from Pembroke Road. Existing vehicular access would be opened up to allow access to the plots 1 and 2, and officers considered that the proposed new parking arrangements would work for the scheme. Members were informed that although the current garden was very long, it was not uncharacteristic of the area to have large, detached properties with extensive gardens.

Members were reminded that iterations of the application had been before the Committee on a number of previous occasions, including three refusals dismissed on appeal. The current proposal differed slightly from the version most recent recently dismissed on appeal, as the buildings had been reduced from two and a half storeys to bungalows, the width of the dwellings had been reduced by 1.7m, and the width of the hard standing had been reduced by 0.4m, alongside the addition of new planting. However, officers did not consider that the changes addressed the previous reasons for refusal or the issues raised at appeal, and it was therefore recommended that the application be refused.

The Chairman confirmed that a petition in objection to the application had been received, but that the petitioner was not present.

The agent acting on behalf of the applicant addressed the Committee, and stated that previous applications had primarily been refused due to concerns over the quantum of development and the effect on views from buildings facing the site. Regarding the principle of development, the agent asserted that the inspector had stated that the loss of garden land as proposed would not cause unacceptable harm, and did not justify a refusal. The inspector had gone on to state that in principle, there was no reason why some form of residential development at the site should not be acceptable. In response to the pre-application enquiry for the current scheme, the agent stated that Council's officer had confirmed that there was no principle objection to background development, providing that it was of appropriate scale and did not erode the open and green character of the surrounding area.

With regard to the quantum of development, the current scheme was proposing a 60% reduction in floor space from the earlier proposal, and a reduction in height from two and a half storey buildings to bungalows that were no higher than the nearby perimeter hedges. In commenting on the pre-application enquiry, the agent confirmed that the Council's officer had stated that the reduction in the size and scale of the development were welcomed and was considered acceptable in the context of the site. The agent confirmed that the width of the dwellings had been reduced by 1.7m, eaves had been lowered by 2.6m, ridges lowered by 2.6m, and the gap between the proposed dwellings increased by 6.8m.

In relation to the proposed drive access, the agent asserted that the appeal inspector had previously stated that the proposed access onto Pembroke Road would be visually acceptable. With regard to the affected views between buildings, the Council had approved a new two storey dwelling attached to the side of 51 Pembroke Road, and whilst that would not go ahead should this application be approved, it was a material

	<p>planning consideration, as it would have further restricted views towards the site that would affect the Pembroke Road frontage.</p> <p>The agent went on to highlight that there were no views into the garden land from 51 or 53 Pembroke Road from the street, as the gardens were either obscured by buildings or by 2m high fences. Additionally, as the land proposed for development was devoid of any vegetation other than grass, there was nothing to be seen from the public realm. The high level vegetation of trees and tops of hedges was aligned exclusively on the site boundaries and was to remain unchanged. Extensive new soft landscaping would include six new trees within the body of the site, together with two new trees along the road frontage. All boundary vegetation was to be retained.</p> <p>The agent confirmed his concern that the officer's report was recommending refusal, as this was contrary to the positive comments and advice received following the pre-application enquiry. In addition, concerns were raised that the case officer had not conducted a site visit, and therefore that the merits of the proposal had not been adequately assessed. In addition, the agent contended that the officer's report contained a number of errors, and excessively laboured the views into the site, which in reality did not exist, thereby compounding the misapprehension that the new buildings would be visible.</p> <p>The agent concluded by asserting that all previous concerns had been addressed, reflected in the positive pre-application enquiry response received, before confirming that the applicant would accept a deferral to enable a site visit to be carried out.</p> <p>The Chairman drew the Committee's attention to page 19 of the report, which referenced several matters that the agent had omitted from his representation. With regard to the agent's assertion that the advice received as part of the pre-application enquiry was felt to be inappropriate, the Chairman confirmed that this should be addressed through the Council's complaints procedure. The Chairman went on to advise that the Committee would be considering the application in light of the signed officer report presented by the Head of Planning, which was the considered views of the Planning department and associated officers.</p> <p>Members confirmed that they did not consider that the new application had addressed the recent inspector comments regarding developments in rear gardens, and the officer's recommendation was therefore moved. This was seconded, put to a vote, and unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>
37.	<p><b>2-6 WOODSIDE - 70377/APP/2017/888</b> (<i>Agenda Item 7</i>)</p> <p>The item was withdrawn from the meeting.</p>
38.	<p><b>1D KENT GARDENS - 71958/APP/2017/1872</b> (<i>Agenda Item 8</i>)</p> <p><b>Single storey rear extension with glazed roof. Erection of boundary fence and hedging adjacent to eastern boundary</b></p> <p>Officers introduced the report, and confirmed that the single storey extension proposed would mirror that of the adjoining property. The existing free-standing brick wall was to be removed and replaced by a 1.5m close-boarded fence. Hedging would be planted, and the small picket fence currently present was to be retained until the vegetation had</p>

been established, to allow for a larger enclosed area and to provide a better visual amenity for the public realm.

By way of background, officers informed Members that when the RAF Eastcote development was undertaken, there were large communal areas maintained by the management company that were not associated with any particular property. In addition, there were areas located at the side of some houses and flats that were deemed to be 'private amenity areas' but were not large enough for meaningful use. With regard to 1d Kent Gardens, the small area to the right side of the property had been left to the homeowner to maintain. The homeowner had since applied for ownership of the entire land area, up to the pavement edge, which had been refused under delegated authority, though a subsequent compromise was reached through the Council's landscape architect to install a boundary hedge.

Officers confirmed that the application was recommended for approval.

Members requested confirmation that the small parcel of land at the side of the property was definitely owned by the homeowner. Officers confirmed that a review of the title deeds had shown that this land was in the homeowner's possession. It was therefore incumbent on the homeowner to maintain the area, rather than the management company.

The Chairman suggested that conditions 3 and 4, as set out in the report, be removed as neither was needed in light of condition 5. On this basis the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject to the removal of conditions 3 and 4.**

39. **66 THE DRIVE - 4011/APP/2017/203** (*Agenda Item 9*)

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

Officers introduced the report, and highlighted the addendum. Members were informed that one additional letter of representation had been received, and that most of the points contained therein had been addressed by officers as set out in the addendum, which included confirmation that Highways officers were content with the revised parking layout. Similarly, all points raised by the newly received petition had been addressed within the officer's report.

An email objecting to the application had been received from the occupant of one of the adjoining properties, and while the points contained therein had also been addressed within the report, these were expanded on by the officer. With regard to concerns over the design of the application, Members were reminded that the proposal to be determined was for an outline application that sought for all matters to be reserved, to be assessed at a later date.

The email asserted that the application site should not be taken as the midpoint of the survey. The policy was clear in stating that the application site, 66 The Drive, was in fact the midpoint for the purposes of the survey.



The email also raised concerns over the 15m separation distance listed. In response, the officer suggested that this had likely been misinterpreted, and confirmed that the 15m rule related to distance from habitable rooms front and rear.

With regard to the application, it was confirmed that this had previously been deferred by the Committee until further detail on the quantum of development, and whether the development could be accommodated on the site, could be received. Additional plans had since been secured, and showed that the proposal could be accommodated on site and that it would not infringe on a 45 degree line.

Highways officers had previously asked for a minimum of seven parking spaces on site. In response, the applicant had demonstrated that eight parking spaces could be accommodated on the front driveway, and Highways officers had confirmed that the proposed layout met the standard required. It was therefore deemed that local resident concerns over a perceived under provision of parking had been addressed.

The officer concluded by recommending that the application be approved.

A petitioner objecting to the proposal addressed the Committee, and asserted that the latest proposal had not fundamentally changed from previous applications. The proposal was for high density flats, to accommodate twenty-one people, which was out of character with the local area and would impact on the street scene, in what was a rural location.

The Drive was an unmaintained private road, which lacked street lighting, pavements or drainage. Much of the road was less than 4m wide, and it was difficult for cars to pass each other at the north end. This already presented safety concerns due to the lack of pavements, as residents (including children) were required to walk in the road.

The PTAL rating for the location was 1; the bus stop for Ickenham/Uxbridge was 15 minutes walk away, with pavements absent for some distance. According to table 6.2 of the parking standards, in suburban locations with a PTAL rating between 0 and 1, up to two spaces per unit may be required. As this was a rural location, other properties in the road generally had one car per adult. The proposed flats were likely to be priced to appeal to couples and professionals, who would need access to a car to get to and from work. The proposed eight parking bays for twenty-one people would therefore be inadequate, and it was unclear where other cars would park.

The golf course and residents' properties were required to be accessible to utility vehicles. The main access was from the south, as there was a blind, narrow junction at Harvil Road. Evening functions at the golf course used coaches, which would be unable to exit with on-street parking. Given the lack of pavement, street lighting, road width and the proximity of the golf course access, residents of The Drive requested that the application provide two car parking spaces per dwelling as a minimum, and even with such provision, concerns remained over where other cars could be safely parked. The parking bay was proposed to be 2.2m from the flat, but there appeared to be a bay window projecting into this space, which further reduced parking space.

The proposal was out of character with its surroundings, was an overdevelopment of the site, and construction was not possible without permanent damage to the privacy and enjoyment of neighbour's gardens. Though it was understood that this was only an outline application, it was believed that the proposal conflicted with a number of guidelines. The proposed bulk would overdominate and overshadow 68 The Drive, due to the increase in ridge height and its location at the southwest. In addition, 64 and 68

The Drive would lose all privacy to the rear, and this could not be safeguarded, regardless of the development's proposed internal layout. There were no elevation drawings provided, which prevented a full assessment of the impact of the street scene and neighbouring properties.

The petitioner concluded by stating that, if the application was to be approved, residents requested two car parking spaces per dwelling, in accordance with residential parking standards, to mitigate the inevitable pressure to park on the road and the resulting highway and amenity problems. However, it was maintained that this was an overdevelopment in a rural location, and therefore requested that the application be refused.

Members sought clarity from the petitioner as to whether there were any other, similar developments located nearby. The petitioner confirmed that there were no such developments on this section of The Drive, but there was a development that comprised 5 flats on a larger plot, elsewhere.

The agent for the application addressed the Committee, and reminded the Committee that the application to be determined was purely an outline, to establish the principle of development only. It was therefore normal that no details of elevations were being provided at this time. The Council was not being asked to assess the effect on the amenity of adjoining occupants above the 45 degree line, which had been addressed on the plans.

The application had been substantially reduced from the previous application, with a large amount of bulk removed from the rear of the building to address the Committee's concerns. The agent asserted that generally, those accessing the golf course car park did not use Harvil road, as this was a dangerous junction and the road was in some state of disrepair. In addition, it was asserted that coaches rarely went to the golf course, as it was felt to be in decline.

The proposed parking provision met the Council's standards, and two spaces would be excessive in light of attempts to reduce the dependence on the motor car and the London plan's recommendation for one car per unit as a standard across London.

The agent disputed the petitioner's claims that this was a rural site, and asserted that this was a suburban site, with houses on both sides of the road. The footprint of the proposed development, as shown on the plans, was not dissimilar to what was currently on site, and therefore was not out of character with the local area.

Members sought clarity from the agent over what was planned to be done with the outbuilding at the rear of the property. The agent confirmed that this would likely be removed as part of the detailed design.

Members discussed the application, and were pleased that the applicant had sought to address the Committee's previous concerns by amending the proposal. However, concerns remained over the parking provision on site, in light of the weak transport links from the area and the likelihood that future occupiers of the dwellings would own vehicles. In addition, Members raised concerns that there would be overdominance of 68 The Drive.

With regard to the parking provision, officers considered that with eight spaces for five flats, a refusal could not be granted on the basis that there was not enough parking provision. On the matter of overdominance, officers reiterated that this was an outline application. A belt of mature trees was located between the properties in question,

which were proposed to be retained, whilst the proposal was compliant with the policy regarding 45 degree lines. The Committee was advised that the detailed design at the reserved matters stage would assess matters such as layout and design in more detail. Officers confirmed that, were the Committee minded to do so, conditions could be added to ensure that the outbuilding was removed and the trees were retained.

Members raised concerns that the principle of flats to accommodate twenty-one occupants was out of character with the road in question, Officers confirmed that, as set out in the report, there was a precedent for flatted development within The Drive, and the development was compliant with the Council's 10% policy over flatted developments.

Members sought clarity over the percentage of the front garden would be left as soft landscaping, and whether that met Council policy. Officers confirmed that the front garden met the 25% threshold for soft landscaping within the indicative layout received.

On the basis that the development complied with the Council's 10% rule for flatted development, as well as the Council's parking policy, Members moved the officer's recommendation with the addition of conditions relating to the removal of the outbuilding and the retention of the tree line separating the development property and 68 The Drive. This was seconded and, when put to a vote, unanimously agreed.

**RESOLVED:**

1. That the application be approved; and
2. That the Head of Planning being given delegated authority to amend conditions relating to the retention of trees on site and the removal of the outbuilding, notwithstanding the approved plans.

40. **S106 QUARTERLY MONITORING REPORT** (*Agenda Item 10*)

**RESOLVED:** That the report be noted.

41. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**RESOLVED -**

1. That the enforcement action as recommended in the officer's report be agreed;
2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

42.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p>The Head of Planning and Enforcement explained to Councillors that for this item a greater degree of delegation was sought as further breaches of control had occurred since the report was produced; that he was seeking authority to serve notices against all breaches of control causing harm to the appearance of the streetscene.</p> <p><b>RESOLVED -</b></p> <ul style="list-style-type: none"> <li><b>3. That the enforcement action as recommended in the officer’s report be agreed;</b></li> <li><b>4. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ul> <p>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</p>
	<p><b>ADDENDUM</b></p>
	<p>The meeting, which commenced at 8.00 pm, closed at 8.50 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.**

## Minutes



NORTH Planning Committee

3 October 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Ian Edwards, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell, Brian Stead and Jazz Dhillon.</p> <p><b>LBH Officers Present:</b> Roisin Hogan (Legal Advisor) Edward Oteng (Strategic and Major Applications Manager) James Rodger (Head of Planning and Enforcement) Alan Tilly (Transport &amp; Aviation Manager) Khalid Ahmed (Democratic Services Manager)</p>
80.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>An apology for absence was received from Councillor Duncan Flynn with Councillor Ian Edwards substituting.</p>
81.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Ian Edwards declared a Non-Pecuniary Interest in Agenda Item 6 - 26 Broadwood Avenue, Ruislip - 16080/APP/2017/1893, as he was a resident in Broadwood Avenue, although he did not know the applicant. He remained in the room and took part in discussions on the item.</p>
82.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 12 September 2017 were agreed as an accurate record.</p>
83.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>Agenda item 7 had been withdrawn by the applicant prior to the meeting.</p>
84.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Agenda Items 1-13 were marked as Part I and would be considered in public. Agenda Item 14 was marked as Part II and so would be considered in private.</p>

85.	<p><b>26 BROADWOOD AVENUE, RUISLIP - 16080/APP/2017/1893</b> (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for 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. Reference was made to the addendum to the report.</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The overall size and height of the new building was overbearing in nature, an intrusive form of development and was detrimental to the street scene.</li> <li>• It was difficult to understand how the original house had been demolished and a substantially enlarged house in terms of width, depth, height and breadth be built on the site, which was significantly different from the original planning permission received.</li> <li>• Some of the detailing included within the plans were not consistent with the extensions as built.</li> <li>• There was a loss of privacy because of the increased height, length and volume had created direct lines of sight into neighbouring properties.</li> <li>• Design and materials used were not in keeping with the street scene.</li> <li>• Reference was made to Condition 3 of the original application which required materials to match the original dwelling.</li> </ul> <p>The agent for the applicant was in attendance and addressed the Committee with the following comments:</p> <ul style="list-style-type: none"> <li>• The footprint of the whole building was in accordance with the planning permission.</li> <li>• No work had commenced until planning permissions had been given.</li> <li>• The roof lights in the side elevation were obscure glazed and fixed shut.</li> <li>• Broadwood Avenue contained a wide variety of building types so there was no consistency.</li> <li>• There was a variety of roof types in the street.</li> <li>• The applicant had made every effort to work with the planning case officer and it was accepted that the house was 30 cm higher than the planning permission granted.</li> </ul> <p>Photographs of the development were distributed by the agent of the applicant but the Chairman explained that these had not been verified by Planning Officers.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED - That the application be refused.</b></p>
86.	<p><b>9 HARVIL ROAD, ICKENHAM - 52950/APP/2017/2470</b> (<i>Agenda Item 7</i>)</p> <p>The item was withdrawn prior to the meeting.</p>

87.	<p><b>7 HEDGESIDE ROAD, NORTHWOOD - 38605/APP/2017/2296</b> (<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, conversion of roof space to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The development was of an excessive size/bulk, over dominant, visually intrusive.</li> <li>• The proposal was for an 8 bedroom house to replace the four bedroom house.</li> <li>• Out of keeping with the local street scene.</li> <li>• There was a significant impact on 9 Hedgeside Road with a loss of light and outlook from No.9.</li> <li>• Limited side access to the building would give limited space for construction vehicles which would impede access to Farm Road.</li> <li>• Details of the objections in the officer's report were incorrect.</li> </ul> <p>The Committee discussed the application and after discussion the Chairman reported that the report did not cover all the concerns raised by the objectors. The Committee asked that the Head of Planning and Enforcement be given delegated authority to reconsult with the necessary associations and bring any new issues raised to the Committee.</p> <p>Reference was made to the proposed balcony and the loss of privacy which could result from this.</p> <p>It was moved, seconded, that consideration of the application be deferred for officers to provide further information and detail for the report. When put to a vote, this was unanimously agreed.</p> <p><b>RESOLVED - That consideration of the application be deferred to enable officers to provide further information and detail in the report and the Head of Planning and enforcement be given delegated authority to reconsult with the necessary associations and bring any new issues raised to the Committee.</b></p>
88.	<p><b>LAND FORMING PART OF 14 WIELAND ROAD, NORTHWOOD - 71125/APP/2017/2541</b> (<i>Agenda Item 9</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for a 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 roof space including dormer to rear and 2 side roof lights, with associated parking and amenity space involving demolition of existing garage and alterations to existing access).</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The windows installed were not in accordance with the conditions as originally stipulated and were openable below 1.8m.</li> </ul>

- Concern was expressed that the application was for the removal of the condition which would result in a loss of privacy to neighbouring property (no.16).
- The windows adjacent to the neighbouring property were not fully obscured and the windows overlooked the property at no. 16.
- The orangery windows should also be obscured glazed and fixed shut which directly faced the patio at no. 16.
- The bedroom window on the first floor to the rear of the property should have been an obscure panel, consisting of four sections. Instead it has a clear panel with only two sections of glass. This bedroom was therefore visible from the garden at no.16.
- There should be full enforcement of Condition 5.

The agent for the applicant was in attendance and addressed the Committee with the following comments:

- The applicant had never applied to remove Condition 5; the application was for a variation of the condition.
- The windows would all be obscured glazed.
- The applicant had worked hard to comply with the objector's concerns

The Committee discussed the application and asked for clarification on the windows, namely the distance that the windows were openable and whether they were obscured.

The Head of Planning and Enforcement asked that, subject to approval of the application, officers be asked to determine whether the correct windows had been put in.

The officer's recommendation was moved, seconded, and when put to a vote, was agreed (5 for, 4 against).

**RESOLVED - That the application be approved, subject to the Head of Planning and Enforcement ensuring that the windows had been installed in accordance with condition 5.**

89. **42 RAISINS HILL, EASTCOTE - 27718/APP/2017/1559** (*Agenda Item 10*)

Officers introduced the application and provided an overview. The application sought planning permission for a rear conservatory and the conversion of roof space to habitable use to include 4 x side roof lights and 2 rear roof lights. Reference was made to the addendum to the report and the revision to Condition 3.

A petitioner addressed the Committee and objected to the application on the following grounds:

- The house had been already substantially extended and was occupied by three generations of family. The increased occupancy would create parking problems for the neighbours.
- The proposed loft extension was out of all proportion to the size of the roof.
- In relation to the conservatory, the glazed roof and sidewalls were generally well received, however, a request was made for an extra condition to be added to any approval which would prevent further incremental alterations to materials and design of the conservatory.



	<p>The Committee discussed the application and referred to the revision of Condition 3 in the addendum, relating to the proposed roof lights being of "Conservation type" roof lights. In addition, the Committee agreed that an additional condition (RES 14) be added to any approval which would prevent alterations on materials and design of the conservatory.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED - That the application be approved, subject to the inclusion of a condition which would prevent alterations on materials and design of the conservatory and the amendment to Condition 3 detailed in the addendum.</b></p>
90.	<p><b>9 GREENHEYS CLOSE, NORTHWOOD - 69090/APP/2017/2535</b> (<i>Agenda Item 11</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for 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). In addition there was an addendum to the report which included an additional condition relating to the approved window in the north east elevation facing no. 8 Greenheys Close should remain obscure glazed.</p> <p>The Committee discussed the application and asked that the words "fixed structure" be included after the "Installation of a window in the north east elevation".</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED - That the application be approved, subject to the additional condition detailed in the addendum relating to the approved window in the north east elevation.</b></p>
91.	<p><b>BREAKSPEAR ARMS, BREAKSPEAR ROAD, SOUTH HAREFIELD - 10615/APP/2017/2377</b> (<i>Agenda Item 12</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for a single storey extension, involving the removal of decking.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED - That the application be approved.</b></p>
92.	<p><b>TREE PRESERVATION ORDER NO.761 (TPO 761): 68 WALLINGTON CLOSE, RUISLIP</b> (<i>Agenda Item 13</i>)</p> <p>The Committee was provided with a report which requested consideration on whether to confirm or not TPO 761 at 68 Wallington Close, Ruislip.</p> <p><b>RESOLVED - That approval be given to the confirmation of TPO 761.</b></p>

93.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</i>)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></p> <p><b>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.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.32 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Khalid Ahmed on 01895 250 833. 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** 53 WIELAND ROAD NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension and demolition of garage.

**LBH Ref Nos:** 28044/APP/2017/2249

**Drawing Nos:** 5369-A103 E  
5369/A102 F  
5369/A100 A  
TS15-332T/2  
TS15/332T/3  
TS15-332T/1

**Date Plans Received:** 20/06/2017      **Date(s) of Amendment(s):** 20/06/2017

**Date Application Valid:** 03/07/2017

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a period detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized landscaped front garden set behind a well established hedge. It has a central pathway leading between two lawned areas to the front door. To the side there is a driveway, which can accommodate 2 cars and leads to a detached single garage. To the rear is a large landscaped garden enclosed with hedges.

The street scene is residential in character and appearance comprising of two storey detached properties, set on generous plots.

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.

### 1.2 Proposed Scheme

The application seeks permission for the erection of a two storey side/rear extension. The proposed side extension measures 3.05 m in width and 12.2 m in depth, including a rear projection of 4 m. It should be stressed that the big change between this application and the 2015/2016 application is the reduction of the two storey side extension (by over 1m width and 2m depth) so it is now policy compliant dimensions and leaves a bigger gap to the side boundary.

The extension then returns across the full width of the rear elevation (15.25 m including the side extension) and is set beneath an extended roof of a height to match the existing. This includes two rear hipped projections with a valley between. There is a small section of single storey to the front of the garage and level with the existing front projection which has a crown roof detail of 3.6 m in height.

### 1.3 Relevant Planning History

28044/APP/2015/4173 53 Wieland Road Northwood

Part two storey, part single storey side extension and two storey rear extension

**Decision Date:** 14-01-2016 Refused **Appeal:**

28044/APP/2016/2888 53 Wieland Road Northwood

Two storey side/rear extension

**Decision Date:** 06-10-2016 Withdrawn **Appeal:**

#### Comment on Planning History

28044/APP/2016/2888 - Two storey side/rear extension (withdrawn)

28044/APP/2015/4173 - Part two storey, part single storey side extension and two storey rear extension (refused). The proposal included a side extension measures 4m wide by 14.23m deep, including a 6m deep rear projection beyond the rear wall of the original dwelling.

The 2015 application was refused on the basis of the scale, bulk and design of the proposal, the impact on the neighbouring property and the closing of the significant gap between the properties.

Both the 2015 and 2016 applications involved large two storey side extensions of 4m width and 14.2 m depth with a rear projection of 6m. This aspect of the proposals in particular caused concern. The 2016 application would have been refused permission (given it had exactly the same size harmful two storey side extension) had the applicant not withdrawn it (the proposal was subject to a published committee report).

### 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 and the Gatehill Residents Association were consulted for a period of 21 days expiring on the 8 August 2017. A site notice was also erected on the lamp post on the junction of Wieland Road and Elgood Avenue.

There was 1 response received from planning representative for the Gateshill Residents Association (GRA) who raised the following issues:

- The GRA policy is to object to submissions which are not clearly within LBH planning policies to help preserve the Estate.
- The proposed front roof extension/alteration takes away the original architecture of this values 1920;s house and thus will be detrimental to the street scene and the wider Gateshill Farm Estate area of Special Local Character.
- We object to the second storey side extension as its ugly design disrupts that of the original house and so would be detrimental to the street scene and the wider ASLC.
- We welcome the demolition of the garage and its integration into the main body of the house, thus increasing the side flank boundary with no. 51 to 1.5 m.
- However we note the roof form on the right hand side of the front elevation has been extended to replace the current central flat roof dormer of the bathroom. This dormer is very much part of the character of the original house.
- We also consider that the front left hand extension over the garage finished with a barge

board is odd and detracting but understand this is done to maximise floor space on the first floor.

- Should the Planning Department be minded to approve this application, we would point out the due to the narrow width of Wieland Road, LBH standard conditions are inadequate and some not appropriate as they reflect the situation in respect of adopted road not private road.

- We respectively remind you the verges are owned by the GRA not the applicant.

- We would request any approval include the following additional conditions;

- An appropriate hoarding be erected on the site boundary before work starts and maintained until completion. Access to the site shall be via a gate in the position of the existing carriage crossing.

- All materials delivered to and spoil from the site be stored within the site, behind the hoarding.

- All vehicles involved with the site be parked within the site boundary.

- All vehicles delivering to the site must avoid damaging the road and verges belonging to the GRA, with any accidental damage being repaired immediately.

- A route for HGV's is agreed with the GRA before work starts and should this be ignored then the Company involved will be dismissed immediately. Vehicles considered oversized for the Estate road shall not be employed.

- The garage on the plans should remain in use as a garage and not be allowed a change of use to a habitable room.

A petition of 22 signatures against the proposal was also received.

Officer response:

Issues of landownership are not material planning considerations and are a civil issue to be resolved between interested parties. Any subsequent grant of planning approval does not override any other legislation or rights of ownership or right of access or the ability to prohibit access. In consideration of a planning application, Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Planning conditions can only be imposed where they are:

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects

Some of the proposed conditions put forward by the GRA relate to access and potential damage to the road and verges which relate to construction management and wording requiring dismissal of companies goes far beyond the powers of the Local Planning Authority. The suggested conditions also go beyond the full list of criteria the Council imposes on construction management conditions used on the very largest major development sites (where very large construction compounds have to be erected and massive cranes used; which would not apply to extensions to a family dwellinghouse). However the Council's ASBI team have highlighted to the Planning team a growing concern regarding the wide verges in the Gateshill and Copsewood Estates being damaged by developers and difficulty both ASBI officers and the relevant resident associations for the two estates have in preventing damage occurring unless some form of pre-commencement construction management condition is imposed. A bespoke construction management condition is therefore recommended that does not request details that are disproportionate to the scale of development or breach the condition tests; but does seek to obtain pre-commencement clarification of how the grass verge will be protected.

Trees/Landscaping - No objection and no need for landscaping conditions.

Highways - There is an existing vehicular crossover to the site with a detached garage and driveway parking. Under the latest proposals the existing garage is to be demolished and replaced with an integral garage within the new extensions. The changes to the property are unlikely to create significant levels of additional traffic. The existing crossover is used to create a hardstanding area where cars can be parked. The new garage can be used for cycle parking. The existing property should have refuse/recycling storage facilities which will be used with the extension in place. On the basis of the above comments I do not have significant highway concerns over the above application.

#### **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.

BE5 New development within areas of special local character

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 and the Gatehill Farm Estate Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

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 (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. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. In particular, a two storey rear extension should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree line of sight from adjacent first floor windows. If this can be achieved, then the maximum depth of 4 m for a detached property should not be exceeded. 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. Furthermore Policy BE22 requires all two storey side extensions within the Gatehill Farm Estate to be a minimum of 1.5 m from the boundary on all levels. The properties within Gatehill Farm are set within spacious plots and the set in distances assist in retaining this spacious character and visual separation. For single storey extensions the roof height should not exceed 3.4 m at the highest point. This proposal is a significant reduction in scale to the previously refused scheme (28044/APP/2015/4173) and brings almost every aspect of the proposed development within HDAS guidance. The 3m width of the two storey side extension ensures that a 1.5m gap is achieved from the side boundary in accordance with Policy BE22.

The only possible deviation from HDAS guidance relates to the single storey element to the front of the integrated garage. HDAS does not give specific dimension criteria for front extensions. If the garage projection had been a single storey rear or side extension the roof form would not have strictly been in compliance with HDAS due to its height and fact that it extends upto the cill level of the first floor window. To achieve internal floor areas and sufficient size for the garage a slightly unusual roof form has resulted, including a parapet feature. In officers view this roof form is not harmful and would be integrated with the large two storey extension by virtue of the same materials being used. In the context of the dwelling as a whole this design is not considered unacceptable, not least as the key criteria officers which wished achieved through the re-submission (strict compliance with policy BE22) is fully achieved.

Concern has been raised over the extension of the roof form on the right hand side of the front elevation to replace the current central flat roof dormer of the bathroom. However, there is no extension of the roof and the flat roof dormer is retained above the main entrance.

As such it is considered that the proposal would appear subordinate and would respect the architectural character and appearance of the original dwelling and the wider area of Special Local Character. Therefore the proposal would comply 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. Both the adjacent properties extend further to the rear than the application site and the proposed extension would not project further

than either of these dwellings. Given the degree of separation, and that the proposed extensions would not compromise a 45 degree line of sight from the neighbouring windows, it is considered that the proposed development would not cause any undue loss of daylight, sunlight or visual intrusion to either of these properties.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. There are 2 roof windows proposed on the side elevations but as these will serve bathrooms they could be conditioned to be obscure glazed and fixed shut below 1.8 m. It is therefore considered there would be no additional loss of privacy to that already existing. As such, the proposal would 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 is situated within a spacious plot and adequate garden space would be retained.

The proposal incorporates a new integral garage which replaces the detached garage to be demolished and provides a new driveway to the front, which would accommodate sufficient parking provision.

## **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 5369/A102 F and 5369/A103 E.

#### **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 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 51 and 55 Wieland 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)

**4** RES7 Materials (Submission)

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

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

REASON

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

**5** HO6 Obscure Glazing

The rooflights facing 51 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6** OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) Measures to ensure that grass verges and landscaped areas to the front of the application site are not damaged through the construction process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of the wide grass verge and landscaped areas that are an important visual characteristic of the Gateshill Estate Area of Special local character in accordance with Policies BE5, BE13 and OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**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.

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.

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

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

### 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.
BE5	New development within areas of special local character
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

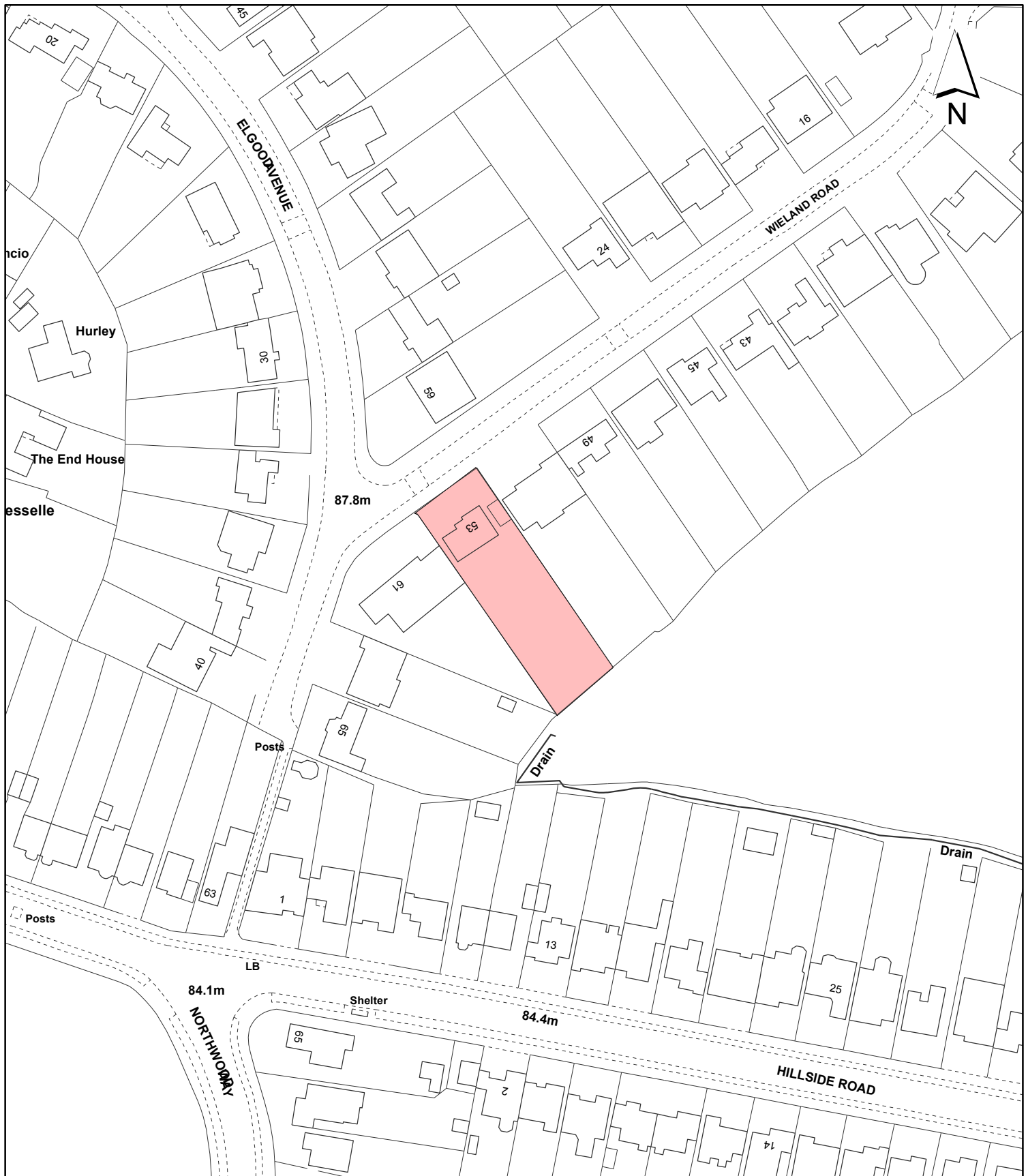
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning 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

For identification purposes only.  
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Site Address:

**53 Wieland Road**

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

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

Planning Application Ref:

**28044/APP/2017/2249**

Scale:

**1:1,250**

Planning Committee:

**North** Page 41

Date:

**October 2017**



**HILLINGDON**  
 LONDON

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

**Address** PINCIO GATE END NORTHWOOD

**Development:** Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow.

**LBH Ref Nos:** 8954/APP/2017/2400

**Drawing Nos:** Topographical Survey  
PGE\_LSP\_001  
PGE\_SV\_002  
PGE\_ELV\_003  
PGE\_G&L\_003

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

**Date Application Valid:** 03/07/2017

### 1. SUMMARY

The site is within the development area as defined within Hillingdon Local Plan - Part Two Saved Policies (2012). It is also within the Gatehill Farm Estate Area of Special Local Character where Policy BE6 states that new houses should be constructed on building plots of a similar average width as surrounding residential development; be constructed on a similar building line and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and Policy BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal involves a one to one replacement and is therefore acceptable in principle. However, it is considered that the proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character.

In addition, it is considered that the proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining dwelling 'Woodcote' by reason of over-dominance, overshadowing, visual intrusion and loss of outlook.

It is therefore recommended that the application be refused.

The application has been referred to the Committee for determination as a result of a petition objecting to the proposals.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

**1 NON2 Non Standard reason for refusal**

The proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions (December 2008) and Residential Layouts (July 2006)

**2 NON2 Non Standard reason for refusal**

The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers of Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions. (December 2008) and Residential Layouts (July 2006)

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

BE13 New development must harmonise with the existing street scene.

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.
BE5	New development within areas of special local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

#### 4

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site is located at Gate End, Northwood, which is a cul-de-sac. The site is located in the Gatehill Farm Estate Area of Special Local Character and also falls within the 'Developed Area' as defined within the Hillingdon Local Plan - Part Two Saved Policies (2012).

The land is currently occupied by a detached bungalow, which is one of only two on Gate End. The application property is a narrow plot, in comparison to neighbouring and surrounding properties. The bungalow is set back from the highway behind a large front garden with drive.

The ground level rises gradually to the North East from the front to the rear of the site. The neighbouring property to the North West of the site, "Woodcote" is on a ground level approximately 1 metre lower than the application property. The dwellings are separated by a single-storey garage within the curtilage of 'Woodcote'. The side of 'Woodcote' is relatively open to the common boundary, with generally low level and sparse natural screening. The neighbouring property to the South East of the site, 'Hurley', is set within a

much larger site and natural screening between the site and this dwelling is much more effective. Within 'Hurley' there are two outbuildings adjacent to the shared boundary, the main house is sited centrally within the site away from the application property. The majority of the properties on Gate End consist of two-storey detached dwellings, of varying style and design. The site lies within the area of Tree Preservation Order (TPO) 171.

The recent dismissed appeal concerning application 8954/APP/2016/3505 involved discussion of how the very modest plot width for the application site differs from the rest of Gate End and how important this is for decision making:

'Located within the small, leafy cul-de-sac of Gate End, the appeal site comprises a detached bungalow known as 'Pincio' sited on a plot of around 12.5m to 13.6m in width, with an overall site area of around 622m<sup>2</sup>. Based on the appellant's evidence, this is considerably smaller than the other houses on Gate End. Indeed, whilst 'Pincio' was originally planned with a rectangular

layout that reflects the wider estate, and has a depth similar to other properties on Gate End, it remains considerably narrower than the majority of the adjacent plots. Only 'The End House' is of lesser width. Furthermore, 'Pincio' has a footprint of around 155m<sup>2</sup>, resulting in a dwelling

to plot ratio of 1:4. Only 'Garnside' achieves such a dense arrangement, with the other properties ranging from ratios of 1:5 to 1:9.5. Moreover, the appellants calculations appear to omit reference to the adjacent 'Hurley' and 'Elleselle' opposite both of which are large detached houses on substantial plots of much greater scale than the remainder of Gate End. As a result, it is clear

that the smaller plot and dense arrangement of 'Pincio' stands in contrast to the prevailing pattern of development within the immediate area.'

### 3.2 Proposed Scheme

The proposed scheme involves erection of a two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow.

### 3.3 Relevant Planning History

8954/APP/2016/3505 Pincio Gate End Northwood

Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow

**Decision:** 14-03-2017 Refused **Appeal:** 11-10-2017 Dismissed

8954/APP/2016/405 Pincio Gate End Northwood

Raising and enlargement of roof to create first floor, incorporating front in-fill extension at ground floor level involving demolition of existing conservatory, with 1 front dormer and 1 rear dormer, 4 side rooflights to form sun tunnels, conversion of integral garage to habitable use and alterations to doors and fenestration on the South East Elevation

**Decision:** 20-04-2016 Refused

8954/PRC/2016/92 Pincio Gate End Northwood

Replace existing bungalow with new two storey dwelling

**Decision:** 27-07-2016 OBJ

8954/TRE/2003/65 Pincio Gate End Northwood  
TREE SURGERY TO ONE OAK (T52) ON TPO 171

**Decision:** 20-08-2003 NFA

8954/TRE/2015/48 Pincio Gate End Northwood

To carry out tree surgery, including a crown reduction by 2-3m to Oak (T52) on TPO 171

**Decision:** 16-04-2015 Approved

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

Planning Application Reference: 8954/APP/2016/3505 Dated 14.03.2017 for proposed two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow, Was refused for the following reasons:-

(1) The proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, 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) The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers of Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 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.

The refused scheme is the subject of a very recent appeal decision (12 October) where the inspector completely concurred with the Council's refusal reasons. The inspector stated that the proposed dwelling:

'.. would appear unduly cramped within its plot, in stark contrast to the open and spacious character of the area, and thus would result in a discordant and obtrusive feature within the street scene.' The Inspector also considered that '..the proposal would have a harmful effect on the living conditions of the occupiers of Woodcote with particular regard to outlook and light'.

#### **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:

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.

BE5 New development within areas of special local character

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

LPP 3.3 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 7.4 (2015) Local character

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

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

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

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

## **6. Consultations**

### **External Consultees**

Neighbours were notified on 07/07/2017 and a site notice was displayed 13/07/2017.

By the expiry of the consultation period 7 letters of objections had been received along with a petition objecting to the application proposal; the objections raised the following grounds:

- The dwelling is of excessive scale and height and covers almost the width of the plot, and extends deep into the garden.

- The new dwelling will not be sympathetic to the surrounding street and will appear at odds with the Estate and the Area of Special Local Character.
- The development will be overbearing, visually intrusive and will result in loss of privacy and light to habitable rooms of 'Woodcote' and by reason of scale will result in loss of privacy to dwellings to the rear.
- The development will not deliver sufficient landscaping and too much hard surface to the front .
- The development is similar to that previously refused.
- Development will potentially allow overlooking to 28 Gatehill Road.

The Gatehill Residents Association object on the all of the above grounds and highlight that the verges are owned by the GRA, not the applicant. The submitted Garden and Landscaping diagram does not differentiate between the GRA owned land and that owned by the applicant. Alterations to GRA owned land requires consent from the GRA.

The ground of objections are considered in the main body of the report. Had the application been considered acceptable further consideration would have been given to conditions or informatives to address the GRA concerns regarding the ownership of the verge, but for the reasons set out in the report the application is recommended for refusal.

### **Internal Consultees**

Trees and Landscape - no objections subject to standard conditions.

## **7. MAIN PLANNING ISSUES**

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

The site is within the developed area as defined within Hillingdon Local Plan - Part Two Saved Policies (2012). It is a one-for-one replacement but not like for like. The principle of a residential dwelling on the subject land is acceptable.

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

It is not considered that the density of development is highly relevant to consideration of applications for a single dwelling where the assessment should be based more on the actual impacts of the proposal, however it is noted that the proposal would not change the density of development of the site which would continue to be a single dwelling.

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

The application site is not located within a Conservation Area, or an archaeological priority area, nor would the proposal affect the setting of any listed buildings.

Consideration of the impact on the Gate Hill Farm Area of Special Local Character is contained within the 'Impact on the character and appearance of the area' section of this report.

### **7.04 Airport safeguarding**

Not applicable.

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

The site is not within the Green Belt.

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

The main issues for consideration relate to the impact of the proposed development upon the site, neighbouring dwellings and the character of the street scene.

Policy 7.4 of the London Plan (2016) states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features."

Policy BE13 of The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states "the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area".

The Local Planning Authority (LPA) places great reliance upon the positive impacts of good design and the role it can play upon character and appearance of a place. The UDP Policies work together to ensure that through good design development, in terms of visual impact and appearance, are in-keeping, blends and harmonises with the prevailing character and appearance of the site and surrounding. This is of particular importance within areas of great sensitivity due to the special character of the Gatehill Farm Estate Area and visual setting.

The proposed development falls within the Gate Hill Farm Area of Special Local Character. Policy BE6 states that within the area of special local character at Gate Hill Farm and Copewood Estates... New houses should:-

- Be constructed on building plots of a similar average width as surrounding residential development;
- Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

Consideration against policy and guidance:

The existing dwelling is a detached bungalow set on a narrow plot. The width of the proposed dwelling would be approximately 9.5 metres. It is understood that the plot previously formed part of neighbouring curtilages of Woodcote and Hurley. A key characteristic of the area is one in which two-storey dwellings sit within spacious plots. The plots in the locality are a variety of sizes and widths and the applicant has indicated in the Design and Access Statement other plots which are considered to be similar.

In order to achieve an acceptable scheme it is not sufficient just to meet a technical standard. Proper regard must be given to the specific character of the plot and the proposals and the overall impact on the character of the area. In this regard, it is noted that the plot is narrower than any other in the Gate End cul-de-sac. It is also noted that other dwellings have single storey elements which form part of the overall width. In this case, the proposal is two-storey across the whole frontage which leads to a cramped and incongruous form of development.

Whilst the minimum distance to the boundary is achieved, the proposal involves two storey very deep development and a large building set. 'Woodcote', to the North West, set on a narrow plot, has a single-storey garage which is located close to the common boundary. There is also a single-storey outbuilding to the rear of the main dwelling, in close proximity to the common boundary. In this regard, the very deep two-storey development would be only 1.5 metres from these buildings. As such the limited gap is emphasised by the two-storey nature and overall height of the proposals. Although the two storey element has



been reduced in depth by 2 metres from the previous refusal the perception of a cramped development still remains. Given this relationship there appears to be limited scope for additional natural landscape to soften the impact whilst leaving sufficient space around the proposed dwelling.

Paragraph 11.2 of the HDAS: Residential Extensions (December 2008) gives guidance on how car parking in front gardens should be approached. It states the importance of avoiding losing the feeling of enclosure and definition between pavement and private space. Under guidance also in paragraph 11.2 of the HDAS: Residential Extensions(December 2008), the LPA would normally expect at least 25% of the front garden to be maintained for soft landscaping and planting. The existing dwelling has a lawn and mature landscaping to the front. As the existing property is single-storey, the overall landscape is effective in providing screening and assists the overall green appearance of the area. The revised proposal achieves at least 25% soft landscaping and is considered to be acceptable on this sole point.

As such it is considered that the proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions (December 2008) and Residential Layouts (July 2006)

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

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings should not result in loss of residential amenity due to the loss of daylight sunlight and that an adequate outlook should be maintained. Furthermore, the siting, scale and bulk should not be overbearing upon neighbouring properties.

The proposed dwelling is approximately 14.86 metres deep with a maximum height of approximately 9.5 metres. The proposed development would be in close proximity to the neighbouring property 'Woodcote'. The boundary between Woodcote and the woodcote proposed development is relatively open with limited natural landscaping. 'Woodcote' is also on lower ground than the application site.

There are a number of windows situated on the South Eastern flank elevation of 'Woodcote'. Being South East facing these windows benefit from morning sun. The proposed development incorporates obscure glass first floor windows which would avoid any material loss of privacy. In the event of planning permission being granted, it would be appropriate to impose a condition retaining the obscure glazing and preventing further openings.

The overall depth and height of the development, especially taking into account the higher level of the application site, means that occupiers of 'Woodcote' are likely to experience a harmful loss of outlook, overbearing and overshadowing impacts. It is accepted that the development meets the 45 degree requirement and will not result in material loss of light. As such, the development is considered to be unacceptable and contrary to policy BE21 of the Hillingdon Local - Plan Part Two Saved Policies (2012).

'Hurley', which is the neighbouring property to the South East of the proposed dwelling, benefits by having strong mature screening within the curtilage of the property. Again, obscure glazing is proposed at first floor in the side elevations. It is not considered that the proposed development would result in a material loss of amenity for that dwelling.

The majority of the windows face over the rear garden or to the front. In terms of the rear facing windows, these form a normal relationship with adjoining properties. Whilst some views of the rear gardens of 'Woodcote' or 'Hurley' may be possible, these would be towards the bottom end of gardens and would not result in a material loss of privacy for occupiers of those dwellings.

Existing developments to the rear of the dwelling to the North and around to the East are well-screened and at a substantial distance. Existing developments to the South West are across the street and the proposal will not have a detrimental impact. Similarly the nature of the windows at first floor and higher, the use of obscure glazing and the distances involved, quite apart from intervening landscaping, do not suggest there is a reason for refusal in respect of properties such as 28 Gatehill Road to the North West.

Neighbour impact was comprehensively considered by the Planning Inspector who was clearly very concerned at the impact on Woodcote:

... 'Nevertheless, the dwelling would have a depth of around 17m at first floor level and a maximum height of around 9.5m at a distance of around 1.5m from the shared boundary. It would therefore be in particularly close proximity to the ground floor living room window in 'Woodcote' and would sit at a slightly higher level the adjacent property due the incline of Gate End. As such, it would

appear as a dominant and largely unrelieved mass of built form in the outlook of the ground floor living room window. Whilst I note that room is open to a hallway from the front door, it does not benefit from any other windows and when in the room, residents would have no other available outlook than the window in question. In my view, the outlook from this window would become

unduly oppressive for neighbouring occupiers. Furthermore, the window is east facing and the Daylight and Sunlight Report provided by the appellant indicates that the ratio of direct daylight falling upon the window would not meet the appropriate levels of reduction within the BRE

guidance. Whilst the reduction in daylight distribution within the room would be within suitable guidelines, the levels of sunlight would not and this would further result in oppressive conditions for occupiers within that room. I conclude, therefore, that, the proposal would have a harmful effect on the living conditions of the occupiers of Woodcote with particular regard to outlook and light. As such, the proposal would conflict with UDP Policies BE19 and BE21 which state that development should complement amenity and new buildings should not result in a significant loss of residential amenity.'

Although the revised dwelling has a reduced depth it is the same distance from the site boundary, therefore although the impact on Woodcote is slightly reduced, officers nonetheless still have concerns that the proposal will be unneighbourly and have an unacceptable impact on the amenity of the occupiers of that dwelling. The adverse impact on the living room which concerned the appela inspector would still apply.

In conclusion it is considered that the proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers of Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions. (December 2008) and Residential Layouts (July 2006)

**7.09 Living conditions for future occupiers**

Policy BE23 seeks to ensure residential development provides adequate external amenity space. Private amenity space is addressed in paragraph 4.15 of the HDAS Residential Layouts (HDAS LAY (2006)), which requires a minimum of 100 sq metres external usable and private amenity space for a 4+ bed 5-person dwelling. The retained space significantly exceeds this and it is considered the proposed development would satisfy policy BE23 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS LAY (2006).

The Mayor's Housing Standards Policy MALP (March 2016), sets out a minimum internal space requirements for residential dwellings and these standards are also met.

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

The application site is set back some considerable distance from the highway. the proposed hard-standing would comfortably accommodate two or more vehicles. It is considered that proposed dwelling would satisfy parking requirements set out in table 6.13 of The London Plan (2016) and policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2012) and HDAS LAY (2006).

**7.11 Urban design, access and security**

Urban design issues are considered elsewhere within the report. The proposal raises no material access or security issues.

**7.12 Disabled access**

Not applicable.

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

The application is below the threshold at which affordable housing should be sought under Policy 3A.10 of the London Plan and the Council's adopted Planning Obligations SPD, nor is it considered that a higher level of development could be achieved on this site. Accordingly, the proposal does not give rise to the need for affordable housing provision for a development of this size and consideration of these matters is not necessary.

**7.14 Trees, Landscaping and Ecology**

This site is covered by TPO 171. There is a large, mature, protected Oak at the end of the rear garden. It is far enough away from the proposals to be unaffected (directly) by the proposal and planning conditions could be used to prevent damage to that tree during the construction process. The scheme would result in the loss of large amounts soft landscaping. The impact of this is considered in more detail under paragraph 7.04.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this location.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The issues raised by objectors have been addressed in the earlier sections of the report.

**7.20 Planning Obligations**

The proposal would not necessitate the provision of planning obligations.

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal produces a net increase of 172 square metres. The applicant has claimed a self-build exemption. In the absence of this the proposal presently calculated would attract a CIL Liability of:

Hillingdon CIL £19,856.20

Mayoral CIL £7,774.71

Total CIL £27,630.91

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

Not applicable.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

## Equalities and Human Rights

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

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

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

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

None.

### **10. CONCLUSION**

The site is within the Gatehill Farm Estate Area of Special Local Character where Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new houses should be constructed on building plots of a similar average width as surrounding residential development; be constructed on a similar building line and be of a similar scale, form and proportion as adjacent houses; and reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and Policy BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal involves a one to one replacement and is therefore acceptable in principle. However, it is considered that the proposal would result in a cramped development which would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. It is also considered that the development would be detrimental to the amenities of the adjoining dwelling 'Woodcote' by reason of over-dominance, overshadowing and loss of outlook.

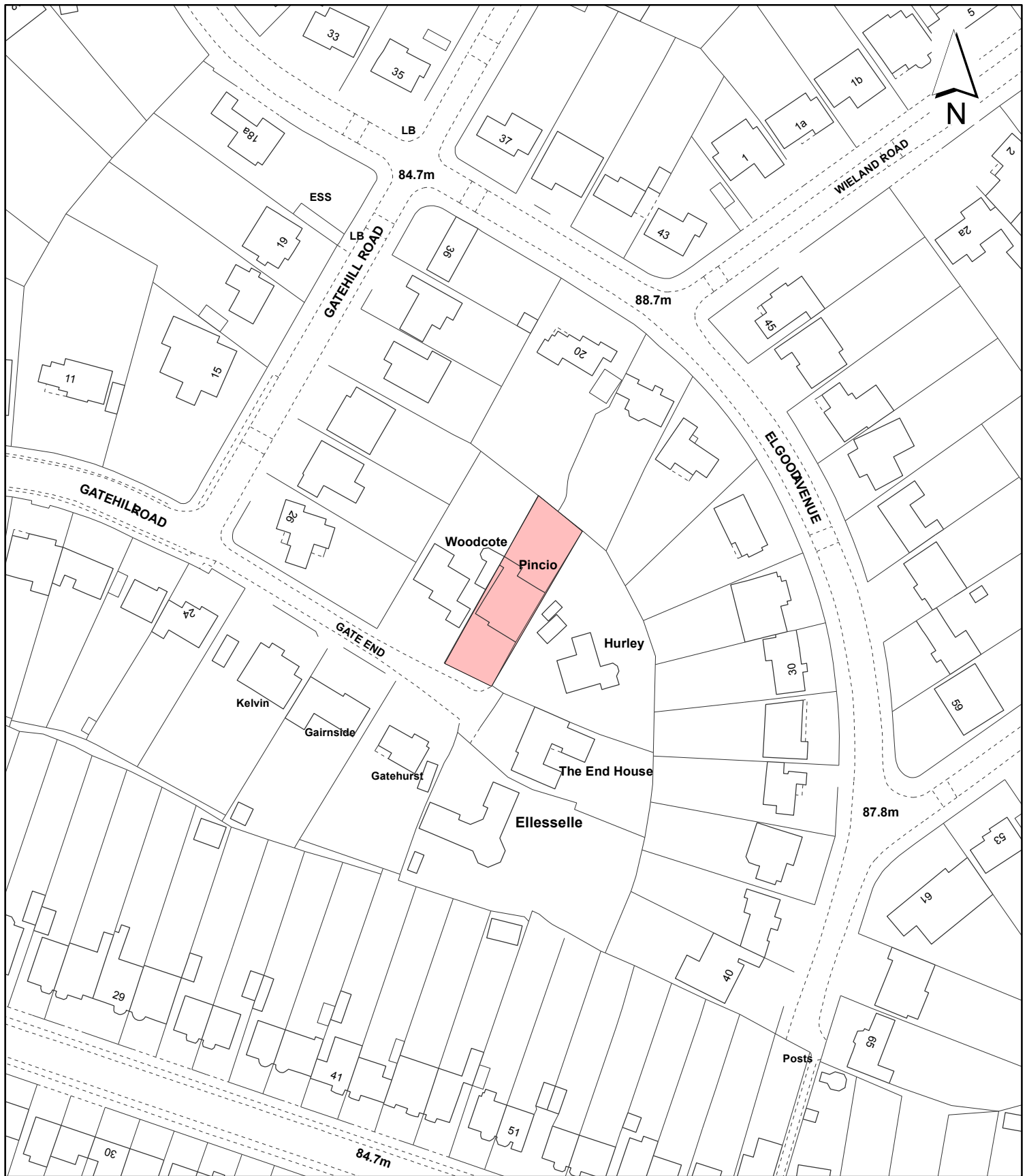
It is therefore recommended that the application be refused.

### **11. Reference Documents**

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Hillingdon's HDAS 'Residential Layouts' Supplementary Planning Document (adopted July 2006)  
Supplementary Planning Document 'Accessible Hillingdon' (January 2010)  
London Plan (2016)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Pincio Gate End**

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

Planning Application Ref:  
**8954/APP/2017/2400**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 57

Date:  
**October 2017**



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## Report of the Head of Planning, Building Control, Sport & Green Spaces

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

**Development:** Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)

**LBH Ref Nos:** **70377/APP/2017/2956**

**Drawing Nos:** Schedule of Materials September 2017 Rev. B  
Method Statement Received 03-10-2017  
1251/P/6  
1251/BR/101

**Date of receipt:** 14/08/2017                      **Date(s) of Amendment(s):** 11/08/2017

### 1. MAIN PLANNING CONSIDERATIONS

This is an application to discharge conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221) for the development of a two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.

a Petition has been received from the Gatehill Residents Association Planning Representative. This objects to the discharge of conditions on the following grounds as summarised below:

1. The Gatehill Farm Estate is an ASLC designated as having particular planning regulations and its private road with associated grass verges are owned as private land by Trustees on behalf of the Association.
2. GRA policy is to object to submissions which are not clearly within LBH planning policies in order to help preserve the nature, look and feel of the Estate. We believe that the Estate's detached houses in the context of plots as originally laid out in 1924, with trees and greenery, to the front and back, are an integral part of the charm and attraction of the area. We believe the retention of these features and the protection of views to them is to the benefit of all residents.
3. The Officer's report for 70377/APP/2016/4221 recommended approval subject to conditions for landscaping.
4. Planning permission was granted on Appeal APP/R5510/W/17/3171932. The Planning Inspector also listed a number of comments and conditions to landscaping.
5. We have reviewed Drawing no. 1251/BR/101 Site Layout Plan and find that the applicant has blatantly ignored the requirements made in both the Officer's report and the Inspector's Decision Notice. The hardstanding to the front is excessive and will be detrimental to the character and appearance of the GFE. The applicant must

- reduce the car park area and increase the area of soft planting to a minimum of 25%. Planting in pots and troughs must not qualify as part of the 25% requirement.
6. The applicant must be made to replace the hedge the front with mature species, as they have already wilfully removed an existing mature hedge for no good reason and now intends to remove the rest of it.
  7. Similarly the replacement for missing TPO 99 must entail a mature tree not a young sapling.
  8. We also note from the site layout plan that the applicant intends to drastically 'trim back' the existing mature North boundary hedge. We object as this has the potential to damage the hedge and result in it dying. This would also impact on the privacy of no. 6 Woodside Road, contrary to the Inspectors comments.
  9. The 1.8 m high close board fence between 2 & 6 and no. 2 Woodside Road is contrary to Policy BE6. This is a boundary fence and must not be considered as pd.
  10. We therefore require that a Condition be placed requiring this close board fence to be removed and replaced with an open pile wire or hedge to meet policy requirements.
  11. We do not agree that privacy level 4 as proposed provides an adequate degree of privacy to no. 6. Only completely obscure windows of the maximum level 5 are acceptable.
  12. If the GRA subsequently identify the site levels are incorrect we will write an addendum to this submission.

2 responses to this petition have been received from the Applicant and their agent, which advise, as summarised below:

1. We are surprised to receive a petition against a details application and find it a huge waste of time and money for the council and committee members to deal with. The Conservation Officer and Landscape Officer have been consulted and where required we will amend our proposal to obtain their approval.
2. With regard to the landscaping properties 6, 8 and 8a all have driveways that exceed 75% hard surfacing. For the record our drive covers 61.5% (75 m<sup>2</sup>) of the property frontage (120 m<sup>2</sup>).
3. We have agreed to replace the hedging to the front of the site with semi mature planting and this has been deemed acceptable by the Landscape Officer. Our client has agreed to change the hedging to a mature Wax leaf Privet - Ligustrum Japonicum to appease the residents if this is acceptable to the Landscape Officer.
4. TPO 99 was removed before our client purchased the site. We have proposed a flowering cherry and a silver birch to the front of the site and this has also been deemed acceptable. The trimming of the hedge will be carried out by a certified arborist to ensure no harm will come to the hedge.
5. Our client has agreed to remove the fence and replace this with a new mature hedge.
6. We have proposed level 4 Pilkington glazing which will ensure the privacy of 2 and 6 Woodside Road.
7. In line with the GRA Rules of the Association the raising of a petition against conditions for an approved planning application is far beyond the remit of the GRA objects.
8. Christine Turnbull lives at no. 3 Woodside opposite the proposed development for '4 Woodside Road'. She is clearly aggrieved by the Inspector's decision to uphold the appeal. The petition she has raised is a clear conflict of interest.
9. At Planning Committee stage the Chairman stated that residents need to come to terms with the fact that a dwelling would be built at the application site.
10. Other development within the area has taken place without petitions being raised and I can only conclude that the sole agenda is to obstruct my house at 4 Woodside Road.

## OFFICER REPORT

### Condition 3 stated :

No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The proposed Schedule of Materials is:

Bricks - TBS Barnhouse Blend facing brick with the detail brickwork in dark bricks from facing brick blend.

Roof tiles - Marley Hawkins fired Sienna roof tiles

Finial, fascias & soffits - white timber

Front door - Black timber

Windows - White timber with leaded lights

Rear sliding doors - Aluminium grey finish

Gutter & RWP - Black Upvc

Driveway - Marshalls driveline priora grey permeable block paver

Paths and patio - Marshalls sawn versuro

Officer comment: The Conservation Officer has considered the materials proposed advised that the proposed materials are acceptable.

### Condition 5 stated :

The building hereby permitted shall not be occupied until the windows facing No 2 and No 6 Woodside Road have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Officer comment: The proposed details confirm the side facing windows will be obscure glazed to privacy level 4 and the supporting documents confirm that the windows would be non-opening above 1.8 m from finished floor level, above the 1.7 m requirement within the condition. These details are therefore deemed acceptable.

### Condition 8 stated:

No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Officer comment: Drawing 1251/BR/101 provides details of the existing and proposed levels, which indicate that the property will be at a similar level to the existing properties adjoining and there is therefore, no objection to the discharge of this condition.

### Condition 11 stated:

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by the local planning authority with respect to:

- i. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures
- ii. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

Officer comment: The Revised Method Statement describes the main phases of the site development from the set-up onwards including the tree protection. The Landscape Officer has advised they have no objections.

Condition 13 stated:

No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:00
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance.

Officer comment: The landscape layout and details are specified in drawing no. 1252/BR/101, with schedules and a specification incorporated onto the plan. The Landscape Officer has advised that no objections are raised to the scheme.

Whilst the objections to the application and the response to them from the applicant are noted, this is an application for details to a permission that has already been granted. The details that have been submitted pursuant to conditions 3, 5, 8, 11 and 13 of Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 are considered to be acceptable and it is recommended that the details are discharged.

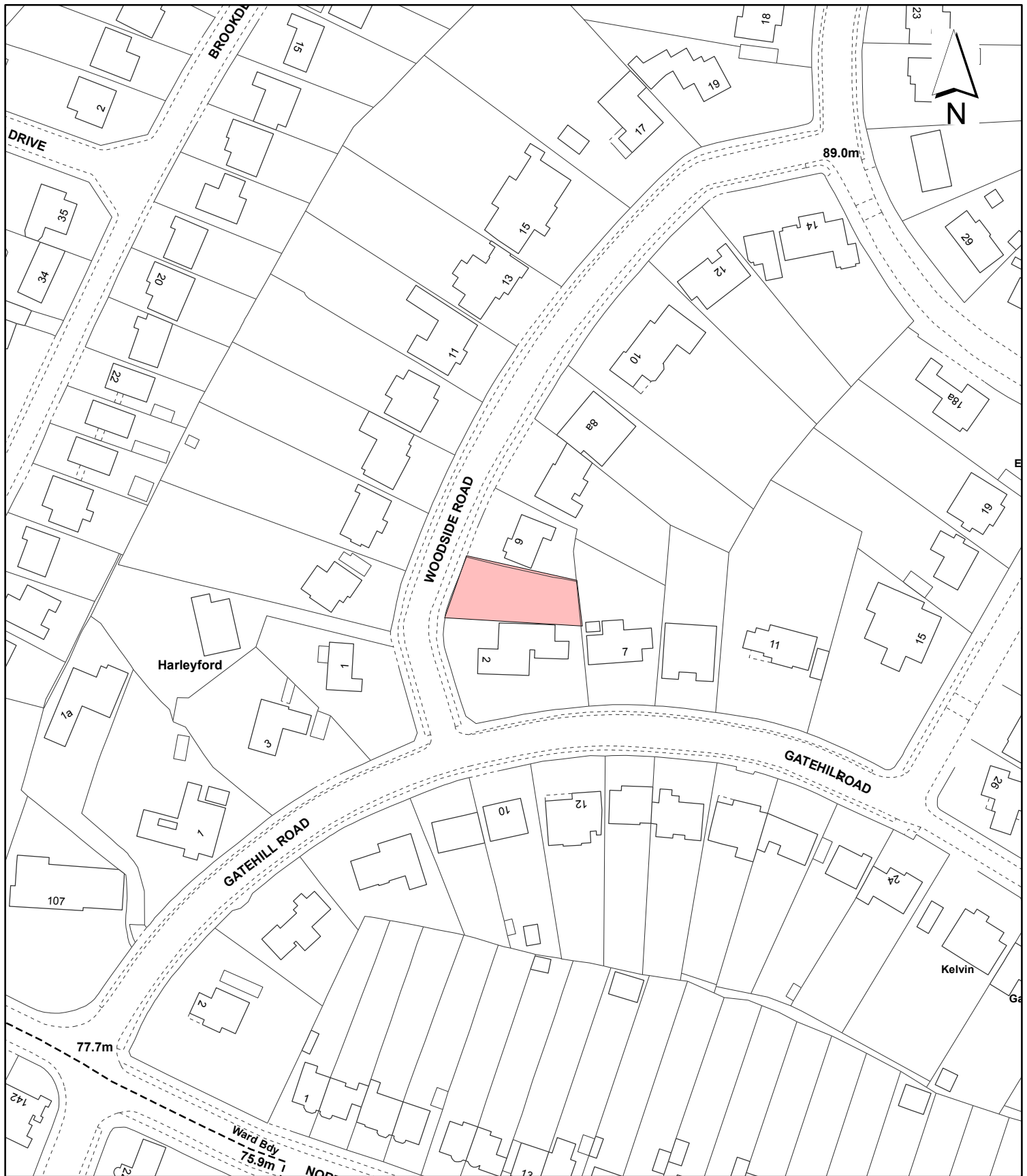
## **2. RECOMMENDATION**

### **APPROVAL**

### **INFORMATIVES**

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land between  
 2 & 6 Woodside Road**

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

Planning Application Ref:  
**70377/APP/2017/2956**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 63

Date:  
**October 2017**



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# Plans for North Applications Planning Committee

Wednesday 25th October  
2017



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

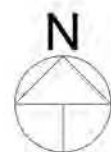
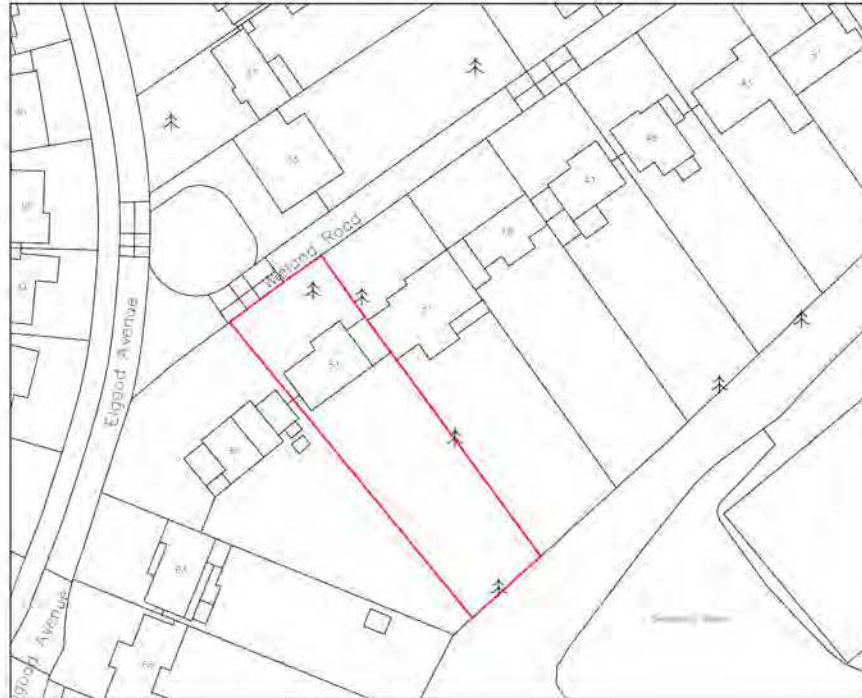
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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

**Address** 53 WIELAND ROAD NORTHWOOD  
**Development:** Part two storey, part single storey side/rear extension and demolition of garage.  
**LBH Ref Nos:** 28044/APP/2017/2249

**Date Plans Received:** 20/06/2017      **Date(s) of Amendment(s):** 20/06/2017  
**Date Application Valid:** 03/07/2017

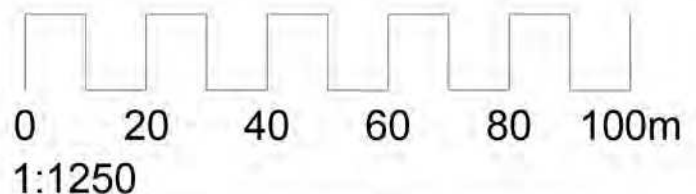




**1**

## Location Plan

1 : 1250



### SEABROOK ARCHITECTS CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,  
Bucks, HP5 2JU  
Tel: 01494 778918 Fax: 01494 770620  
Seabrook Architects LLP  
e-mail: info@seabrookarchitects.co.uk

53 Wieland Road Northwood  
HA6 3QX

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Dimensions MUST NOT be scaled from this drawing.

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This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences.

All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

### Location Plan

Drawn By **BSW**

Date: 11/11/2015

Checked By -

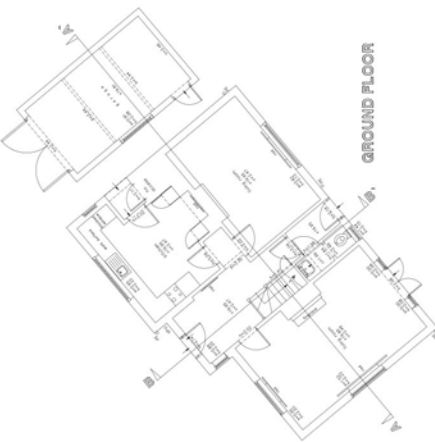
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Approved By -

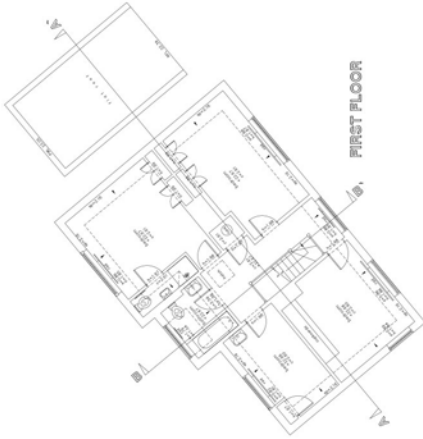
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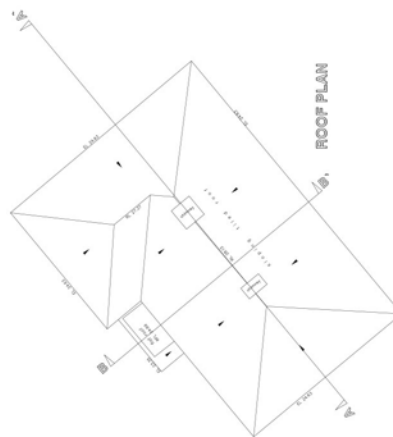
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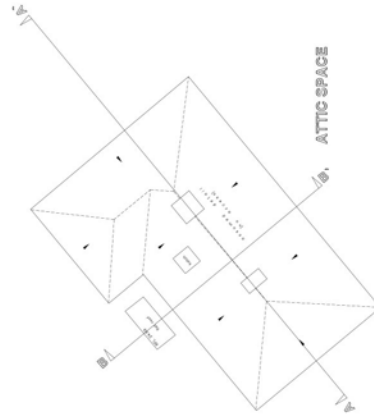
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



ATTIC SPACE

Revision	Description	Date

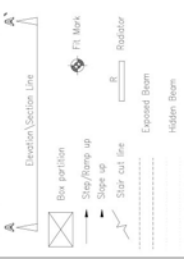
**LEGEND**

To view individual floors all layers beginning with "C" must be turned on and sheets, along with all of the layers beginning with the relevant floor prefix.

**FLOOR PREFIXES**  
 B = Basement  
 1 = First Floor  
 2 = Second Floor  
 4 = Fourth Floor

**Prefixes**  
 P = Plinth Height  
 S = Sill Height  
 E = Eaves Level  
 R = Roof Height  
 B = Beam Height  
 S = Spring Point Height  
 SC = Structural Ceiling Height  
 SF = Soffit Height  
 c/b = Cupboard

**Prefixes**  
 RL = Ridge Level  
 EL = Eaves Level  
 SL = Sill Level  
 TH = Threshold Level  
 FL = Finished Floor Level  
 PHL = Paving Hill Level  
 +35.20 Detailed spot level  
 +32.76 Elevation spot levels



**terrain**  
 Land and Architectural Surveys

Level: Survey 04  
 Project: 2015 High Street  
 Date: 14/09/2015  
 File: 21432.dwg  
 Author: MJB  
 Plot: 14/09/2015  
 Plot File: 21432.dwg  
 Plot Scale: 1:1000

Client: **SEABROOK ARCHITECTS**

Project: **63 WIELAND ROAD NORTHWOOD MIDDLESEX**

Title: **FLOOR PLANS**

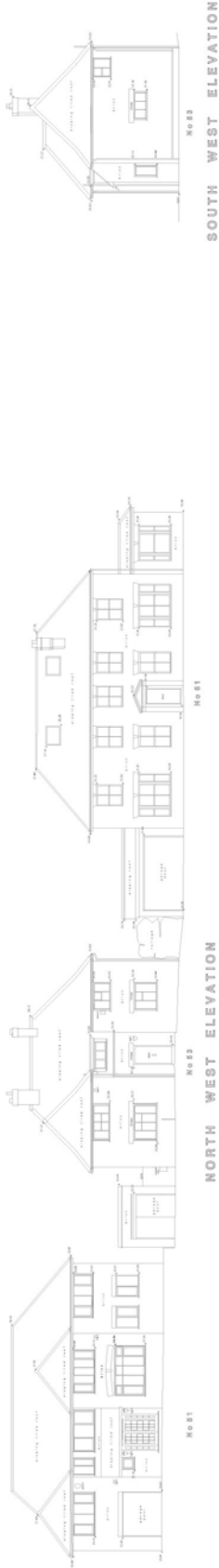
Drawn by: KN	Checked by: NAA
Scale: 1:1000A1	Date: SEPT 2015
Drawing Number: TS15-3321\2	Revision: 0
Sheet: 1	of: 1

All levels related to Threshold Level of No.53 Wieland Road  
 Issue: 2015m (February)



SCALE BAR

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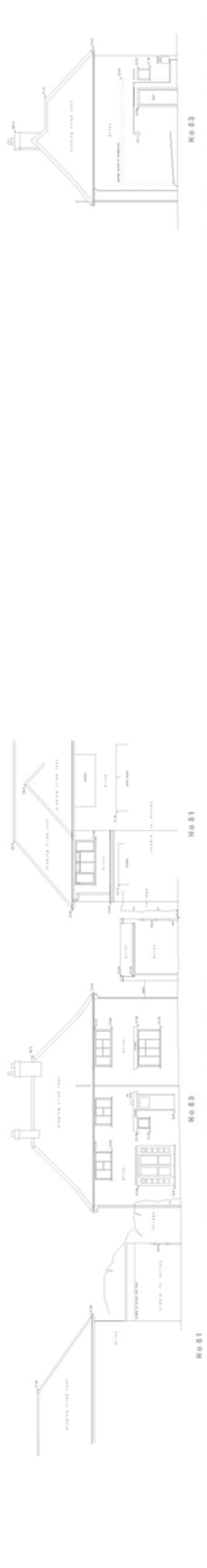


SOUTH WEST ELEVATION  
No. 63

NORTH WEST ELEVATION  
No. 61

NORTH EAST ELEVATION  
No. 61

Sheet: 12.09a

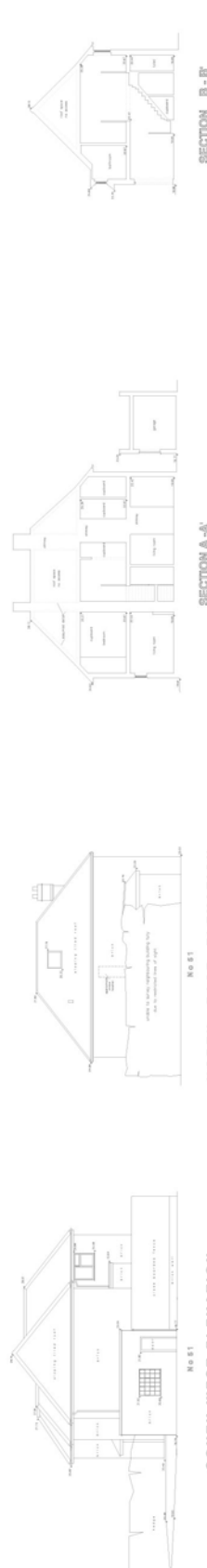


SOUTH WEST ELEVATION  
No. 61

SOUTH EAST ELEVATION  
No. 63

NORTH EAST ELEVATION  
No. 63

Sheet: 12.09a



SECTION A-A'

SECTION B-B'

Sheet: 12.09a



**LEGEND**

To the extent shown on these drawings, all work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.

**FLOOR FINISHES**

- 1 - Carpet
- 2 - Hardwood
- 3 - Concrete
- 4 - Ceramic Tile
- 5 - Paint
- 6 - Dry Wall

**FINISHES**

- 1 - Ridge Cap
- 2 - Asphalt Shingles
- 3 - Metal Roofing
- 4 - Slate
- 5 - Clay Tiles
- 6 - Concrete
- 7 - Brick
- 8 - Stone
- 9 - Stucco
- 10 - Paint
- 11 - Siding
- 12 - Glass
- 13 - Polycarbonate
- 14 - Fiberglass Insulation
- 15 - R-19 Insulation
- 16 - R-30 Insulation
- 17 - R-19 Insulation
- 18 - R-30 Insulation
- 19 - R-19 Insulation
- 20 - R-30 Insulation

**NOTES**

- 1. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 2. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 3. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 4. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 5. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 6. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 7. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
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- 9. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
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- 11. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 12. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 13. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 14. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 15. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 16. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 17. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 18. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 19. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.
- 20. All work shall be in accordance with the applicable provisions of the International Building Code, 2015 Edition, unless otherwise indicated.

**SEABROOK ARCHITECTS**

63 WIELAND ROAD  
NORTHWOOD  
MIDDLESEX

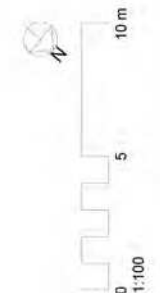
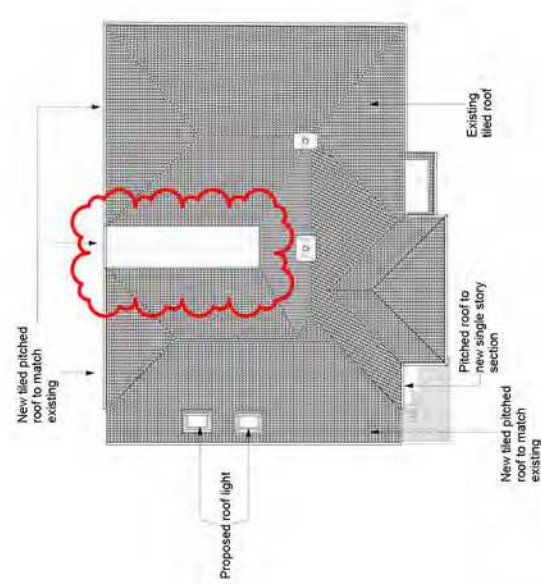
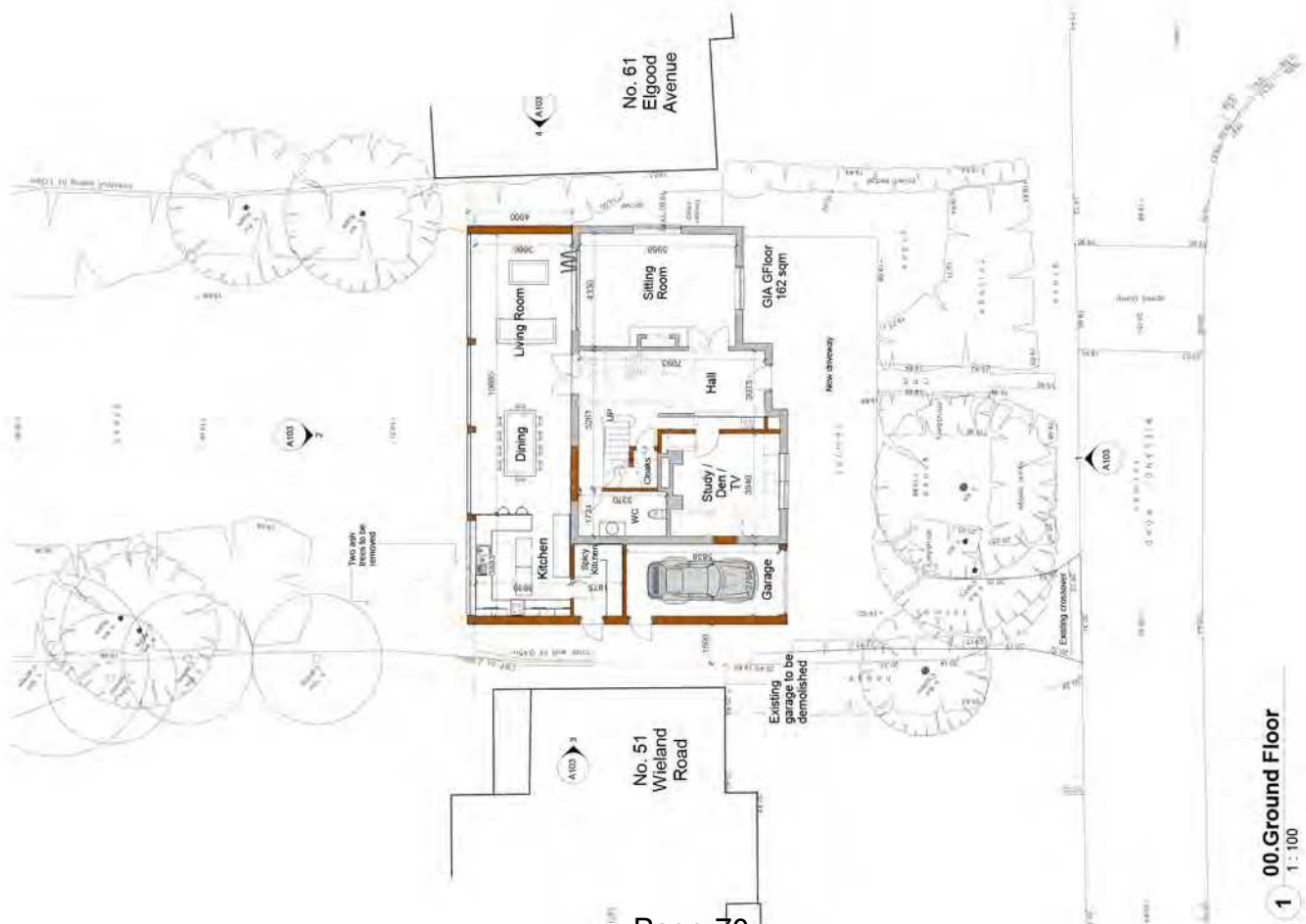
**ELEVATIONS**

Drawn By: RN  
Checked By: NAA  
Date: 11/09/2015  
Sheet: 12.09a  
Drawing Number: TS15-3327.3  
Scale: 1/8" = 1'-0"

1000  
100  
10  
1  
0

SCALE BAR

No.	Description	Date	Issued by
A	Revised 1		



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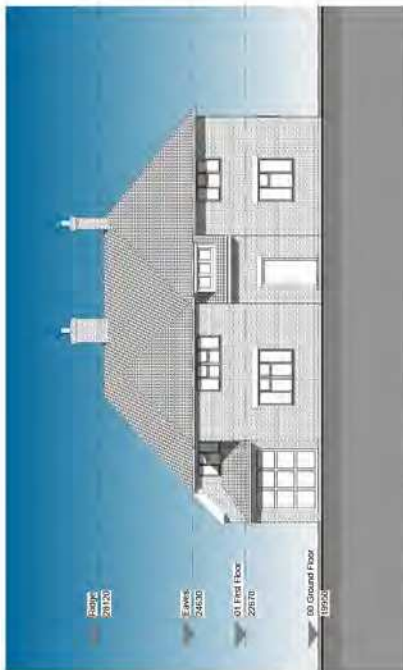
Project  
**53 Wieland Road  
Northwood  
HA6 3QX  
A**

Drawings  
**Floor Plans**

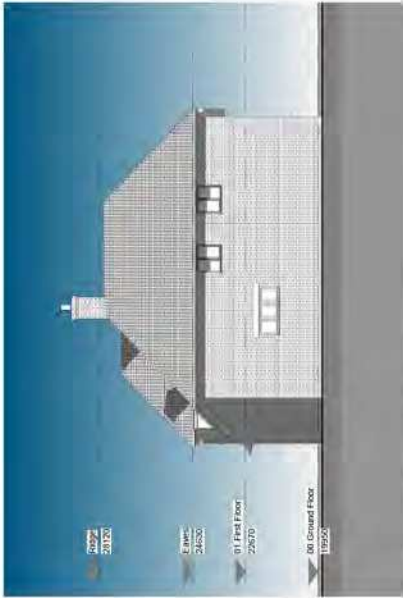
**SEABROOK  
ARCHITECTS  
CHARTERED ARCHITECTS**

The Seabrook Building, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

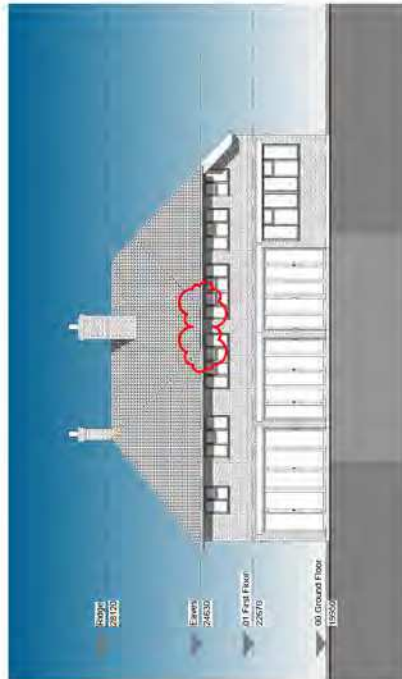
Date:	Issued By:
A	Revised 1
	1



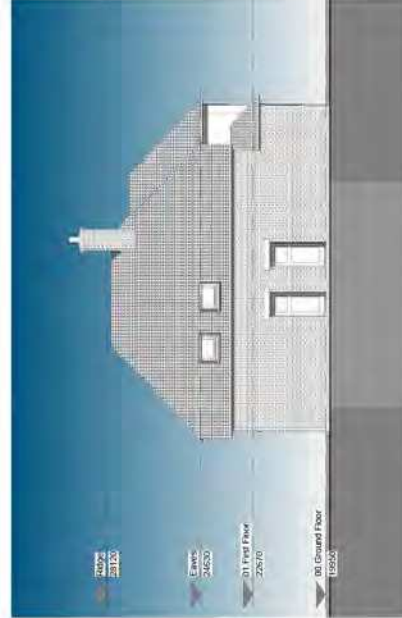
1 Front (North-West) Elevation  
1 : 100



4 Side (South-West) Elevation  
1 : 100



2 Rear (South-East) Elevation  
1 : 100



3 Side (North-East) Elevation  
1 : 100



All dimensions and levels to be checked on site by contractor prior to commencement of site works and construction of works on site. This drawing and any other drawings and documents are the property of the Architects and may not be used in any other project without the written consent of the Architects. This drawing to be used in conjunction with all other documents and to be identified on the drawings before any work commences. All works on site are to be carried out fully in accordance with current CDM Regulations and other applicable legislation. Statutory and other regulations apply.

Project  
53 Wieland Road  
Northwood  
HA6 3QX  
A

Drawing  
Elevations

SEABROOK  
ARCHITECTS  
CHARTERED ARCHITECTS

The Seabrook Building, 100, Victoria Road, Northwood, Middlesex, HA6 3QX  
Seabrook Architects LLP - a limited liability partnership registered in England

Drawn By:	SM	Date:	20/05/2017
Checked By:	JB	Date:	20/05/2017
Approved By:		Date:	20/05/2017

Drawn: SM  
5369 / A103  
Rev: E A

NO.	DATE	REVISION
1	09/01/15	ISSUED FOR PERMIT
2	09/01/15	ISSUED FOR PERMIT
3	09/01/15	ISSUED FOR PERMIT
4	09/01/15	ISSUED FOR PERMIT
5	09/01/15	ISSUED FOR PERMIT
6	09/01/15	ISSUED FOR PERMIT
7	09/01/15	ISSUED FOR PERMIT
8	09/01/15	ISSUED FOR PERMIT
9	09/01/15	ISSUED FOR PERMIT
10	09/01/15	ISSUED FOR PERMIT



Every effort has been made to ensure the accuracy of this drawing. However, the user of this drawing should verify the accuracy of the information shown on this drawing before proceeding with any work.

Every effort has been made to ensure the accuracy of this drawing. However, the user of this drawing should verify the accuracy of the information shown on this drawing before proceeding with any work.

**LEGEND**

SYMBOL	DESCRIPTION
	Survey Station
	Boundary
	Easement
	Utility
	Proposed Structure
	Existing Structure
	Proposed Driveway
	Existing Driveway
	Proposed Walkway
	Existing Walkway
	Proposed Fencing
	Existing Fencing
	Proposed Pool
	Existing Pool
	Proposed Deck
	Existing Deck
	Proposed Patio
	Existing Patio
	Proposed Garden
	Existing Garden
	Proposed Lawn
	Existing Lawn
	Proposed Trees
	Existing Trees
	Proposed Shrubs
	Existing Shrubs
	Proposed Hedges
	Existing Hedges
	Proposed Paths
	Existing Paths
	Proposed Stairs
	Existing Stairs
	Proposed Retaining Wall
	Existing Retaining Wall
	Proposed Fences
	Existing Fences
	Proposed Gates
	Existing Gates
	Proposed Drains
	Existing Drains
	Proposed Stormwater Management
	Existing Stormwater Management
	Proposed Landscaping
	Existing Landscaping
	Proposed Site Work
	Existing Site Work
	Proposed Utilities
	Existing Utilities
	Proposed Easements
	Existing Easements
	Proposed Encroachments
	Existing Encroachments
	Proposed Setbacks
	Existing Setbacks
	Proposed Zoning
	Existing Zoning
	Proposed Environmental Constraints
	Existing Environmental Constraints
	Proposed Cultural Resources
	Existing Cultural Resources
	Proposed Historical Resources
	Existing Historical Resources
	Proposed Archaeological Resources
	Existing Archaeological Resources
	Proposed Geotechnical Resources
	Existing Geotechnical Resources
	Proposed Hydrological Resources
	Existing Hydrological Resources
	Proposed Biological Resources
	Existing Biological Resources
	Proposed Socioeconomic Resources
	Existing Socioeconomic Resources
	Proposed Cultural Resources
	Existing Cultural Resources
	Proposed Historical Resources
	Existing Historical Resources
	Proposed Archaeological Resources
	Existing Archaeological Resources
	Proposed Geotechnical Resources
	Existing Geotechnical Resources
	Proposed Hydrological Resources
	Existing Hydrological Resources
	Proposed Biological Resources
	Existing Biological Resources
	Proposed Socioeconomic Resources
	Existing Socioeconomic Resources

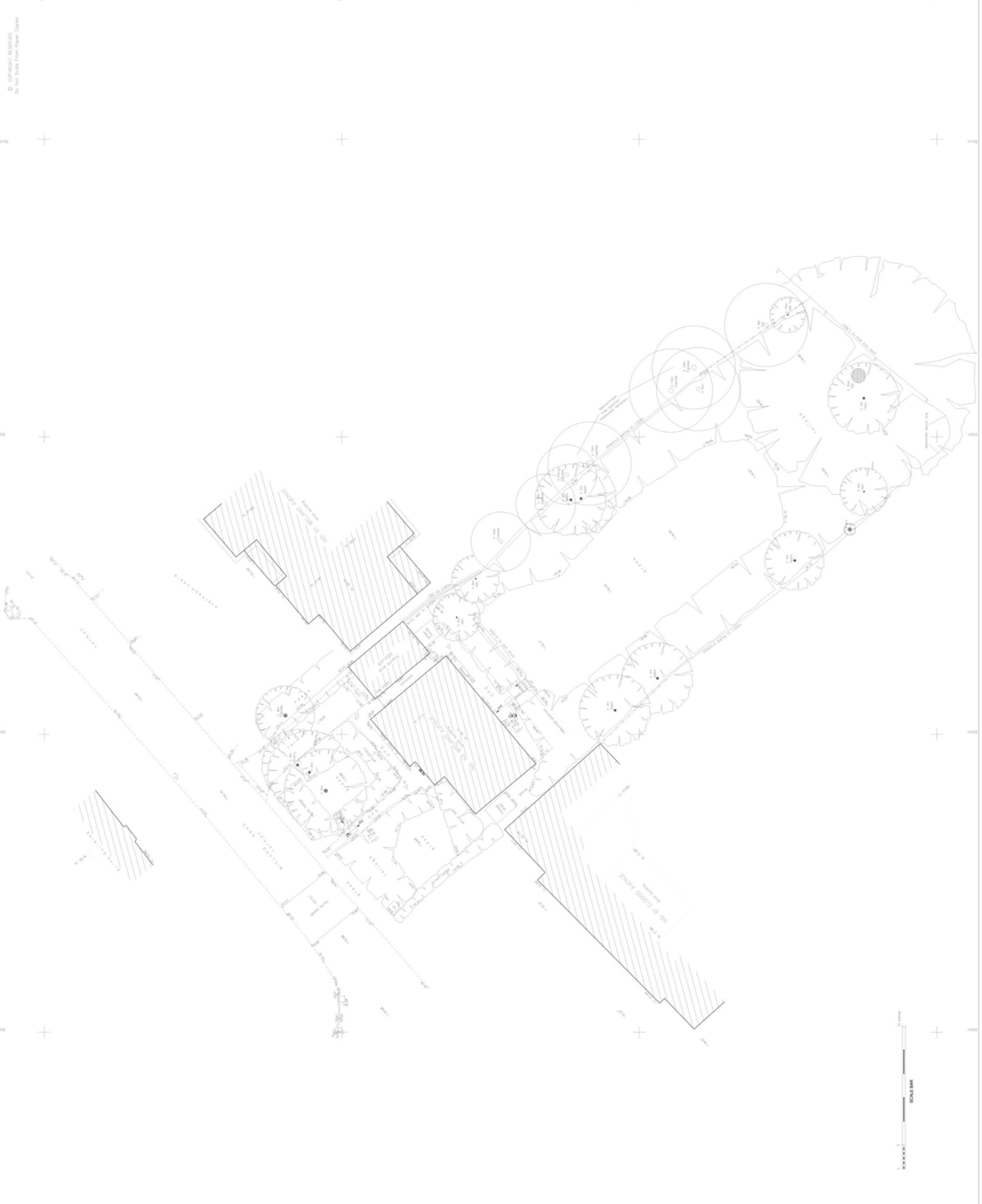


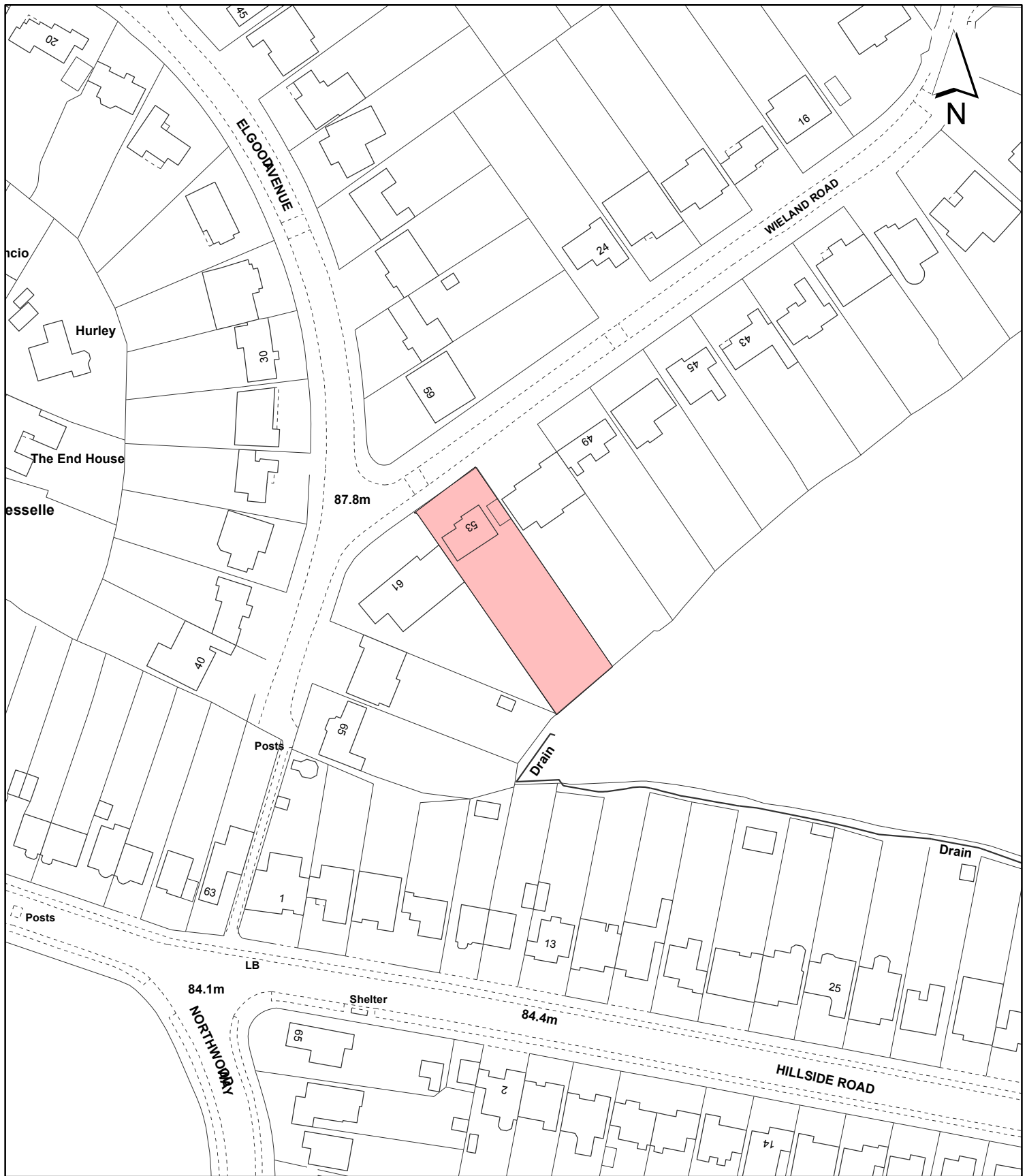
**SEABROOK ARCHITECTS**  
 10000 W. 10th Street, Suite 100  
 Overland Park, KS 66211  
 Phone: 913.666.1111  
 Fax: 913.666.1112  
 Email: info@seabrookarchitects.com  
 www.seabrookarchitects.com

**PROJECT**  
 83 WIELAND ROAD  
 NORTHWOOD  
 MIDDLESEX

**TOPOGRAPHICAL SURVEY**

Client: SW  
 Designer: MAA  
 Date: 11/10/2014  
 Drawing Number: TSI5-3327/1  
 Sheet: 1 of 1  
 Scale: 1" = 40'





**Notes:**

 Site boundary

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Site Address:

**53 Wieland Road**

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

Planning Application Ref:  
**28044/APP/2017/2249**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 73**

Date:  
**October 2017**



**HILLINGDON**  
 LONDON

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

**Address** PINCIO GATE END NORTHWOOD

**Development:** Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow.

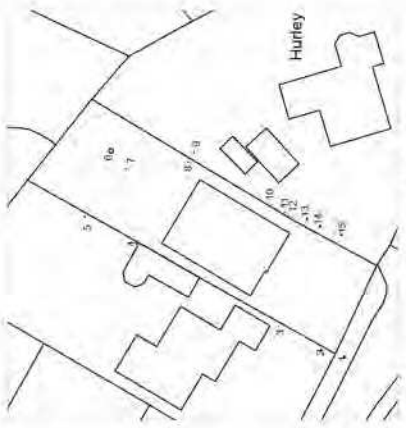
**LBH Ref Nos:** 8954/APP/2017/2400

**Date Plans Received:** 03/07/2017

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

**Date Application Valid:** 03/07/2017





BLOCK PLAN (1:500)



LOCATION PLAN (1:1250)

**TREE SCHEDULE**

1. Fir Tree, 6.0m tall
2. Lawson Cypress, 12.0m tall
3. Lawson Cypress, 3.0m tall (sapling)
4. Eiben
5. Liveoak Cypress
6. Oak, planted to 14.0m tall
7. Ornamental birch, 3.5m tall
8. Ornamental cordily, 2.5m tall
9. Ornamental cordily, 2.5m tall
10. Ash, 4.0m tall
11. Laurel, 4.0m tall
12. Laurel, 4.0m tall
13. Blackthorn, 4.0m tall
14. Ash, 7.0m tall
15. Sumach

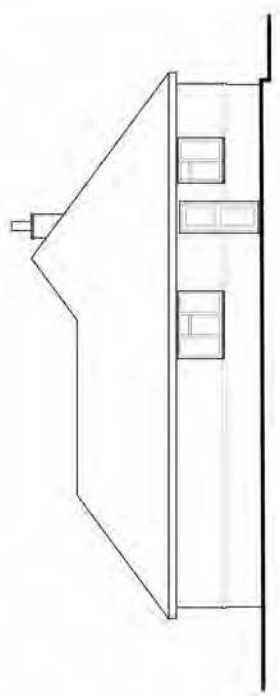
PROJECT

Pinto  
Gate End  
NORTHWOOD  
HA6 3QG

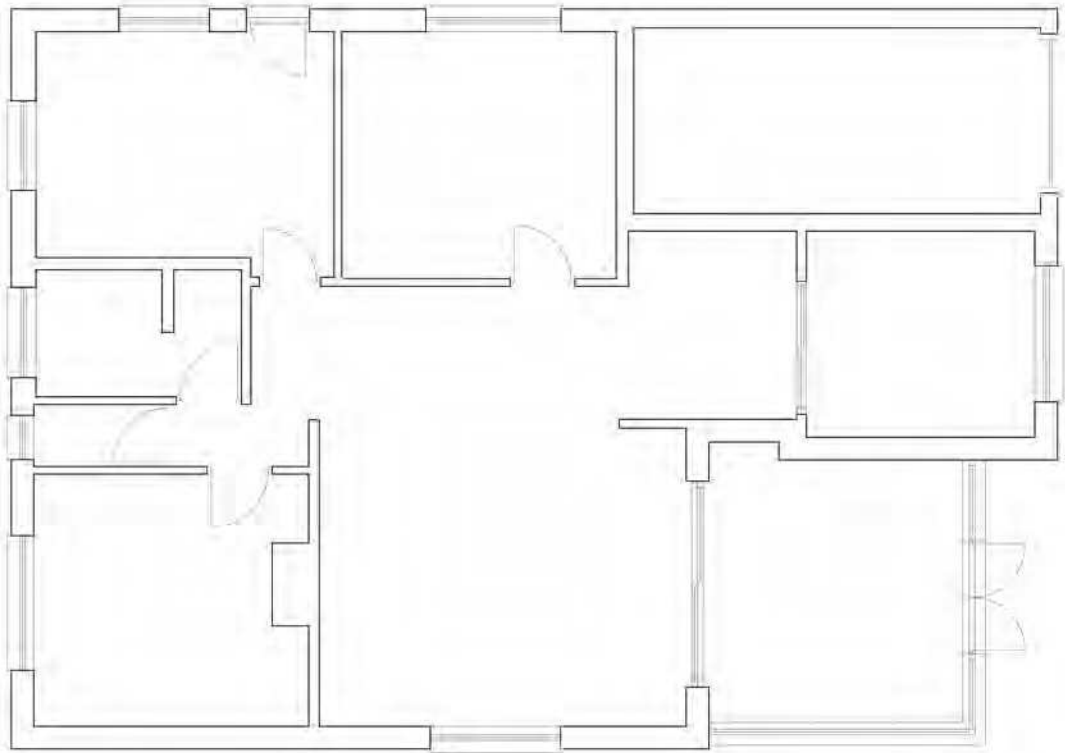
TITLE

Existing Plans & Elevations,  
Location Plan & Block Plan

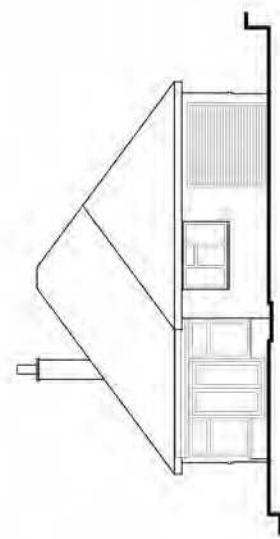
SCALE 1:50 & 1:100 @ A2	DRAWING NO.
DATE January 2016	PGE_LSP_001



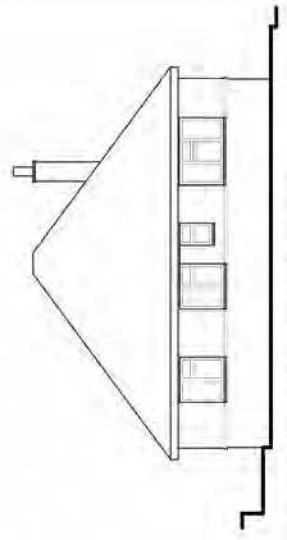
EXISTING SIDE (SOUTH EAST) ELEVATION



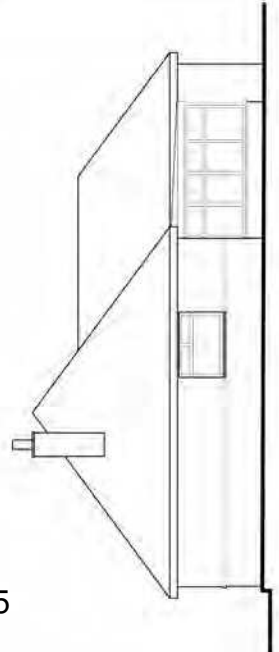
EXISTING GROUND FLOOR PLAN



EXISTING FRONT (SOUTH WEST) ELEVATION



EXISTING REAR (NORTH EAST) ELEVATION



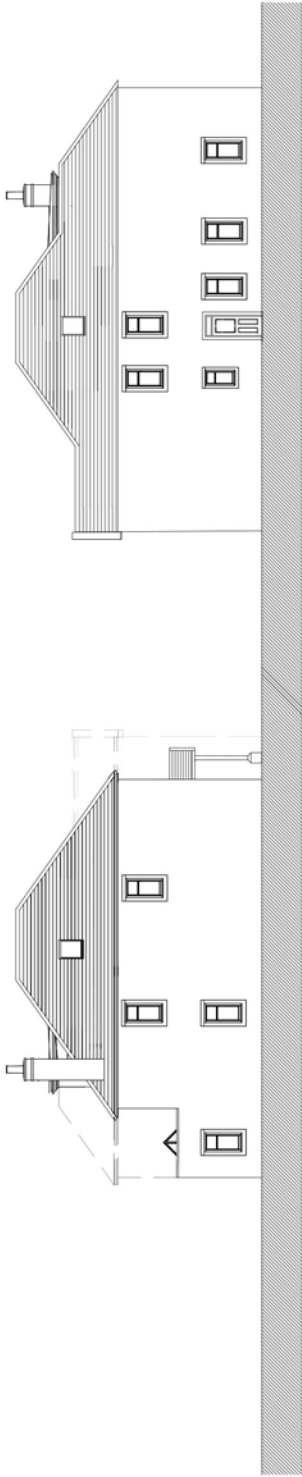
EXISTING SIDE (NORTH WEST) ELEVATION



SCALE BAR 1:100

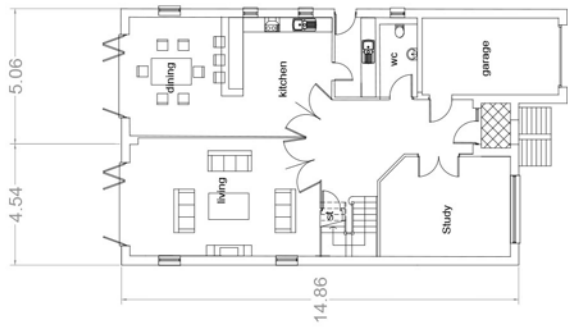


SCALE BAR 1:50

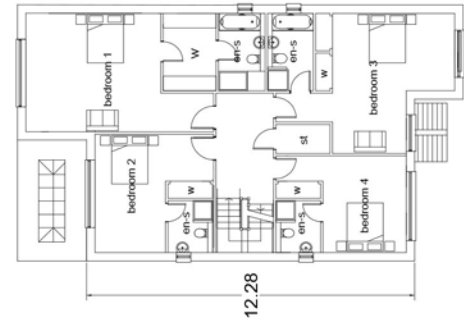


right side elevation

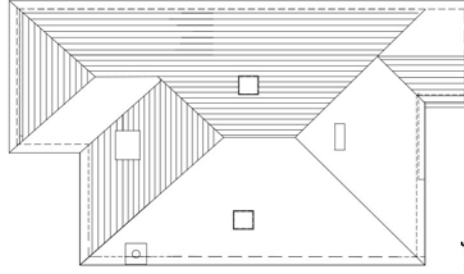
left side elevation



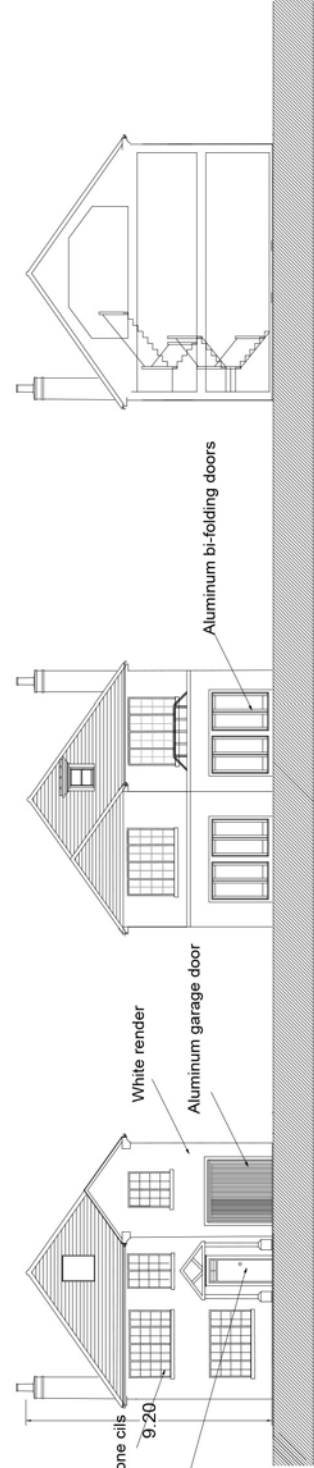
ground floor plan



second floor plan



roof



Aluminum framed windows with stone cills  
9.20  
Oak front door

White render  
Aluminum garage door

Aluminum bi-folding doors

front elevation

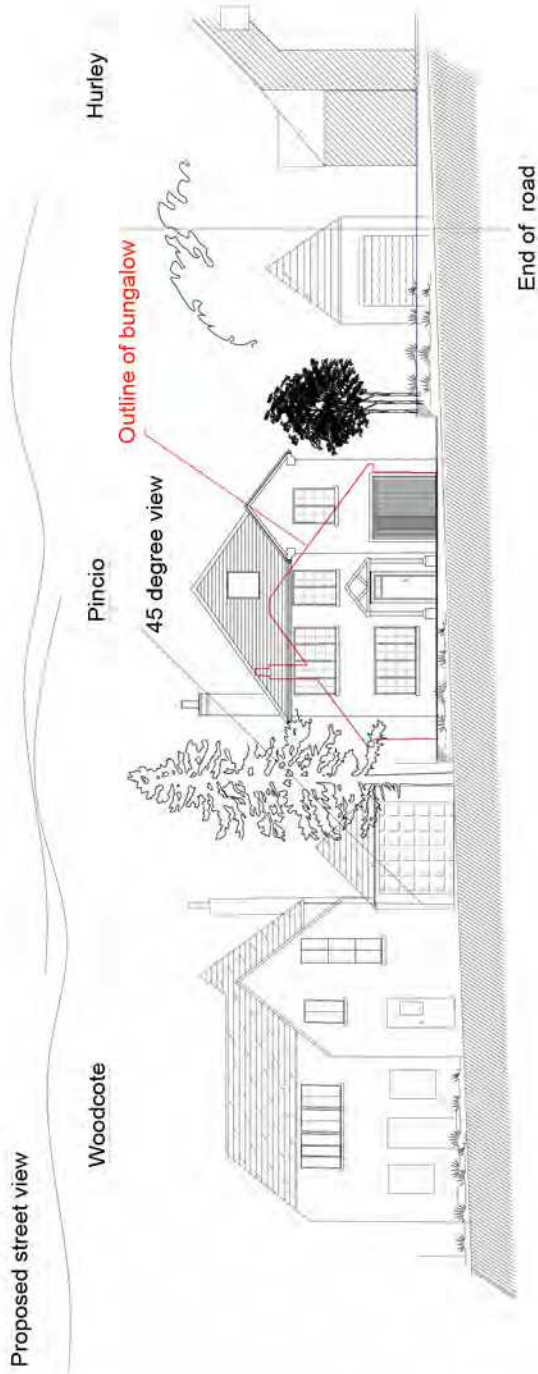
rear elevation

section

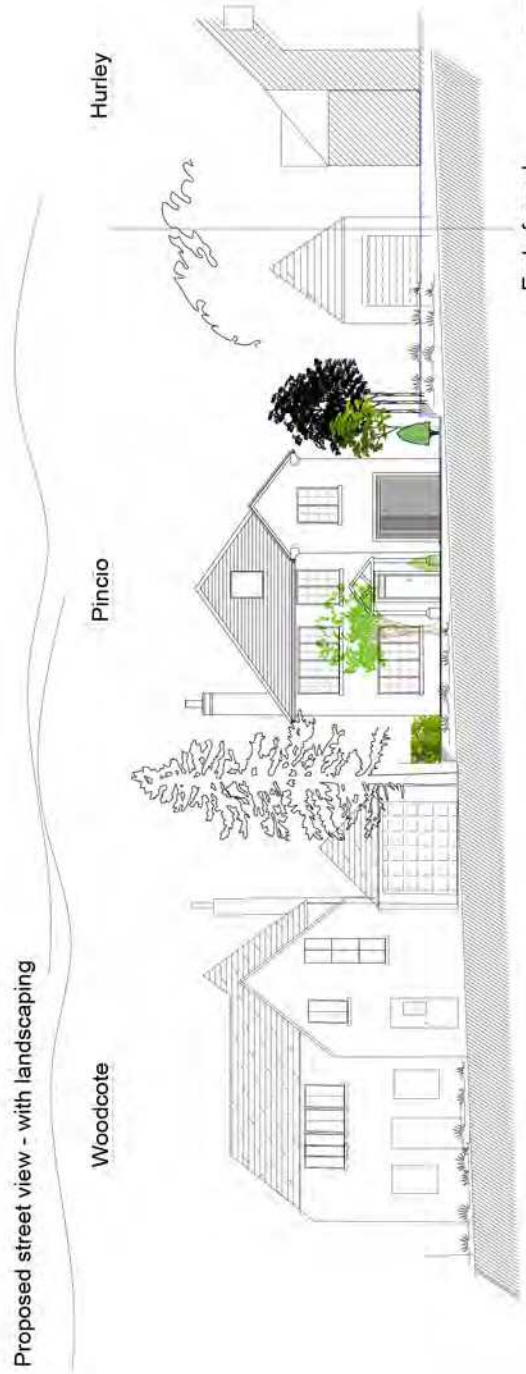


Pinclo, Gate End, Northwood	June 2017	1:100@A1	PGE_ELV_003
Elevations			

Proposed street view



Proposed street view - with landscaping

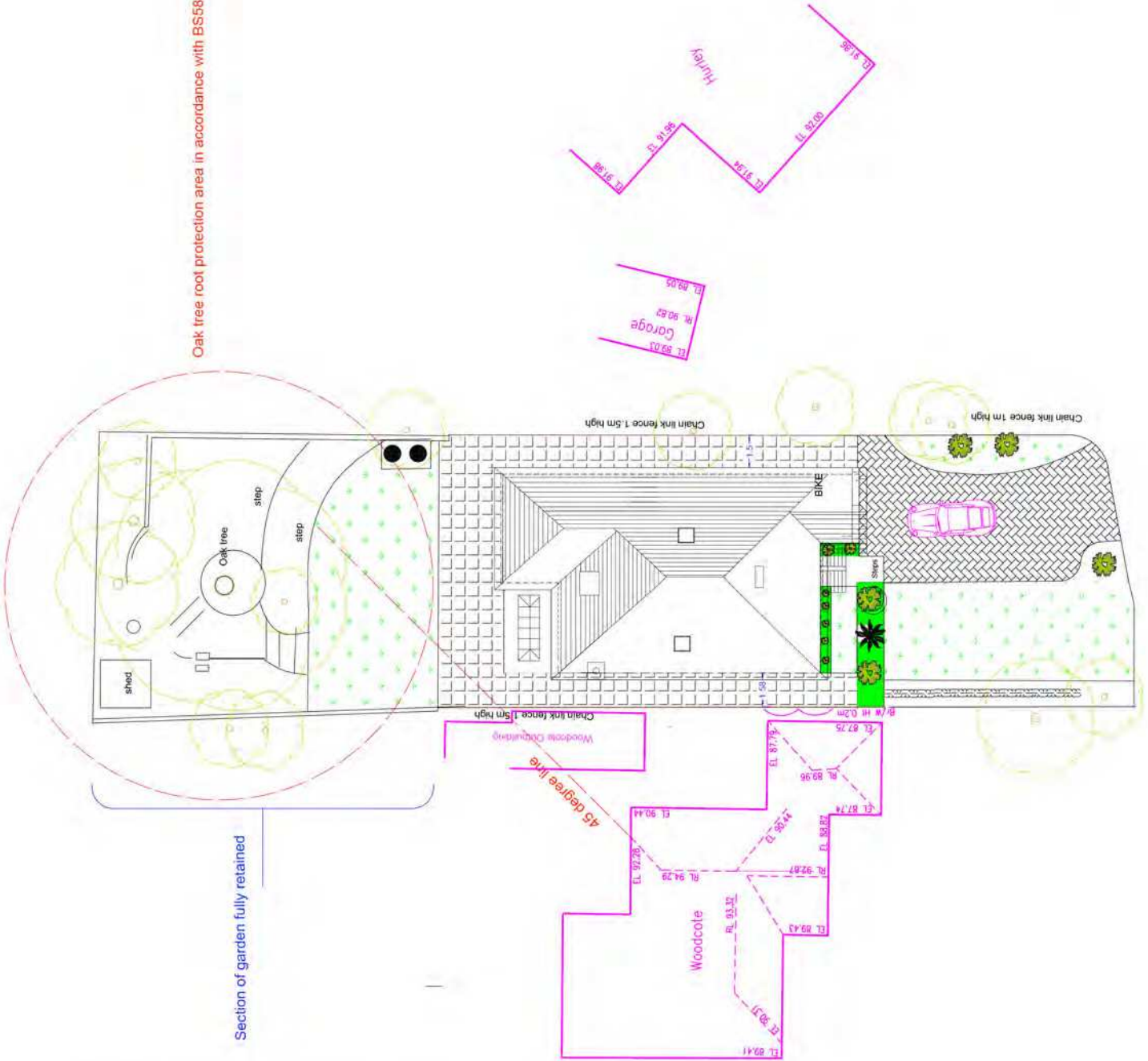


Pincio, Gate End, Northwood	June 2017
StreetView	1:1000(A1)
	PGE_SV_002

Key	
	Amelanchier Lamarkii
	Existing trees retained
	Yorkshire Paving
	Permeable paving
	Lawn
	Hedge
	Shrubs
	Bin Store
	Rear wall mounted bike store
	BIKE
	Chain link fence

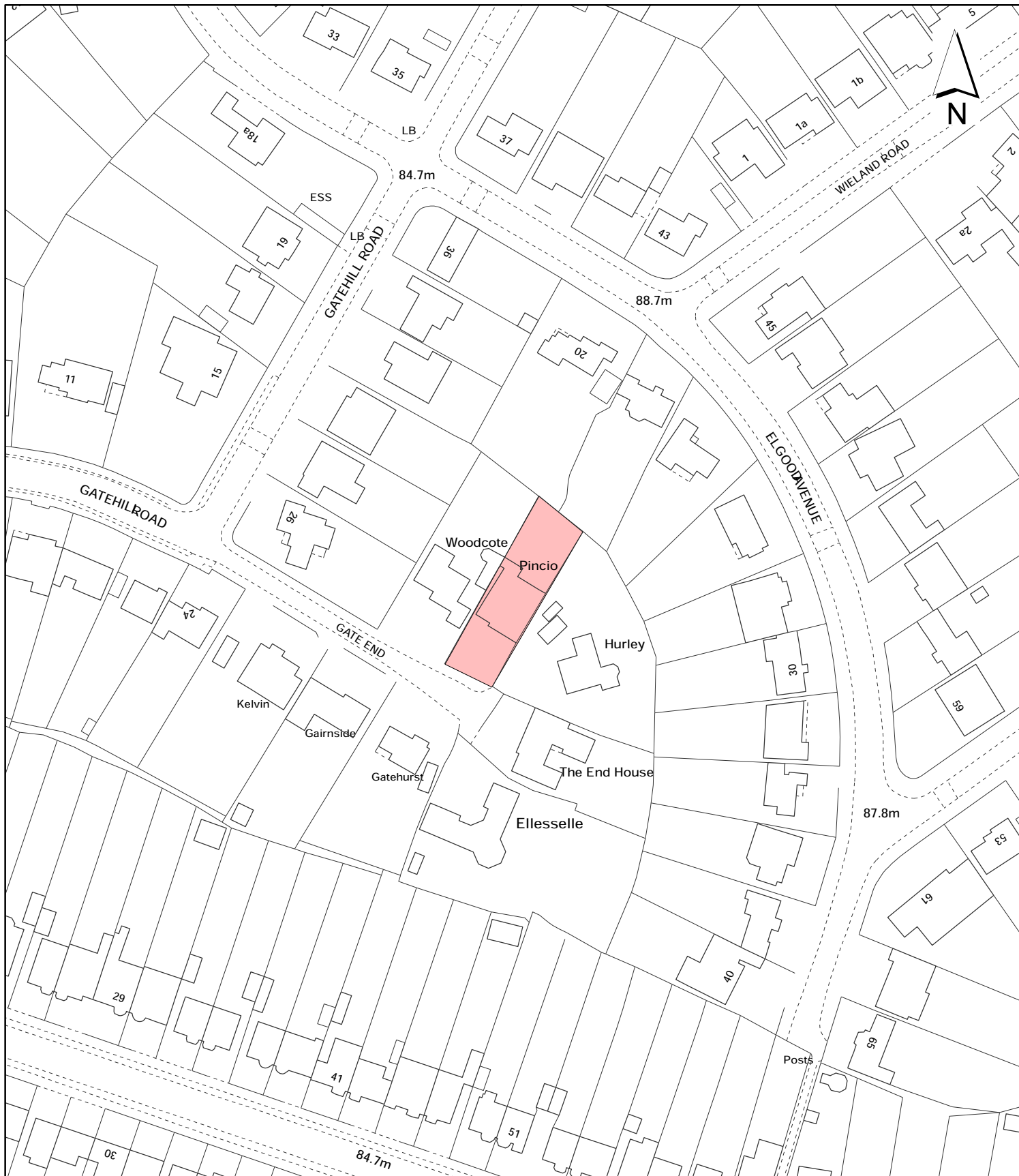
Section of garden fully retained

Oak tree root protection area in accordance with BS5837



Pincio, Gate End, Northwood	June 2017 11/08/17
Garden & Landscaping	PICE_GAL_003





**Notes:**

 Site boundary

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Site Address:

**Pincio Gate End**

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

Planning Application Ref:  
**8954/APP/2017/2400**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 80**

Date:  
**October 2017**



**HILLINGDON**  
 LONDON

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

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

**Development:** Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Decision ref. 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front).

**LBH Ref Nos:** 70377/APP/2017/2956

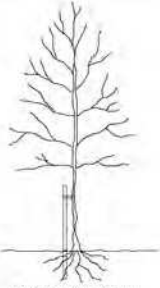
**Date Plans Received:** 11/08/2017

**Date(s) of Amendment(s):** 11/08/2017

**Date Application Valid:** 14/08/2017

**NOTES**

- 1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
- 2. All work is to comply with current Building Regulations and related legislation.
- 3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
- 4. All materials are to be used and installed in strict accordance with the relevant manufacturers instructions and recommendations.
- 5. All works on site, managed and implemented as a result of the design indicated on this drawing are to be given full consideration for compliance with the Health and Safety (CDD) Regulations in respect of design and implementation on site and on works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
- 6. All dimensions shown in millimetres.
- 7. Footprint of buildings shown above ground level.



**TREE STAKING DETAIL**

**TREE STAKING SPECIFICATION**

For selected standards (trees of a height 3.0-3.5m). Support using stakes extending to 100-120 above ground and 3.0-3.5m below ground level (depending on ground conditions).  
Supported by single pin reinforced by 75mm from top of stake.  
Remove stake on arrival of or during the second growing season after planting.

**LANDSCAPE SPECIFICATION**

Landscaping generally to be carried out in accordance with BS4428. All new trees to be supplied as selected standards unless otherwise noted. Overall height 3.0-3.5m and 1.8-2 fast-growing trees to BS3076 Part 1 1992. Trees supplied with bare roots with polythene wrapping on all radial stem-work, and planted in a mix of 3:3 (liver peat) planting beds to be excavated and filled with screened topsoil enriched with peat. Free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep 'hard' bark mulch.  
Site to be cleared of all rubbish, rocks and refractory levelled and filled before planting commences. Front gardens to be furled and rear gardens seeded. All turfing to BS3706:1996.  
Perennial weeds are to be treated with translocated herbicide during growing season (spot treated).  
Tree and shrub planting to BS3076 Part 1 1992.  
Tree protection to be carried out in accordance with BS5817:2005.  
Sub-soil areas below planting to be de-compacted before planting commences.

**DRIVEWAY SPECIFICATION**

Driveways to be finished with Marshalls' Priors grey permeable concrete pavers, framed with kerbs. Priors border & compatible broade edges based on 150mm sharp sand on G3/TEXTILE membrane on 6-20mm graded aggregate sub-base on geotextile membrane on compacted sub-grade in fills.  
Cross-over to be finished in Buck Formas. Construction specification in accordance with local authorities requirements.

MANHOLE SCHEDULE FOR PLOTS						
ID	COVER LEVEL	INVERT LEVEL	DEPTH	TYPE	COVER	REMARKS
S6				A	H	
F1				A	L	
F2				A	L	
F3				A	L	
F4				A	L	
S1		0.450		A	L	TO SKANKWAY
S2		0.450		A	L	TO SKANKWAY

MANHOLE TYPES: A - INSPECTION CHAMBERS LESS THAN 10M DEEP MANUFACTURED BY DDM OR DDMAN APPROX  
B - CIRCULAR OR RECTANGULAR CONCRETE SUPPLIED BY HPM CONCRETE BASE  
COVER TYPES: L - LIGHT DUTY M - MEDIUM DUTY H - HEAVY DUTY EX - EXISTING

**DRAINAGE LEGEND**

- Full water manhole in (PVC) by (SMA) or similar size as indicated
- Surface water manhole in (PVC) by (SMA) or similar size as indicated
- SVP and foul water connection size as indicated
- SVP and gully and surface water connection size as indicated
- Foul water back over gully and connection size as indicated
- Surface water channel, ACCU or similar and connection size as indicated
- SVP and gully on Y-branch connection with rodding eye
- Foul shallow access chamber
- Oil storage tank / soakaway to be designed by specialist design

**LEGEND**

- Existing trees to remain
- Remove existing trees and shrubs
- ▭ Proposed two storey building
- ▭ Proposed single storey building
- New trees and shrubs
- ▭ Proposed hedge
- S2 92 Existing levels
- S2 92 Proposed levels

**PLANTING LEGEND**

- Betula Pendula - Silver Birch
  - Prunus Avicula - Flowering Cherry
  - LAUREL HEDGING - PRUNUS LAUROCEMISUS
- Planted in double rows at 600mm c/c and staggered, height 900-1000mm size 75 cc or equivalent if not using topsoiled stake



**SITE LAYOUT PLAN - SCALE 1:100**

rev	date	description
1:00	01/01/2018	
drawing no	1251 / BR / 101	drawn AT
<b>SITE LAYOUT PLAN</b>		
4 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE		
client <b>MR VIJEN SHAH</b>		



**DDA**

DDA DESIGN ASSOCIATES LTD  
ARCHITECTURE - PLANNING

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print history Thursday, 10 August, 2017 17:09:55  
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**PRELIMINARY DRAWINGS NOT TO BE USED FOR CONSTRUCTION**



NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the contractor manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

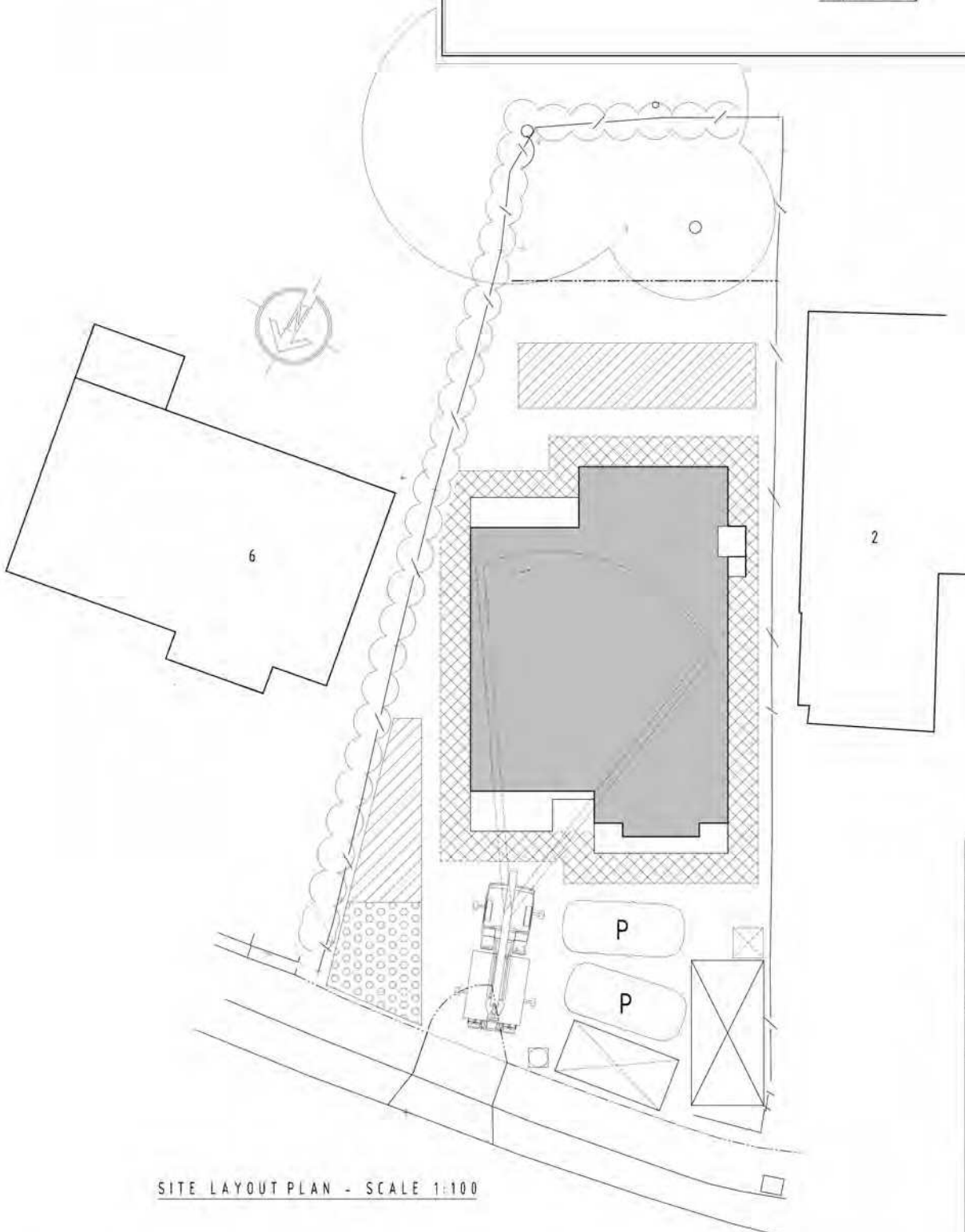
4. All materials are to be used and installed in strict compliance with the relevant manufacturer's instructions and recommendations.

5. All works on site managed and implemented as a result of the design indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CD) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

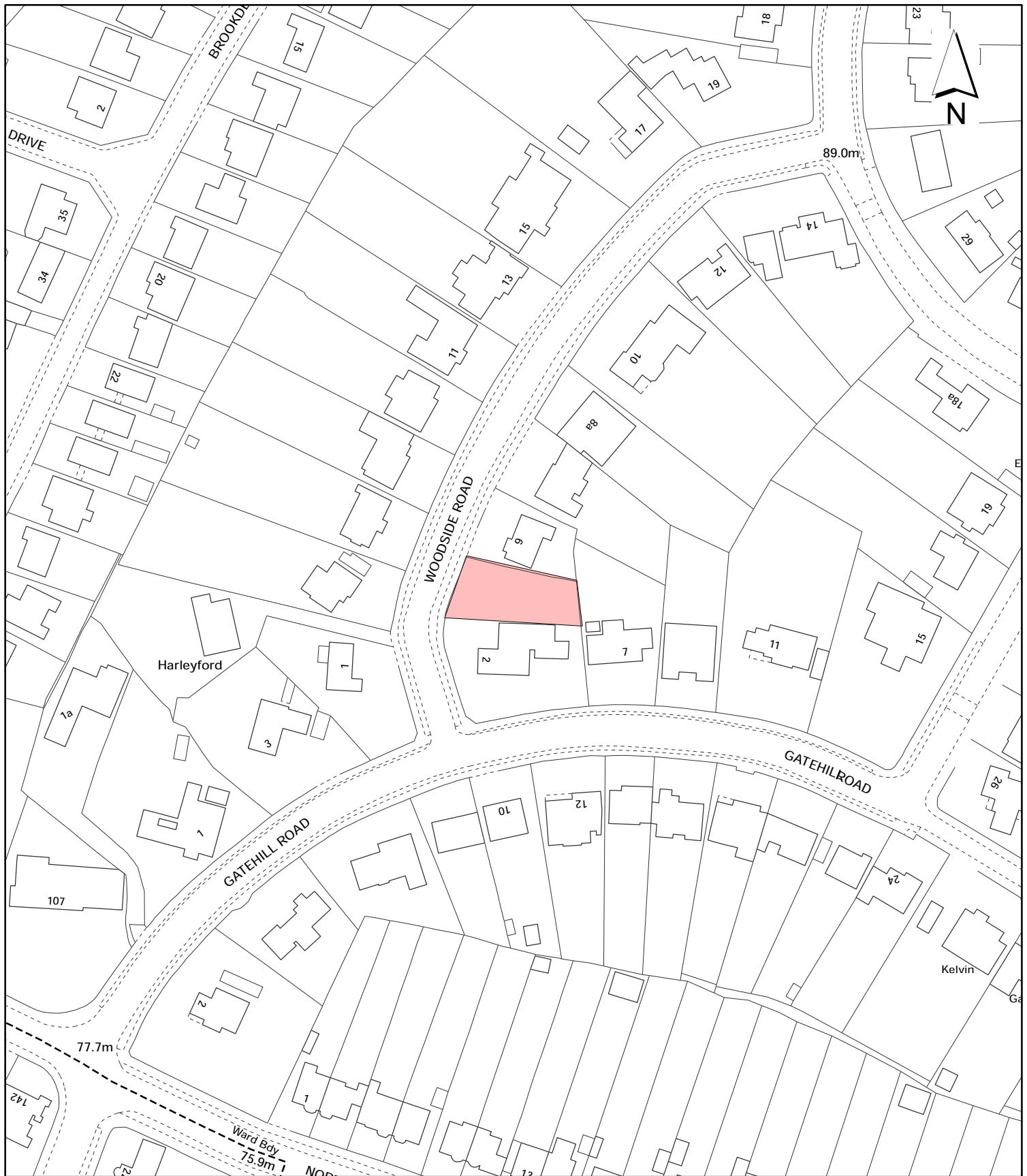
7. Footprint of buildings shown on the above ground level.

LEGEND			
Extent of proposed building		Distribution of Materials by Crane	
Existing structures to be demolished		Site accommodation	
Existing trees and shrubs to remain		Waste skip	
heavy duty material storage zone		Portaloe	
lightweight material storage zone		High pressure water hose for wheel washing	
		1m scaffold framework	
		Tree protective fencing	



SITE LAYOUT PLAN - SCALE 1:100

rev.	date:	description:
scale:	1 : 100	A2 date: 09/03/2016
drawing no:	1251 / P / 6	drawn AT
drawing:	PLANNING PROPOSALS SITE WORKS PLAN	
project:	4 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE	
client:	MR VIJEN SHAH	
DUSEK DESIGN ASSOCIATES MOOR HOUSE FARM ESTATE LOWER ROAD HIGHER DENHAM UXBRIDGE UB9 5EN T: 01895 831103 E: info@dusek.co.uk www.dusek.co.uk		
		
print history:	Thursday, 10 August, 2017	17:10:34
<small>S:\drawing\2016-08\101\4 - Woodside Road\1251-P-6.dwg APPROVED 14/08/17.dwg</small>		



**Notes:**

 Site boundary

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Site Address:

Land between  
 2 & 6 Woodside Road

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

Planning Application Ref:  
 70377/APP/2017/2956

Scale:  
 1:1,250

Planning Committee:  
 North Page 84

Date:  
 October 2017



**HILLINGDON**  
 LONDON