



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 5 DECEMBER  
2017

**Time:** 6.00 PM

**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 Jazz Dhillon  
Councillor Jem Duducu  
Councillor Duncan Flynn  
Councillor Raymond Graham  
Councillor Henry Higgins  
Councillor Manjit Khatra  
Councillor John Oswell

**Published:** Monday, 27 November 2017

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This Agenda is available online at:

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*Putting our residents first*

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# Useful information for residents and visitors

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

## Agenda

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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 meeting 1 - 10
- 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	60 Long Lane, Ickenham  70282/APP/2017/3656	Ickenham	Two-storey detached building with habitable roof space to create eight two-bedroom flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.  <b>Recommendation: Refusal</b>	11 - 28  46 - 54
7	103 Shenley Avenue, Ruislip  20004/APP/2017/2989	Manor	Two two-storey, four-bed, semi-detached dwellings with associated parking and amenity space and installation of two vehicular crossovers to front, involving demolition of existing bungalow.  <b>Recommendation: Approval</b>	29 - 44  55 - 62

### PART I - Plans for North Planning Committee

55 - 62

## Minutes



**NORTH Planning Committee**

**15 November 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 Oswell 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) Peter Loveday (Highway Development Engineer) Anisha Teji (Democratic Services Officer)</p>
103.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Jem Duducu with Cllr David Yarrow substituting, and Cllr Manjit Khatra with Cllr Duncan substituting.</p>
104.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Yarrow declared a non pecuniary interest in agenda item 16.</p>
105.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes from 25 October 2017 were confirmed as an accurate record.</p>
106.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
107.	<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 Items 14 -16 were marked as Part II and so would be considered in private.</p>

108. **ALDIS HALL & WETHERBY HOUSE GREEN LANE, NORTHWOOD - 68153/APP/2017/3233** (*Agenda Item 6*)

Officers introduced the report and provided an overview of the application. This was a re-submission following a previous and similar application which was refused at Committee on highways and safety grounds.

Planning permission was sought for the change of use of Aldis Hall (from residential to pre-school nursery) with associated parking and landscaping. Planning permission was also sought for the change of use of Wetherby House (from pre-school nursery to residential).

Officers highlighted the addendum and made a recommendation for approval.

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

- The resubmitted application was almost the same as the application originally submitted, which was refused.
- The main reason for refusal was the impact of traffic congestion.
- There was no evidence to support the statement that the majority of parents would arrive by foot or public transport.
- There were only two access points available for the total site and this would result in the nursery having a narrow access point.
- The latest site plans showed that access to the recently reduced three parking spaces, right by the entrance, were inhibited by two TPO trees.
- To include another three spaces at the rear of the building was misleading as parents were unlikely to use these spaces.
- The 12 spaces indicated by the agent/applicant contradicted the figures indicated on the plan dated 20 October 2017 which only showed 11 places.
- There was no parking outside the site or across the site.
- The availability of car parking depended on the time of the day as during peak hours more spaces would be needed.
- There were five schools within 400 yards of the site and the total number of pupils exceeded 2000. This added to traffic congestion, leading to a negative impact on the environment and local ambience of the area.

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

- The applicant and agent had critically analysed the debate at the previous planning committee meeting and worked with officers to try to resolve any reasonable concerns.
- The proposal was for a 104 space nursery on a site.
- Some of the concerns raised by Members were that parents would not use the car park on Green Lane for pick up and drop offs as it was 135 m from the site, parents would park illegally and that staff would park on the street causing highways safety issues.
- Survey data indicated a surplus of available parking within the vicinity of the site, which was contrary to the reason for refusal.
- The proposals included a commitment to planning conditions which would secure a travel plan and drop off and pick up management plan.
- There would be 11 spaces provided on site and there was more than adequate

onsite parking to accommodate pick up and drop offs.

- The proposed nursery would open one hour earlier than a nearby nursery and this would result in less pressure on congestion in the area.
- Staff would not be permitted to park on site and would be asked to utilise the car park on Green Lane.
- The proposed development would be the only nursery operating from 7am to 7pm and open 51 weeks a year.
- There had already been 92 enquiries from members of the public for use of the facility.
- The applicant was able to operate responsibly and safely, be a good neighbour to local residents and be a valued choice in the range of education providers.

Following questions from Members, the agent confirmed that there was a stretch between 7-10am for drop offs in the morning and 5 - 7pm for pick ups in the evening. The agent explained that the nursery had been designed with a model for parents that worked and spent a long time in the office, therefore it was anticipated that these parents would arrive early to drop their children off and arrive later to pick their children up. There was no other nursery close by that provided these hours of operation.

Members noted that there was a previous application similar to this proposal and considered whether the proposal would work better if the car parking spaces were only available for staff members and not pick ups and drop offs.

Members acknowledged that Green Lane was a busy road. Concerns were raised about whether the road would be wide enough to manage two flows of traffic. Officers confirmed that the access road was approximately 5 m wide and there was guidance which suggested that an access road could be 4.6 m. Therefore, the proposed access road was no narrower than access roads already in existence on some housing estates. The fire escape was very narrow approximately 2.8 m.

From a public policy perspective, Members accepted that this facility was in demand in the area. However, Members also had regard to the petitioner's comments that there were already a number of nurseries and schools within close proximity of the site. 104 nursery spaces seemed like a high number and would impact the pressure on parking, traffic and congestion on the car park in Green Lane. Members questioned whether there would be sufficient spaces available in the car park and whether a reduction in the number of nursery spaces would reduce the congestion and parking concerns.

Some Members noted that this application was better than the previous application put before the Committee. Some Members considered 5 m for a public access road to be reasonable as this was off the public highway road.

Members questioned the logistics of dropping and picking up children. There were potentially 104 children that would be arriving and young children would be unlikely to walk great distances. There was a potential of 104 vehicles arriving between 7 - 10 am, which was large number. Officers clarified traffic generation figures for the Committee and assured Members that traffic in the area has not been discounted in determining the application. From officers' perspective, the area would become congested and there would be some turning and manoeuvring issues, but the option before the Committee saved some of the vegetation. Officers weighed this against a further application that would potentially reduce all vegetation.

The Head of Planning explained that the planning inspector would most likely find a reason for the application to work.

Members again considered whether it would be more appropriate if the car park was solely used by staff and parents parked in car parks. Members noted that if it was raining and dark, parents would be inclined to drop and go and park on a double yellow line as there was a five minutes grace until parking tickets could be sanctioned. Parents would eventually become aware of the five minutes grace and park on the double yellow lines which would cause traffic issues.

11 car parking spaces with 37 members of staff would still cause the car park in Green Lane to become congested. Members also asked whether one of the places could offer disabled parking and officers confirmed that there would be space to do.

When put to a vote to agree the officer's recommendation, there were two votes for and five votes against.

The Head of Planning reminded the Committee that there were risks going down a refusal path as the planning inspector may not agree all the conditions and legal causes.

Members further considered the alternative suggestion that it could be used as a staff only car park.

Members bore in mind that at the last meeting this application was refused on highway safety grounds. Members decided that the additional six spaces provided did not overcome the refusal reason and put the following reasons forward for refusal:

*"The proposed use of the premises as a nursery and primary school does not adequately provide on-site pickup and drop off facilities to the detriment of child safety and fails to have regard to existing highway and pedestrian safety concerns. The proposed use would result in an increase in parking stress within the surrounding area which is already subject to considerable pressure. Furthermore, the use of the Green Lane Car Park due to its distance from the proposed nursery would result in cars parking stress on the local highway network and would create an environment that would present considerable hazard to pupils and other pedestrians and will be disruptive to residents of neighbouring dwellings."*

The Legal Advisor advised the Committee that there would need to be a strong refusal reason to overturn officers' recommendation. The Committee had heard from the highways officer, agent/applicant and the petitioner. The Legal Advisor summarised that the application had a staggered start time, more car parking spaces and a car park 135 m away but with information provided by local councillors there was a legitimate reason for refusal.

When put to a vote, the officer's recommendation was overturned and Members agreed the above refusal reasons. There were six votes in favour, one abstention and one vote against.

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

109. **7 HEDGESIDE ROAD, NORTHWOOD - 38605/APP/2017/2296** (Agenda Item 7)

Officers introduced the report and provided an overview of the application. The application sought planning permission for a part two storey side extension and a single storey rear extension, conversion of roof space to habitable space, erection of



open porch to front, part conversion of garage including associated alteration and landscaping to the front and rear.

Officers highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the proposed development and made the following points:

- This was a revised plans application that included the removal of the balcony and glazing.
- The plans still showed the overdevelopment of a four bedroom house to an eight bedroom house.
- The plans were virtually identical to the previous application.
- In the current application, the ground floor print had been reduced by nine square metres, and there was no effort to scale back the double storey element.
- The two storey side extension remained the same. The proposal was incongruous, over dominant and detrimental to the street scene.
- The gap between 7 and 9 Hedgeside road was disputable and they were very close together.
- The proposed development was like a bulk on the side of a house.
- The petitioner asked the Committee to note the conversion of the garage which may be converted to a habitable space.
- The petitioner asked the Committee to consider the grounds for refusal from the previous application and consider whether this application had done enough to address the concerns.
- The application ought to be refused on the grounds that size, scale, bulk and depth was detrimental to the road.

The applicant's agent addressed the meeting and made the following points:

- Since the Committee meeting on 3 October 2017, the agent had clarified any unclear details.
- The proposal right side alteration to the extension retained the existing 900 mm as measured.
- The proposed rear extension had been set back to conform with planning requirements.
- The applicant/agent had taken on board Members' objections and the balcony to the rear had been removed
- The porch was now open sided.
- There were only six bedrooms, five on the first floor and one at ground floor to assist applicant.
- Minor changes had been made to the front access in the building.
- There were parking spaces for three cars.
- The rear garden was quite large and the extension being proposed would retain 90 percent of garden area.

Members considered the site to be an overdevelopment in terms of size and bulk. The main key revisions were the removal of the balcony and windows and opening of porch.

The Head of Planning clarified the changes that have been made to the application and drew the Committee's attention to relevant parts of the reports. The impact had been considered acceptable. The revised application was now fully compliant with policy and

within street scene.

Although the proposed developments were big, Members accepted that the application was in policy and there was no reason to refuse it.

Members suggested for conditions to be included in relation to glazing and garage not being converted into a habitable space.

The officer's recommendation was moved, seconded, and when put to a vote, six in favour and two abstained.

**RESOLVED: That the application be approved as per officer's recommendation, subject to the additional conditions.**

110. **51 WIELAND ROAD, NORTHWOOD - 17990/APP/2017/3191** (*Agenda Item 8*)

Officers introduced the report and provided an overview of the application. The application sought planning permission for a three storey, 7 bed detached dwelling house with habitable basement and roof space, involving the demolition of the existing dwelling house.

Officers highlighted the addendum and made a recommendation for refusal.

A petitioner spoke in objection of the proposed development and made the following points:

- The Gateshill Farm estate consisted of a modest four - five bedroom detached houses in spacious surroundings.
- The proposals were large and block like.
- The petitioner agreed with the officers' design and appearance grounds for refusal as there was nothing similar to this development on the estate.
- The petitioner requested additional reasons to be included in the refusal for the application as they were not in policy.
- Overdevelopment - even with the amendments, the property could still be inhabited by up to 12 people leading to a house in multiple occupancy or small hotel.
- The size scale and bulk as a result of the design and third storey crown roof was not in policy. Boundary rules for new developments had been ignored.
- The basement had doubled the foot print for the house.
- There was a flooding risk as the proposal took no account of the management of surface water and a stream at the bottom of the garden.
- The applicant's site plan showed incorrect ownership of parts of the land.
- There was a lack of 25 percent soft landscape on the applicant's land as they have given it over to accommodate cars.
- The petitioner asked the Committee to unanimously refuse the application and adding the considerations discussed.

The applicant's agent addressed the meeting and made the following points:

- The application site had been the subject of a number of planning applications and these were material considerations in determining the current scheme on the site.
- The most relevant application was the application relating to an extension and alterations, including a two storey rear extension, the construction of a basement and loft conversion. This scheme was approved in April 2015. This was an

important consideration as the principle building of the site had already been established.

- Another important material factor in determining the scheme was the recent refusal for a replacement dwelling on the site. This scheme was refused on 14 March 2017 as a result of the design and appearance of the proposed dwelling.
- As a result of the refusal, the design of the proposal had been revised.
- Wieland Road comprised a mixture of residential dwellings of various sizes, designs and materials.
- Based on previous approved applications, dwellings with contemporary designs had been considered acceptable in the street. This had been demonstrated at another property on the street which drew on very similar designs of the current scheme.
- The proposed development proposed a form of development that would be partly in the footprint of development and existing forms of development on the site. The suggestion of it being cramped had been revised and there had been improvements in the distances and boundaries between neighbouring properties.
- Car parking was considered to be appropriate and officers had not raised any concerns in relation to this.
- The agent requested that Members approved the application contrary to officer recommendation.

The Chairman informed the Committee that Councillor Bianco was unable to attend the meeting, but confirmed that he fully supported the officer's recommendation for refusal.

The Head of Planning commented on the request for additional refusal reasons. The refusal reasons related to some policies in use and some emerging policies which the Council were not yet relying on. Crown roofs were not a characteristic of the estate and could be added to strengthen the refusal reasons.

Members considered the proposed application to be overdevelopment in terms of size and bulk. The key changes included the removal of the balcony and windows and the opening of porch.

The Head of Planning clarified the changes that had been made to the application and drew the Committee's attention to relevant parts of the reports.

Members considered strengthening refusal reason one relating to the proposed development being cramped by reason of its design and appearance.

Members were also concerned about the large crown roof as they dramatically affected a street scene. Crown roofs did not appear to be the character of the estate. Members questioned the car parking provisions as some appeared to be made on land controlled by the trustees. Officers confirmed that the agent had clarified that it was not their intention to do development on areas outside their land.

Members agreed that the refusal reasons ought to be redrafted and agreed with the Chairman and Labour Lead. The refusal reasons should take into account crown roofs and the inspector's refusal commentary. Members also agreed that the landscaping and car parking provisions proposed should be checked to confirm that they were in policy. The scale, bulk and crown roof would be incorporated into the refusal reasons to reflect the comments by the Members and petitioner.

The officer's recommendation was moved, seconded, and when put to a vote, six in favour and two abstained.

	<p><b>RESOLVED:</b></p> <p><b>That the Committee:</b></p> <p><b>1) refuse the application as per officer's recommendation and;</b></p> <p><b>2) delegate authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to draft and agree the refusal reasons.</b></p>
111.	<p><b>18 CHURCH ROAD, NORTHWOOD - 6532/APP/2017/1814</b> (<i>Agenda Item 9</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought planning permission for a single story side/rear/front extension and conversion of garage to habitable use.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused as per officer's recommendations.</b></p>
112.	<p><b>54 THE BROADWAY JOEL STREET, NORTHWOOD - 72958/APP/2017/2134</b> (<i>Agenda Item 10</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought planning permission for the change of use from shop to nail bar.</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 as per officer's recommendations.</b></p>
113.	<p><b>5 &amp; 7 KINGSEND, RUISLIP - 45467/APP/2016/3680</b> (<i>Agenda Item 11</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought planning permission for a two storey, 3 bed semi detached houses with associated parking and amenity space involving the demolition of No 7 Kingsend.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members noted that it was good application and commented that it was good to see houses being built.</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 as per officer's recommendations, subject to the amendments and additional SUD condition.</b></p>
114.	<p><b>2 RESERVOIR ROAD, RUISLIP - 7112/APP/2017/2725</b> (<i>Agenda Item 12</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought planning permission for the change of use to a car wash, valeting and car sales.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p>

	<b>RESOLVED: That the application be approved as per officer's recommendations.</b>
115.	<p><b>S106 QUARTERLY MONITORING REPORT</b> (<i>Agenda Item 13</i>)</p> <p>Members noted agenda item 13.</p> <p><b>RESOLVED - That the contents of the report be noted.</b></p>
116.	<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 the 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>
117.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</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. The Head of Planning be delegated authority to amend the notice if required.</li> <li>3. 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.</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>
118.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 16</i>)</p> <p><b>RESOLVED:</b></p>

	<p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <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 9.05 pm.</p>

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

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

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

**Address** 60 LONG LANE ICKENHAM MIDDLESEX

**Development:** Two storey detached building with habitable roof space to create 8 x 2-bed flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.

**LBH Ref Nos:** 70282/APP/2017/3656

**Drawing Nos:** Design & Access Statement  
Arboricultural Impact Assessment 1  
Arboricultural Impact Assessment 2  
Location Plan  
17/3124/3  
17/3124/2  
17/3124/4  
17/3124/6  
17/3124/5  
17/3124/1A

**Date Plans Received:** 09/10/2017

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

**Date Application Valid:** 16/10/2017

### 1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the demolition of the existing dwelling and erection of a two storey building, with habitable roofspace providing 8 x 2 bed flats.

The existing dwellinghouse is considered to make a positive contribution to the character and appearance of the Conservation Area, no heritage assessment has been submitted to justify demolition of the property. The current house is a good example of the type of early 20th century 'Metroland' development, of individually designed detached houses set in large gardens with mature planting, which contribute to the character of the Conservation Area.

The proposed development is to erect a building of significant size and scale when compared with surrounding residential units. It is considered that the proposed building would be harmful to the character and appearance of the Conservation Area and would result in a detrimental impact on the amenities of the neighbouring occupiers. The development has also failed to demonstrate how the privacy of the future occupants of the ground floor flats would be maintained and how it adequately retains and protects valuable trees on site. The development is therefore considered contrary to a suite of Hillingdon Local Plan policies (2012) and policies in the London Plan 2015 and is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk and design would result in a

cramped, unduly intrusive, visually prominent and undesirable form of development, that would fail to harmonise with the existing character of the Conservation Area. This would be compounded by the large amount of hardstand and refuse and cycle storage structures which would also have a detrimental impact on the streetscene. The proposal would therefore be detrimental to the character and appearance of the street scene and of Ickenham Conservation Area. The proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.4 and 7.8 of the London Plan (2015) and the council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

**2 R16 Conservation Area**

The site is in a conservation area and the existing property is considered to make a positive contribution to the Conservation Area. No heritage assessment has been submitted to justify demolition of the existing property and the submitted replacement building is considered to be harmful to the character and appearance of the Conservation Area. The demolition of the existing dwellinghouse is therefore considered to be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 7.8 of the London Plan (2015).

**3 NON2 Non Standard reason for refusal**

The proposed building by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers by reason of visual intrusion, overdominance, loss of light and loss of privacy. Therefore the proposal would be contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**4 NON2 Non Standard reason for refusal**

The proposed development fails to demonstrate that adequate private usable amenity space can be provided to all flats without compromising the outlook of the ground floor properties. The proposal would thus, be detrimental to the residential amenity of future occupiers of the ground floor flats, contrary to Policies BE23 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

**5 NON2 Non Standard reason for refusal**

The application has failed to demonstrate that the development will safeguard existing on site valuable trees and further fails to demonstrate protection for and the long-term retention of those trees. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**INFORMATIVES**

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

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



State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## 2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is large rectangular plot comprising a detached dwelling, situated on the eastern side of Long Lane. The existing property has been extended to the side in the past, which has resulted in it spanning the entire width of the site at ground floor. It also benefits from a large porch addition to the front. It is characterised by a projecting gable to the front finished with wavy edge timber cladding to the gable end. The gable feature runs through the house to allow for a projecting rear gable element. The entire property has a painted render external finish with mock Tudor timber detailing at first floor and is set beneath a clay tiled hipped roof. The principle elevation faces South East. Notwithstanding the various additions to the property its character has been maintained and it is considered to make a positive contribution to the Conservation Area. The fact that the property may not have been maintained recently is a temporary factor which is considered to have no weighting whatsoever as regards the decision making process.

The existing dwelling is set well back from the main road, which maintains the existing building line within the street scene and has an existing carriage driveway with two access points. The existing front boundary treatment comprises a brick wall, in keeping with the character and appearance of the street scene.

The area is characterised primarily by two detached storey houses on good sized plots of land which are set back from the road frontage, although some redevelopment and infill building works have taken place.

The site is located within the Ickenham Village Conservation Area and the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The site is also covered by Tree Preservation Order (TPO) 5.

#### 3.2 Proposed Scheme

This application seeks permission for the demolition of the existing detached dwelling and the erection of a two storey building, with habitable roofspace to create 8 x 2-bed self contained flats. The proposal also includes a bin store, car and bicycle parking to the front with the relocation of the vehicular crossover and private amenity space to the rear.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

None.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

NPPF National Planning Policy Framework

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

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

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

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

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

**6.**

## Consultations

### External Consultees

Neighbours were consulted for a period of 21 days expiring on the 9 November 2017. A site notice was also erected on the lamp post to the front of the property.

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

- Out of keeping with the Conservation Area.
- Overbearing and oppressive.
- Architectural style not in keeping with the established pattern of development.
- Mass, scale, projections, height and design do not accord with the surroundings.
- Front and rear dormers and 1st and 2nd floor balconies are not a feature of the area.
- Overdevelopment.
- Loss of outlook to neighbouring properties.
- Higher than average building density for the area.
- Loss of privacy to neighbouring properties.
- Appears to encroach upon the minimum required 21 m separation from the properties to the rear.
- Extends well beyond the existing rear building lines and the neighbouring properties.
- Loss of light.
- Inadequate parking and no visitor spaces will increase on street parking on neighbouring streets causing inconvenience to other residents.
- Access at 3.7 m would not allow vehicles to enter and exit the site contemporaneously, leading to bottlenecks and potential hazard to other road users. Also is this wide enough for emergency vehicles?
- A similar build by the same developer at no. 66 is bland and featureless with no architectural value
- Garden grab contrary to policy.
- The local housing need is for family homes with gardens not one and two bed executive flats. Similar developments remain unsold showing the lack of demand.
- Increased no. of households directly opposite a row of school bus stands would dramatically increase traffic to the detriment of highway safety.
- Increased traffic congestion and pollution.
- Increased light pollution at night as seen at no. 66.
- Already too many of these developments in our area now.
- Disruption during the works.
- There is no need for this development, significant development in and around the area has already been built/approved. The Village look and community feel is fast disappearing.
- There is no provision for children play area.
- Existing home owners would never be allowed to extend to this extent so why would the planning department allow such a large development.
- The site would be better suited to two family homes.
- Increased scale of the building and hardstanding to the front results in a much reduced area for soakaway of rain water.
- The bin store does not look of an adequate scale for the flats. Overfill could encourage vermin.
- It appears a number of trees are to be removed. These took time to grow and why should they be removed for more space for building. This would have a detrimental impact on the wildlife and the character of the area.
- Increase noise and smell as a result of the intensification of use of the site.
- No surveys on how they plan to upgrade the services to the site.
- The lack of existing plans limits the ability to compare the mass of volume of the proposed build
- The existing property has single storey elements to both sides setting the bulk of the dwelling away from the boundaries and neighbouring properties
- Fails to comply with adopted policies
- Does not illustrate BREEAM or clarity for fire regulations

- The proposal does not include a Heritage Statement
- The Design and Access Statement (DAS) advises there is a demand for single people accommodation, but these generously sized executive flats are unlikely to be affordable to single people and do nothing to address the need for affordable housing locally.
- The adjacent family homes should be used for the height comparisons.
- The design does not reflect that of a large family home as advised in the DAS but looks like a block of flats.
- Loss of the garden area and existing tree screening.
- Lack of sufficient private amenity space.
- The proposed cycle parking is located as far as possible from the building entrance, contrary to adopted standards.
- The application advises the existing property is 3 bed this is incorrect as it was advertised as a 5 bed.
- The DAS describes the proposal as 2 storey with rooms in the roof this is misleading as it is a 3 storey property.
- Question 12 of the application form relating to details of how the foul sewage is to be disposed and whether connection to the existing drainage is required has answered unknown. Surely a detailed plan should be in place and investigations into whether the existing system can accommodate the new demand should be carried out before permission is granted.

A petition against the proposal has also been submitted and Cllr Hensley commented on the proposal endorsing the comments raised by the Local Residents as identified above.

Officer response: Disruption caused by building works is considered transitory in nature and not a sufficient reason for refusal in its own right. Service provision would need to be agreed between the developer and service provider having regard to Building Regulation requirements, as is sustainable construction and compliance with fire regulations, and are not material Planning considerations.

Ickenham Residents Association - This Association objects most strongly to this application to convert a prestige detached house with substantial amenity space surrounding it and sitting in Ickenham's Conservation Area.

The drawings supplied unfortunately do not include any 'existing' elevations of the dwelling house to be demolished so a proper assessment of the impact this will have on the street scene is not wholly possible. Based upon our local knowledge we would claim this new massive frontage as suggested by the 'new' elevations would be totally out of keeping with the neighbouring properties, and, the Conservation Area. For this reason, we believe the application does not comply with Policy BE 4 of the Saved Policies of the Unitary Development Plan (UDP).

It is our understanding that the demolition of a dwelling within the Conservation Area requires a separate application for such permission to be granted. We cannot see such a request with this application.

Because this application completely changes the street scene from one of a substantial single occupancy domestic residence with an 'in and out' drive, to a block of Flats with all the associated additional infrastructure of carparking, refuse bin storage and cycle sheds it completely fails to comply with Policy BE 13 of the UDP.

The loss of this significant front garden to be covered in hard surface to accommodate the infrastructure as above, further highlights the disparage between what will remain of the gardens and frontages of the houses each side of the proposal site and the proposed new frontage and car park.

We note that Para 5.22 of the UDP Built Environment section, pays particular attention to amenity space in itself, AND, in relation to surrounding properties. We would estimate that some two thirds of

the plot will be covered in either foundations for the greatly enlarged footprint of the proposed flats and/or under hardstanding for the carparking and services to the front of the proposal leaving a very small and in our opinion an inadequate rear space for Amenity Space.

The Site plan submitted clearly indicates the increased size of the footprint of the building in relation to the plot size and surrounding properties. With the size and bulk proposed it is clearly out of character with its surroundings and would have a negative effect on the immediately local environment in terms of loss of privacy, increased activity and noise.

Due to the proximity of the rear of the proposal to the end of the plot, balconies would in our opinion intrude on the privacy of adjacent resident's properties and should not be incorporated.

We therefore consider this in no way complies with the intent or the spirit of Policies BE 9, BE23 and BE24 of the UDP

Whilst we are not sure if this plot falls within a designated flood risk area, we are aware of frequent local flooding particularly from surface water. This development will remove a large area of soft fenestration to be replaced as described above with 'concrete' we therefore wish the LPA to ensure Policies OE7 and OE8 of the UDP are fully complied with.

From the plans submitted it shows 8 carparking spaces, but no Disabled space(s) (nor incidentally, any visitor spaces) so does not comply with Policy AM15 of the UDP.

Long Lane is a heavily utilised route at the best of times but could be considered 'tidal' in respect of peak am and pm flows. The increase of potential vehicles from eight flats, as to the existing single dwelling, to this site effectively quadruples the existing number of movements.

This much heavier vehicular activity both in and out of the flats, just one house down from the Milton Road/Long Lane junction, a known hot spot for minor accidents, will in our opinion only accentuate this safety problem. It should also be noted that for a short period in the afternoon (School term only) several double decker busses park in their allocated 'Bus Stands' immediately opposite the proposed site.

We would now like to comment on aspects of the Design & Access Statement.

#### USE

It should be noted that the bus service mentioned is the U10 which is only an 'hourly' service between 7am and 8pm and not on Sunday (other than the 698 Douay Martyrs school service morning and afternoon as mentioned above).

#### AMOUNT

Although claimed to be a two storey building, with 'permanent residential occupation' on the second floor, it is in effect, a three storey building, with all the overlooking and loss of privacy to surrounding properties that it will entail.

We question the statement re demand for such properties as one just 3 doors up is still advertising for tenants, as is the McCarthy & Stone development in Ickenham High Road.

#### SCALE

We believe this to be a massive over development of the plot just in sheer bulk alone. The sheer size of the width and depth, including hard standings is just too much for the Plot size

#### APPEARANCE

It is our opinion that the design more accurately reflects the block of flats at 66 Long Lane (a more

recent unwanted development) rather than the established individual residence's in the vicinity, many of which incorporate a 'mock Tudor' style. This proposal does nothing to preserve or enhance Ickenham's Conservation Area and is out of character with the surrounding individual residential properties.

#### ACCESS

There is a discrepancy between this Access statement which states that existing crossover will be utilised. and the plans which clearly shows the entrance to be almost centralised. The existing Crossovers (2 off) are at the extremes of the site to North and South, so a new Crossover WILL be required.

For all of the above reasons we feel this application does not improve the street scene; does nothing to preserve or enhance the Ickenham Conservation Area; is an attempt to introduce even more unwanted flatted developments to the area; and as outlined above, we believe, contrary to policies BE3, BE13, BE19, BE23, BE24, and AM15 (and possibly OE7 and OE8) of the UDP and should therefore be refused.

Ickenham Conservation Area Panel - No response.

Historic England - No response.

A Ward Councillor has commented that: I wish to support local residents in objecting to this type of development in a predominanaty residential part of Long Lane. 8 flats would generate a minimum of 8 car parking spaces which would require the frontage of the property no doubt to be converted into a hard standing surface. This will detract from the street scene as the majority of properties in this part of the road have cultivated frontages that add to the richness of these residential properties and contribute to the quality of the living environment. To gain no doubt sufficient amenity space, balconies will need to be constructed which by their nature will detract from the street scene without considering the privacy currently afforded to adjacent properties especially within a conservation area. A communal amenity space will by its design generate additional noise and disturbance to residents in its immediate vicinity. The residents have also submitted a Local Development Plan to preserve the ambiance of Ickenham and that future developments to be in accord with the existing settings that characterise Ickenham. Should this be considered for approval then this will set in my opinion an unwarranted planning precedence.

#### Internal Consultees

Access Officer - The proposal would need to comply with M4(2) as set out in Approved Document M to the Building Regulations.

Highways - No objection.

Tree/Landscaping - The proposed site plan does not match the tree protection plan. The former shows a cycle store in the area where a valuable front garden Cherry tree is shown retained on the latter. On this basis the scheme as presented fails to demonstrate that it makes adequate provision for the protection and long term retention of valuable trees.

Environmental Protection Officer - No response.

Conservation Officer (summary):

The demolition of the existing property has not been justified. The following additional information is required in this regard:

- Heritage statement.
- Floor plans and elevations of the existing property and site.

The new build would need to make a positive contribution to the local area in terms of layout, form, bulk and scale and not result in the inappropriate development of gardens and green spaces that could potentially detract from the character of the Conservation Area. The single significantly large building is considerably larger than the existing and neighbouring dwellings and would span the entire width of the site for its full height leaving a minimal gap from the side boundaries. The general bulk, scale and built form would detrimentally increase the buildings presence along Long Lane. The footprint of a building should take into account the size of the site and in turn be proportionate to the space available and fit within the wider grain of the area. Wide gaps between adjacent sites are an important feature particularly at first floor level and it is encouraged that wider gaps are incorporated in new developments in order to enhance the Conservation Area. The proposal would result in an overly deep building intensifying the developed nature of the site. Whilst it is duly noted that a similar development has taken place at no.66 the site area in that instance was substantially bigger and was situated adjacent to a previous flatted development.

The design emulates that of no. 66, which is a modern recently built block of flats. The proposal fails to harmonise with the area established local distinctiveness. Properties along Long Lane tend to be of individual design and character, defined by the original principles of plot based development rather than the properties built from a 'pattern book'. Whilst this is evident in other areas of the Conservation Area this is not an established feature along Long Lane. The current house is a good example of the type of early 20th century 'Metroland' development, of individually designed detached houses set in large gardens with mature planting, which contribute to the character of the Conservation Area.

The loss of the vegetation and trees to the front would unacceptably open up views into what is a naturally enclosed site. As existing it responds to the garden suburb nature of the area. The removal of mature vegetation from the front boundary would increase the visibility of the buildings scale bulk and mass from Long Lane. Furthermore the loss of the natural screening may lead to the need for other means of enclosure being proposed which may not be considered in keeping with the character of the area.

The proposal is therefore considered unacceptable.

## **7. MAIN PLANNING ISSUES**

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

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

Paragraph 3.3 of the HDAS: Residential Layouts Supplementary Planning Document (SPD) requires the redevelopment of plots occupied by individual dwellings for flatted development to be restricted in order to prevent more than 10% of the overall amount of buildings on a 1 km section of street from being flatted development. This is in order to preserve a supply of larger family homes and to guard against over-intensive development. The proposed development will be subject to this criterion.

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

Paragraph 3.3 of the Council's SPD for Residential Layout sets a threshold for the redevelopment of properties on a residential street at a ratio of 10%. In the case of a street, such as Long Lane, which is longer than 1km, the ratio is derived from the amount of redevelopment that has taken place on a 1km long stretch of road, with the site itself as the mid-point. Flatted development will be counted on the basis of the number of original residential plots which it replaced. Extant planning permissions for flatted development will be included within the calculation. Overall, 75 original individual plots were applicable to the study (using the Council's GIS mapping system we can accurately plot the properties between which a study should be undertaken, in this case from ...to);. This means that less than 10% of the 75 individual plots within 1km of the application site have been redeveloped or have extant planning permission for redevelopment.

The site is in a conservation area and the existing property is considered to make a positive contribution to the Conservation Area. No heritage assessment has been submitted to justify demolition of the existing property and the submitted replacement building is considered to be harmful to the character and appearance of the Conservation Area. The demolition of the existing dwellinghouse is therefore considered to be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 7.8 of the London Plan (2015). Although the 10% rule is not breached there is an in principle objection to this development because of the harm caused to the Conservation area by the loss of the existing dwellinghouse.

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

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

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2015) range for sites with a PTAL of 2 - 3 in a suburban area is 35-65 units per hectare. Based on a total site area of 0.1058 ha the site would have a residential density of 75 units per hectare, which is slightly above this range.

The density matrix, however, is normally of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers. Nonetheless the exceedence of density band for a suburban site further re-inforces that this is an inappropriate development.

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

With specific reference to the site location within a Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policies 7.4 and 7.8 of the London Plan (2016) which require developments to have regard to local character and protect heritage assets.

The site lies within the Ickenham Village Conservation Area and currently comprises an attractive, detached property dating for the 1930's which relates positively to the surrounding streetscene. The area is characterised by individually designed properties set within spacious, with, mature planting which contribute to the character of the Conservation Area. The Conservation Officer has advised that in order to make a full assessment of the



proposal, a Heritage Statement should be provided including an adequate justification for the demolition of the existing property would need to be provided.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that the statutory duty of a Local Planning Authorities in regard to development affecting Conservation Areas and that 'special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area'. Whilst the level of harm to the individual site would result in less than substantial harm, the incremental and cumulative harm that could arise from similar development could adversely affect the significance, character and appearance of the conservation area, resulting in substantial harm. Heritage assets are irreplaceable; any harm requires clear and convincing justification. It would establish an unwelcome precedent within the Conservation Area, resulting in the loss of single family dwellings, which were originally built as plot-based development, dramatically altering the character of the Conservation Area. The demolition of the property would lead to serious harm which would not be outweighed by any public benefit.

As such it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 & BE19 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. BE19 ensures new development complements or improves the amenity and character of the area. The NPPF (2012) also notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The proposed building spans most of the plot width set back 1 m from either boundary with the main body measuring 20.95 m in width, 17.3 m in depth and a maximum height of 8.9 m at the central gable feature. The very large crown roofs over the bulk of the property are set either side of the central ridge and measure 8.4 m and 7.75 m in height. The submitted street scene indicates the existing dwelling stands at approximately 8.4 m in height therefore in terms of the overall height there is no significant increase. It is also noted that the existing dwelling spans the whole width of the plot, however the main body of the existing dwelling is set back 4.7 m and 4.35 m from the side boundaries, maintaining open gap features either side at first floor level. This is a substantial building extending across virtually the whole width and deep into the plot. The overall scale and massing are considered overbearing and visually intrusive. The proposal also includes large front dormer windows, which along with the crown roof details are not a characteristic of the general street scene or the wider Conservation Area.

The Conservation Officer has raised significant concerns over the scale and design of the proposed building. It is considered that the design fails to harmonise with the areas established local distinctiveness, where the properties within the street tend to be of individual design and character, defined by the original principles of the plot. The loss of the vegetation to the front would also increase the visibility of the buildings scale, bulk and

mass when viewed from Long Lane.

Therefore given the scale, overall bulk and design of the building, it is considered that the proposal is unacceptable and would harm to the character and appearance of the street scene and the wider Conservation Area. As such the proposal fail to comply with Part 1 Policy BE1 and HE1, and Part 2 Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

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

Policies OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15 m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property. HDAS 'Residential Extensions' also advises that in order to protect daylight and sunlight to neighbouring properties, proposals should not protrude too far and as a guide for a detached property 4m would be acceptable.

The proposed building has a staggered frontage not projecting beyond the line of the existing dwelling and maintains a front building line with both the adjacent properties at the nearest point. To the rear, the proposed building would project approximately 1.5 m beyond the rear of no. 58, set back by approximately 2m. Although the proposed building would be significantly larger and closer than the existing dwelling it is not considered this would have a significant impact on the amenity of the neighbouring occupiers by virtue of loss of light, being overbearing or loss of outlook. To the other side the proposed building would project approximately 5.2 m beyond the rear of no. 62. The main body of that dwelling is situated further away from the boundary set back approximately 9.35 m, but it also benefits from an adjoining large double garage to the side, with a home office to the rear, which extends up to the shared boundary. It is noted that concern had been raised over the loss of outlook to the two side bedroom windows facing the proposal; however these are secondary windows serving the bedrooms which have principle windows facing front and rear. However, given the depth and scale of the development in such close proximity to the ground floor habitable accommodation of this property, it is considered that this would significantly impact on the amenity of the neighbouring occupiers.

There are no windows in the side elevations with all windows facing front and rear. Concerns have been raised over the potential loss of privacy particularly from the proposed first and second floor balconies. However these balconies are set internally within the rear gable and are not considered to afford any additional overlooking to a normal window. In this context, although there would be an intensification of use of the site, it is not considered that the rear windows would result to any additional loss of privacy than that experienced in an urban environment. However to the rear the proposed building would be set back 10.8m from the boundary with 1 Neela Close. Although it is noted that a

separation of 21m would be maintained between the windows of the habitable rooms, the proposal would have direct views over the rear garden and private patio area to the rear of that property in close proximity at less than 21m. In the context of the existing character of the area and given the scale of the proposed building officers consider this would be perceived as very intrusive.

Therefore in view of the potential loss of privacy of the adjacent property the proposal is considered unacceptable. In view of the potential impact on the adjacent properties the proposal is considered unacceptable and fails to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed flats have a floor area of upwards of 75 sq.m for a 2 bed 3 person flat against a requirement of 61 sq.m and 78 sq.m for a 2 bed 4 person flat against a requirement of 70 sq.m, which is acceptable.

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

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

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify a car parking area to the front of the dwelling providing 8 car spaces and a separate cycle store for 8 bicycles. Although the PTAL rating is low the site is situated on a main road with easy access to both rail and bus routes. It is situated within easy walking distance of local shops, schools and other facilities and as such it is considered that on balance the level of parking is acceptable.

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

The Council's HDAS guidelines require a minimum of 25 sq.m for a two bedroom flat. This would give an overall requirement of 200 sq.m. The proposal is set in a large plot and would provide approximately 288 sq.m, which is in excess of this requirement. However no details or information have been provided to demonstrate that adequate usable amenity space can be provided for all flats, whilst preserving the privacy for the occupiers of the ground floor units. It is therefore considered the proposal is contrary to policy BE24 of the Hillingdon Local Plan (November 2012).

#### **7.12 Disabled access**

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

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

Not relevant to this application.

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

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site lies within the area covered by Tree Preservation Order No. 5 and the Ickenham Village Conservation which is characterised by its garden suburb nature. The Landscape Officer has advised that the proposal has failed to demonstrate it adequately retains and protects valuable trees on site. This is emphasised by inconsistencies between the submitted plans whereby the site plans show a cycle store in the area where a valuable front garden Cherry tree is shown as retained on the tree protection plan. Furthermore the Conservation Officer has raised concerns that the green characteristic of the site would be diminished by the removal of the mature vegetation from the front boundary and the loss of the natural screening may lead to the need for other means of enclosure being proposed which may not be considered in keeping with the character and appearance of the surrounding area. As such it is considered that the proposal has failed to demonstrate compliance with the aim of Policy BE38 of the Hillingdon Local Plan (November 2012).

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

Not relevant to this application.

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

Not relevant to this application.

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

Not relevant to this application.

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

Not relevant to this application.

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

#### **7.20 Planning Obligations**

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

Presently calculated the figures would be as follows;

LBH CIL £60,145.82

London Mayoral CIL £ 23,550.13

Total CIL £ 83,695.95

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

Not relevant to this application.

#### **7.22 Other Issues**

The proposal shows the positioning of a bin store and cycle store at the front of the property. No details have been submitted of the proposed structures or their potential impact on the character of the street scene in such a prominent position. However, details for these structures could be conditioned for submission if all other aspects of the proposal were considered acceptable.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## 9. Observations of the Director of Finance

## 10. CONCLUSION

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the demolition of the existing dwelling and erection of a two storey building, with habitable roofspace providing 8 x 2 bed flats.

The existing dwellinghouse is considered to make a positive contribution to the character and appearance of the Conservation Area, no heritage assessment has been submitted to justify demolition of the property. The current house is a good example of the type of early 20th century 'Metroland' development, of individually designed detached houses set in large gardens with mature planting, which contribute to the character of the Conservation Area.

The proposed development is to erect a building of significant size and scale when compared with surrounding residential units. It is considered that the proposed building would be harmful to the character and appearance of the Conservation Area and would result in a detrimental impact on the amenities of the neighbouring occupiers. The development has also failed to demonstrate how the privacy of the future occupants of the ground floor flats would be maintained and how it adequately retains and protects valuable trees on site. The development is therefore considered contrary to a suite of Hillingdon Local Plan policies (2012) and policies in the London Plan 2015 and is recommended for refusal.

## 11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

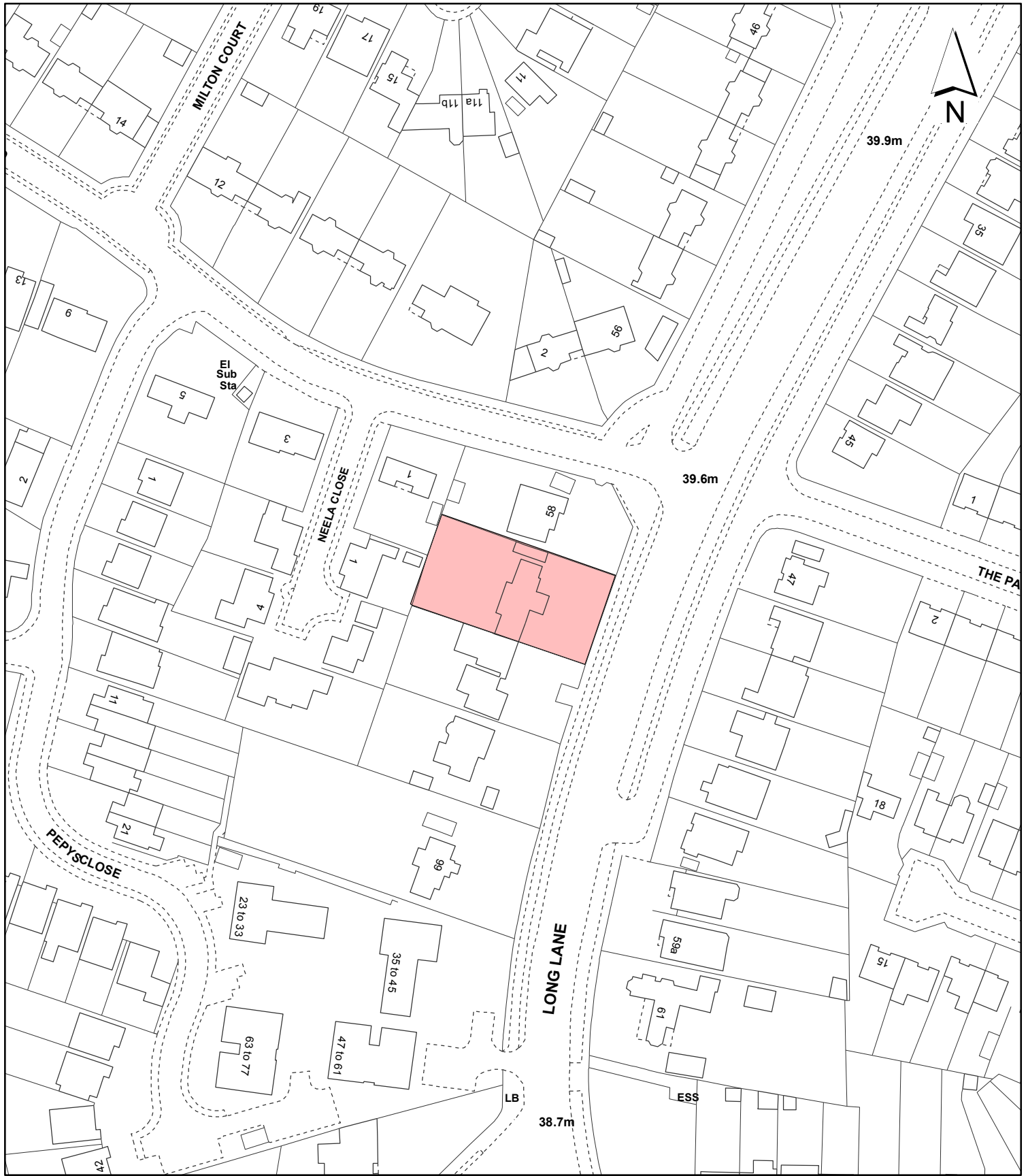
The London Plan (July 2016).

Supplementary Planning Document HDAS: Accessible Hillingdon.

National Planning Policy Framework (2012).

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**60 Long Lane**

Planning Application Ref:

**70282/APP/2017/3656**

Planning Committee:

**North** Page 27

Scale:

**1:1,250**

Date:

**December 2017**

**LONDON BOROUGH OF HILLINGDON**

**Residents Services Planning Section**

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



**HILLINGDON**  
LONDON

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

**Address** 103 SHENLEY AVENUE RUISLIP

**Development:** 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front, involving demolition of existing bungalow.

**LBH Ref Nos:** 20004/APP/2017/2989

**Drawing Nos:** 1646-os-01  
LC-0612-01  
1646-ex-01  
1646-pl-01 C  
1646-pl-02  
Design & Access Statement

**Date Plans Received:** 14/08/2017      **Date(s) of Amendment(s):**

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

### 1. **SUMMARY**

The application has been referred to Committee as a result of receipt of a petition opposing the development containing twenty four signatures.

The principle of development is considered to be acceptable. It is considered that the design of the dwellings is appropriate to the character of the area. The development will deliver a suitable level of amenity for future occupiers. There will be no material loss of amenity for occupiers of adjoining dwellings. Notwithstanding local resident concerns related to plan accuracy officers are satisfied that a 45 degree line is not breached in relation to neighbouring properties.

No highways objections are raised and it is recommended that planning permission is granted.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1      RES3      **Time Limit**

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

REASON

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LC-0612-01;1646-pl-01C;02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012) and the London Plan (2016).

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Hard Surfacing Materials

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

**4 RES6 Levels**

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

REASON

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

**5 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)

**6 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

REASON

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

**7 HH-RPD1 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 Nos 101 and 105 Shenley Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

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

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

REASON

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

**9 H9 Roads/Parking/Sight Lines - construction**

The sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, and thereafter permanently retained and used for no other purpose.

**REASON**

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

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

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

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

**5**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillington.gov.uk](mailto:planning@hillington.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

**6**            I6            **Property Rights/Rights of Light**

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

**7**            I15            **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

### **3. CONSIDERATIONS**

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

The application property comprises a detached bungalow. It is located on the South side of Shenley Avenue; its principal elevation faces North West. It sits between No. 105 Shenley Avenue, a linked-detached two-storey dwelling immediately to the West No. 101 Shenley Avenue, a semi-detached two-storey dwelling immediately to the East. It backs into the Ruislip Manor Sport and Social Club to the South. This comprises extensive open land with ancillary buildings further to the South. There is strong natural boundary screening between the sites.

Shenley Avenue is a mixed residential street comprising predominantly two-storey development but with some single-storey dwellings.

The site is within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The proposal involves erection of two semi-detached 4-bedroom dwellings following the demolition of the existing single-storey dwelling.

The properties will be 4-bedroom two-storey dwellings with associated parking and amenity space. The proposal also involves the installation of vehicular crossovers to the front. Detached cycle and general storage is shown to the rear of the dwellings.

#### **3.3 Relevant Planning History**

20004/APP/2016/3968 103 Shenley Avenue Ruislip

2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front, involving demolition of existing bungalow.

**Decision:** 11-10-2017 Withdrawn

20004/PRC/2017/54 103 Shenley Avenue Ruislip

Demolition of existing bungalow and erection of 2 x two storey, 4-bed semi-detached dwellings

**Decision:** 30-05-2017 OBJ

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

20004/APP/2016/3968 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front involving

demolition of existing bungalow. Recommended for refusal and considered at Committee. Application reached a Committee report stage for the meeting in February 2017, but the application was withdrawn prior to the meeting.

Officer comment: The draft report (it must be treated as draft as it was never heard by Planning Committee), did recommend refusal. At that time the highway engineer was not satisfied that the parking layout was acceptable, revised plans have now shown a layout to the satisfaction of the Council's highway engineer. The case officer had raised concerns regarding impact on neighbours as well, this has been considered further on site using the neighbours houses as reference points, hence the now positive officer recommendation.

20004/PRC/2017/54 Demolition of existing bungalow and erection of 2 x two storey, 4-bed semi-detached dwellings. Objection. This pre-application query was submitted after the above application was withdraw and enabled the highway engineer to clarify further that 4 parking spaces and the right width cross-overs could be accommodated within the curtilage.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

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

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

#### **6. Consultations**

## External Consultees

Neighbours were notified on 21/08/2017 and a site notice was displayed on 24/08/2017

By the end of the consultation period there were 8 objections and a petition received. These raised the following issues:-

- (1) Over development.
- (2) Out of keeping with the area.
- (3) Intrusive and overbearing.
- (4) Loss of outlook and daylight at the rear for both adjoining homes.
- (5) Inadequate parking/loading and turning.
- (6) Adverse impact on highway safety.
- (7) Loss of a bungalow suitable for older people.
- (8) Inadequate and inaccurate landscaping.

Officer comments:- The issues raised are considered throughout the report. It is noted that it would not be possible to sustain a reason for refusal based on the loss of a bungalow, especially as the streetscene is so mixed in character. The net result of this proposal would be to increase housing supply which is a material planning consideration.

Some mention is made of a development at what was 81 Shenley Avenue; 64555/APP/2012/14 for the erection of 2 x three bedroom semi-detached dwellings with associated amenity space, parking and alterations to vehicular access, involving demolition of existing detached bungalow, was approved and has been implemented.

## Internal Consultees

Highways and Traffic - This application is for the development of an existing bungalow in Shenley Avenue Ruislip to create 2 x 4 bed houses. Shenley Avenue is a local road with some parking stress as not all dwellings have sufficient off-street car parking. There are no parking restrictions close to the site. The site has a PTAL value of 3 (moderate) which suggests there will be a reliance on private cars for trip making. The existing dwelling has a single vehicular access leading to an off-street car parking and a garage. There was a previous pre-application submission relating to a similar style of development as proposed at the site and highways comments were provided at that time. The proposals involve constructing 2 x 4 bed semi-detached houses having demolished the existing property. The plans show 4 car parking spaces which meets Council standards and they are accessed from 2 separate crossovers which will mean the existing crossover will require re-instatement at the applicants expense. The access would be subject to visibility splays at any new access. There are cycle and bin storage shown on the plans which are supported. The proposed development would result in additional traffic to the area but this increase would not be significant. On the basis for the above comments there are no objections

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The National Planning Policy Framework (NPPF) states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (Brownfield land).

The proposed site currently comprises a detached bungalow within the developed area. This constitutes 'previously developed land'. There is a presumption expressed in the National Planning Policy Framework (NPPF) in favour of residential development on previously developed (Brownfield) land subject to other material planning considerations.



There are, in principle, no objections to the principle of development of the site, subject to all other material planning considerations being acceptable in accordance with the Hillingdon Local Plan (November 2012).

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

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

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

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

Not applicable.

#### **7.04 Airport safeguarding**

Not applicable.

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

Not applicable.

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

Paragraph 56 of The National Planning Policy Framework (NPPF) (March 2012) states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 64 of the NPPF states 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".

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan 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. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. 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".

Paragraph 4.37 of the HDAS Residential Layouts states: "Where parking is located to the front of the building, careful consideration must be given to the boundary treatment of the site and the retention of mature and semi-mature trees (these will need space to grow). Walls, fences and additional landscape can assist in screening car parking areas, but the design of the boundaries should be considered carefully, in order to avoid an adverse impact on the quality of the streetscene and visual permeability into the site. Car parking at the front of buildings will not always be achievable, as a result of retaining and enhancing the local character of the area."

Paragraph 11.2 of the HDAS: Residential Extensions 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 HDAS the Council would normally expect at least 25% of the front garden to be maintained for soft landscaping and planting.

This part of Shenley Avenue is mixed in character and includes both two-storey and single-storey development utilising a wide variety of design styles. This includes semi-detached, detached and terraced dwellings. The existing bungalow sits approximately 1 metre from the common boundary with No. 101 Shenley Avenue which is two stories, and there is a single-storey garage along the boundary with No. 105 Shenley Avenue, which is also two stories. The proposed dwellings will be approximately 1 metre from each side boundary. They are also of similar height to the adjoining dwellings. They have a hipped roof which is a design feature of both the adjoining properties and is a characteristic design feature of many dwellings in the vicinity. They also utilise other design features associated with the local area including full height bay windows to the front. The proposed dwellings respect the front building line of the adjoining dwellings. As such, it is considered that the design is in keeping with the character and appearance of the surrounding area and its visual impact is considered to be acceptable. The proposal as submitted shows that an appropriate level of landscaping can be achieved.

## **7.08 Impact on neighbours**

Impact upon Existing Occupiers

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new buildings should not result in the loss of sunlight or loss of residential amenity.

Policy BE20 states "buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded".

Policy BE22 states "planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

Paragraph 4.9 of the HDAS Residential Layouts states, "all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. Generally 15 metres will be the minimum acceptable distance. It should be noted that the

minimum 21 metres overlooking distance will still need to be complied with".

The side facing first floor windows are shown to serve bathrooms and wc's and could be conditioned as obscure glazed to ensure that there is no material loss of privacy. There would be rear facing windows, but that replicates what could be reasonably expected in a location of this nature with largely parallel dwellings fronting the street and rear gardens.

The proposed semi-detached dwellings would be within 1 metre of the common boundaries with each adjoining neighbour. They would be marginally beyond the line with the single-storey rear extensions of No. 101 Shenley Avenue and No.105 Shenley Avenue. It should be noted that the submitted must accurately show the dimensions of the application site and should ideally show all accurate dimensions for neighbouring properties. Having carefully checked on site officers consider that the applicants architect has correctly shown the first floor of the neighbours houses for demonstrating the 45 degree line. The ground floor rear extension to No.105 is in fact 3m depth and is deeper than shown on the submitted plans.

At first floor level there is a significant gap between the first floor of the nearest proposed dwelling and that of No. 101 Shenley Avenue, furthermore the nearest first floor rear window serves a bathroom (re: Does not serve a habitable room). The 45 degree line is complied with by a large margin.

The proposed plans show the 45 degree line complied with by zero margin with respect to 105 Shenley Avenue. This is the impact which officers have given detailed consideration to. The nearest first floor rear window serves a bedroom (re: A habitable room), the actual window itself is a wide window which would allow a lot of light to enter the bedroom it serves. Officers consider that the 45 degree line is correctly taken from the mid-point (there was a concern with the withdrawn application that it was not taken from the mid point, officers are now completely satisfied that it is).

Given that the 45 degree line is complied with, and given that the bedroom that had earlier concerned officers is served by a large window, it is considered that the neighbour impact is acceptable.

It is considered that the proposal would not result in an overbearing impact on and loss of outlook for occupiers of both the adjoining properties and, as such, would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The minimum space requires a 6 person 4-bedroom two storey dwelling to provide 106 square metres of floor area to include 3.0 square metres of built in storage. The proposal involves floorspace for each dwelling which significantly exceeds this requirement and would exceed 3.0 square metres of built in storage space.

It is considered that most of the proposed habitable rooms would enjoy an adequate

outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to the London Plan (March 2016).

The kitchens would be dark rooms with limited outlook close to the middle side boundaries, but do not appear to be large enough to have substantial sitting spaces, and are not therefore regarded as habitable rooms.

As such it is considered that the proposal would provide an indoor living area of an appropriate size for the occupiers of the two proposed dwellings. The proposal would therefore provide an acceptable level of living accommodation for future occupiers and accords with the Housing Standards Minor Alterations to The London Plan (March 2016).

Outdoor Amenity Space:

The SPD HDAS: Residential Layouts includes in paragraph 4.15 minimum amenity space standards for private amenity space. For a 4 bedroom dwelling it states that this should be provided with at least 100 square metres of private amenity space. The submitted drawings show that each of the proposed dwellings will be provided with a private amenity space of over 150 square metres which would exceed the Council's minimum standard. The proposal therefore provides amenity space of sufficient size and quality commensurate to the size and layout of the dwellings. As such the proposal would provide an appropriate level of amenity for future residents in accordance with Policy BE23 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

In conclusion, the development provides an appropriate level of living accommodation for future occupiers.

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

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

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

Reference is made to Highways Officers comments elsewhere in the report.

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

Not applicable to this application.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and both the front and rear gardens are of little landscape merit. In this respect, the application is considered acceptable in accordance with Policy BE38 of the Local Plan.

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

Not applicable.

**7.16 Renewable energy / Sustainability**

Not applicable.

**7.17 Flooding or Drainage Issues**

Not applicable.

**7.18 Noise or Air Quality Issues**

Not applicable.

**7.19 Comments on Public Consultations**

The issues raised have been dealt with within the report.

**7.20 Planning Obligations**

Not applicable.

**7.21 Expediency of enforcement action**

Not applicable.

**7.22 Other Issues**

Community Infrastructure Levy:

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 115 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £13,275.95  
London Mayoral CIL £5,198.21  
Total CIL £18,474.16

Drainage:

The application site is not located in an area with an identified risk of flooding and no issues regarding flooding have been identified, however Policy OE8 of the UDP and Policy 4A.14 of the London Plan still require that developments seek to reduce surface water run-off and reduce the risk of flooding elsewhere. No details are provided and a condition is recommended.

Noise:

It is not considered that the provision of residential units on this site will lead to significant noise disturbance.

**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**

There is no objection to the principle of residential redevelopment of this site. It is

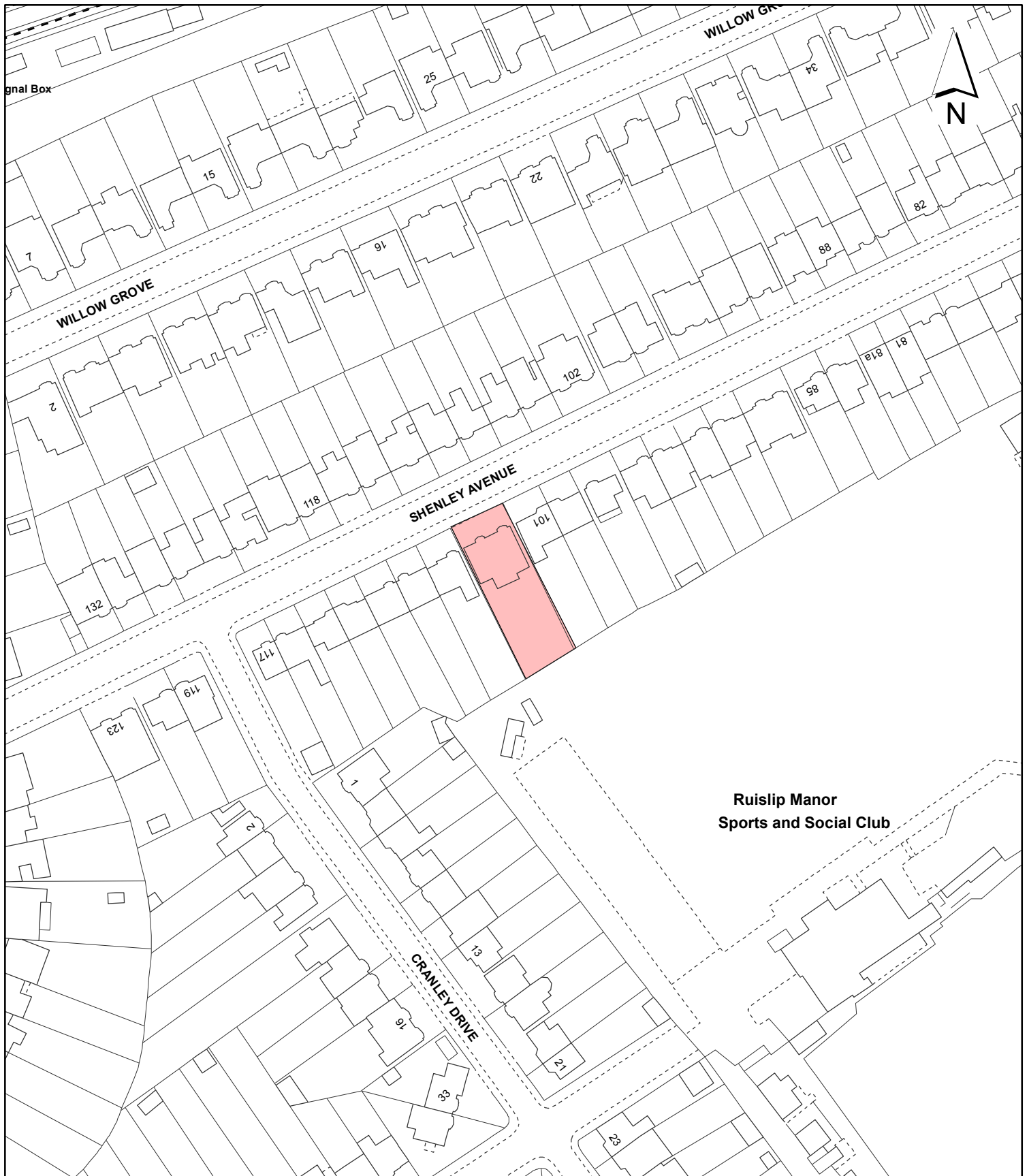
considered that the development as proposed will not result in a material loss of amenity for the occupiers of adjoining dwellings. Furthermore, it is considered that the development delivers a safe means of provision of off-street parking which will not conflict with highway and pedestrian safety. It is considered that the development is appropriate to the character of the area. As a result, approval is recommended.

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

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

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**103 Shenley Avenue  
 Ruislip**

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

Planning Application Ref:

**20004/APP/2017/2989**

Scale:

**1:1,250**

Planning Committee:

**North** Page 44

Date:

**December 2017**



**HILLINGDON**  
 LONDON



# Plans for North Applications Planning Committee

Tuesday 5th December  
2017



HILLINGDON  
LONDON



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

**Address** 60 LONG LANE ICKENHAM MIDDLESEX

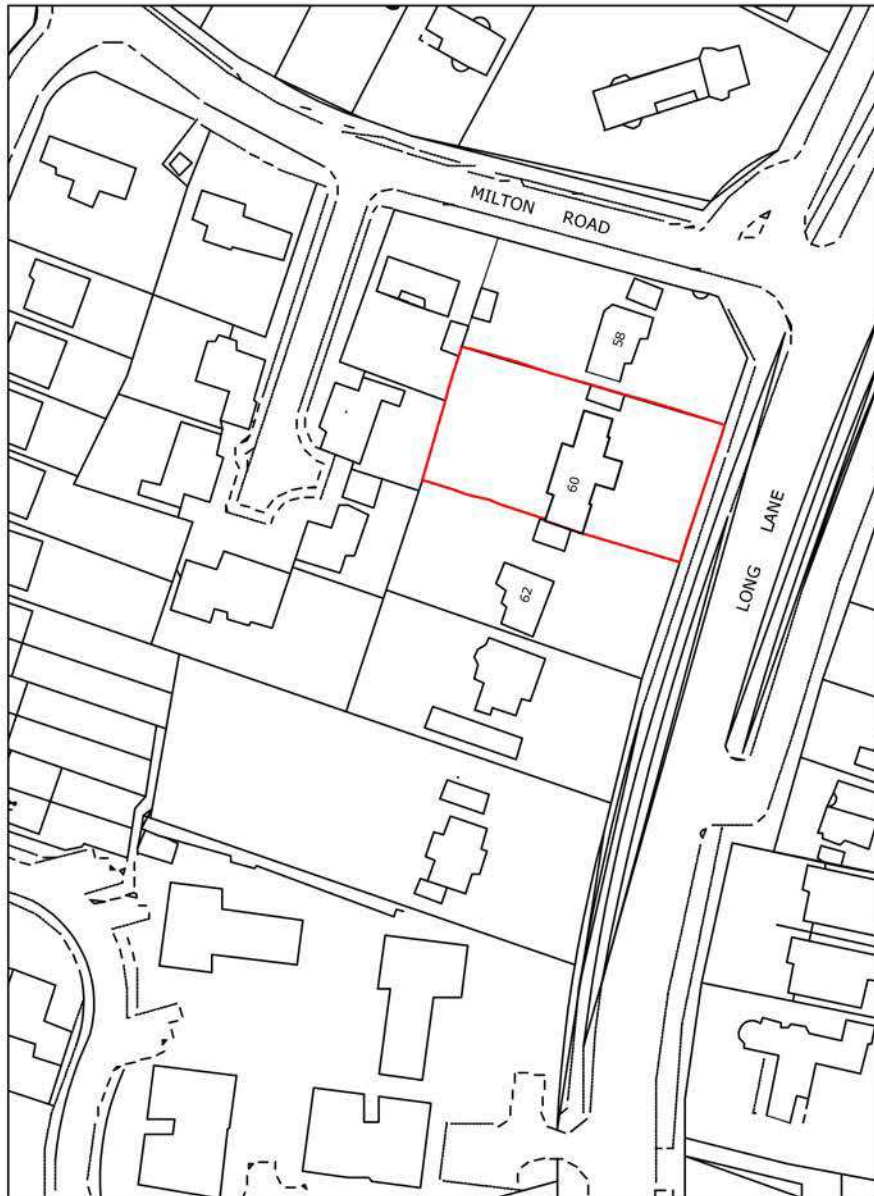
**Development:** Two storey detached building with habitable roof space to create 8 x 2-bed flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.

**LBH Ref Nos:** 70282/APP/2017/3656

**Date Plans Received:** 09/10/2017

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

**Date Application Valid:** 16/10/2017



LOCATION PLAN



60 Long Lane, Ickenham, UB10 8SZ



THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 17/3124/101

Scale 1250@A4

Date 21/09/17

Drawn by AK



KEYS :

TREES TO BE REMAINED

TREES TO BE REMOVED

MILTON ROAD

LONG LANE

# SITE PLAN

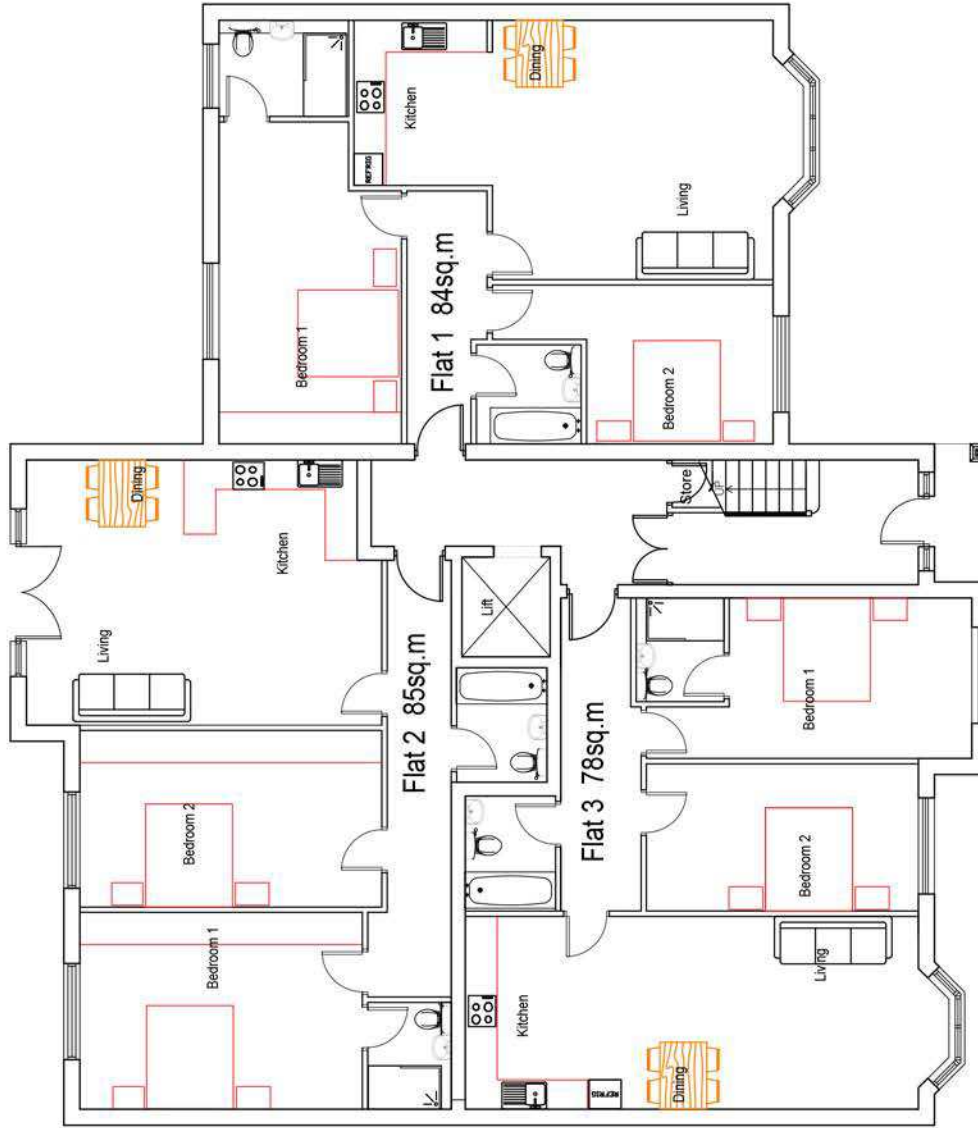
THE GILLET MACLEOD PARTNERSHIP Drg. No. 17/3124/1A  
 Chartered Architects & Town Planning Consultants Scale 1:200  
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333 Date 19/09/17  
 Drawn by AK



Scale Bar  
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60 LONG LANE, ICKENHAM, UB10 8SZ

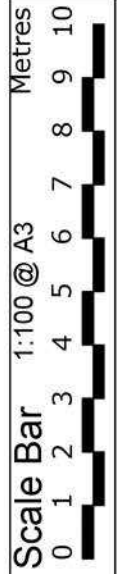
Rev.	Amendments
A	Dimension added 13/10/17



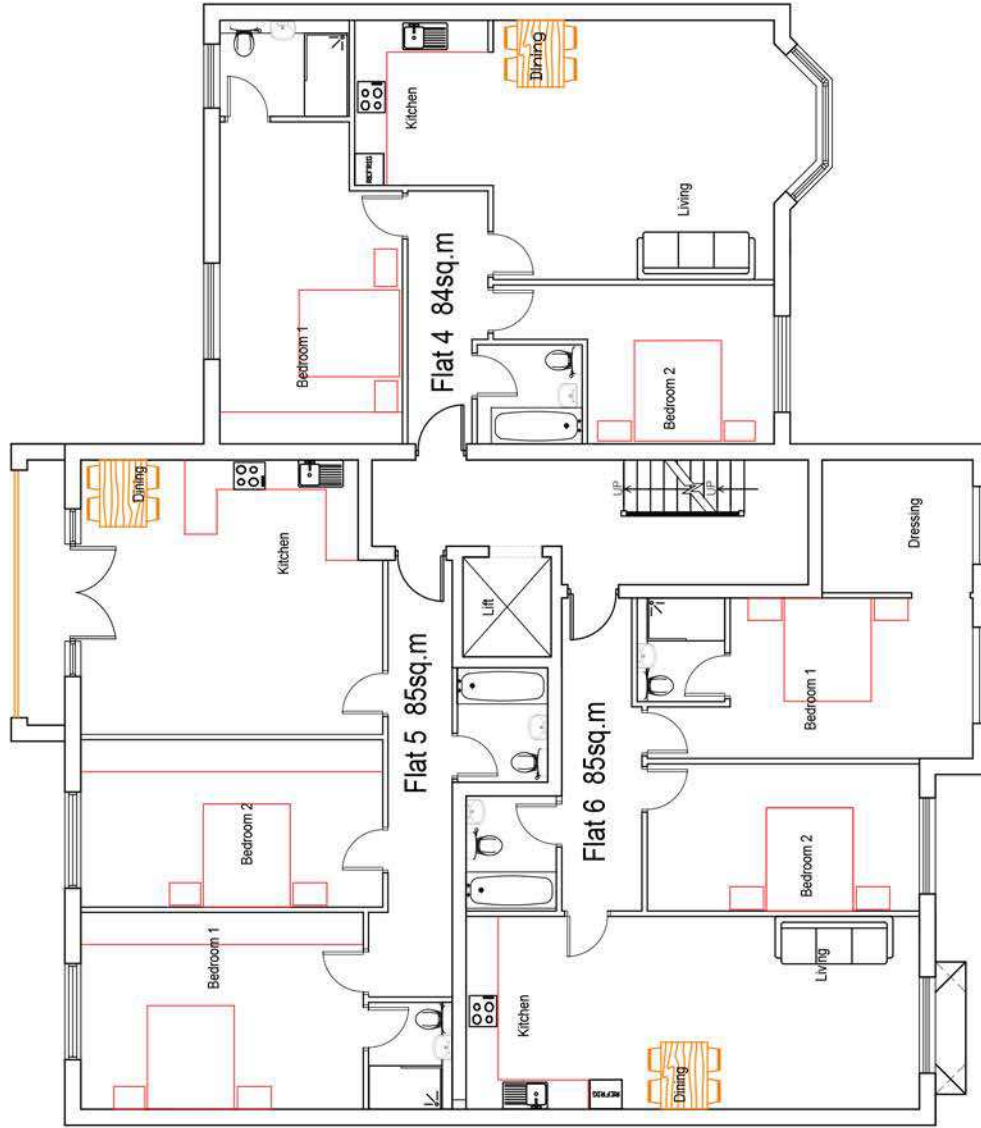
PROPOSED GROUND  
FLOOR PLAN

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		19/09/17
		Drawn by AK

THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Etonate Fliner Middlesex HA5 2JW Tel. 0208 868 1333



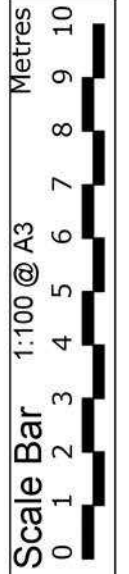
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UB10 8SZ



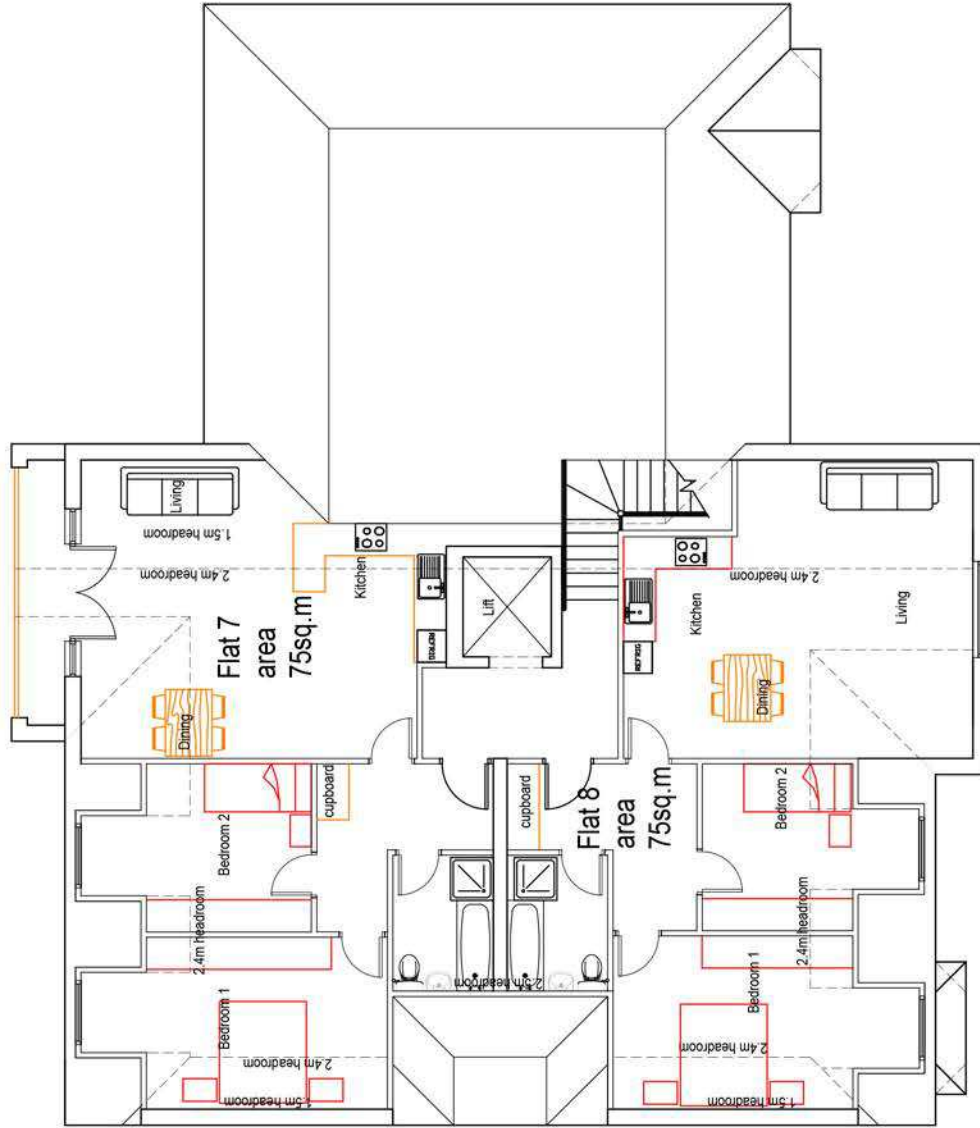
PROPOSED FIRST FLOOR PLAN

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 Date 19/09/17  
 Drawn by AK

THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Etonate Finer Middlesex HA5 2JW Tel. 0208 868 1333



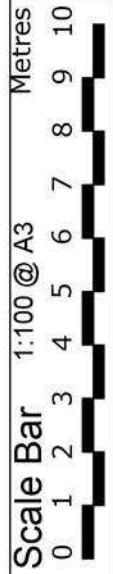
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 UB10 8SZ



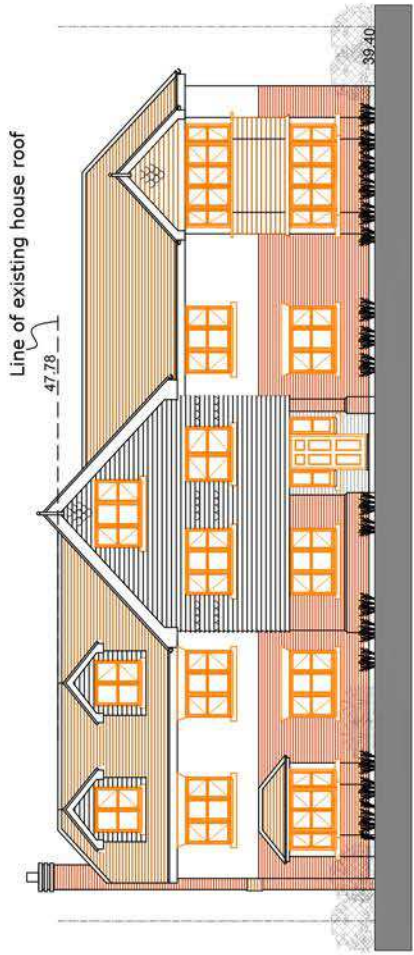
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 Date 19/09/17  
 Drawn by AK

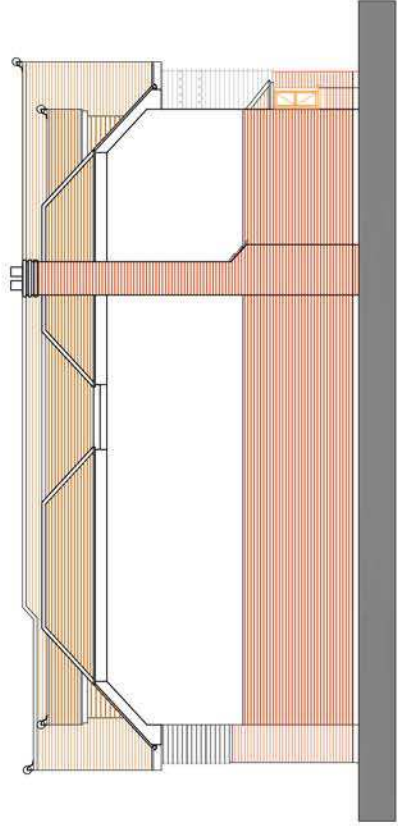
THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Etonacre Finner Middlesex MK45 2JW Tel. 0208 868 1333



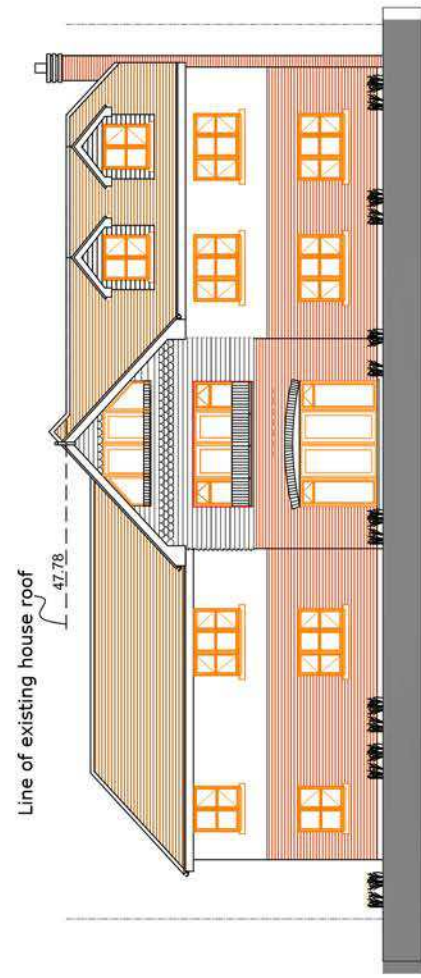
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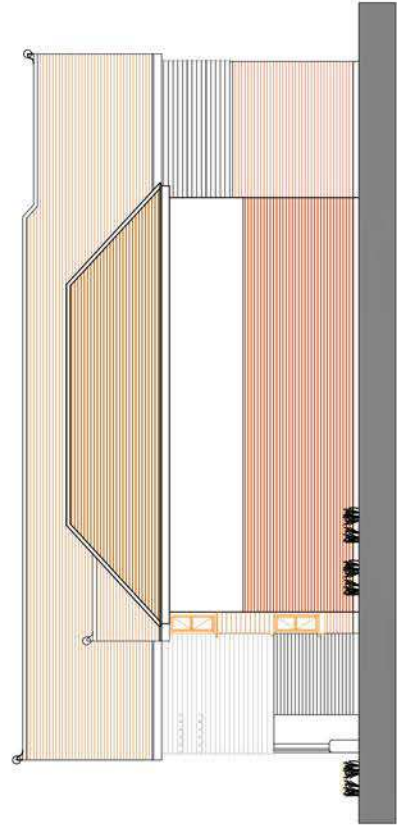
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ELEVATION



SOUTH WEST  
ELEVATION

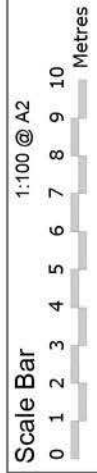


NORTH WEST  
ELEVATION



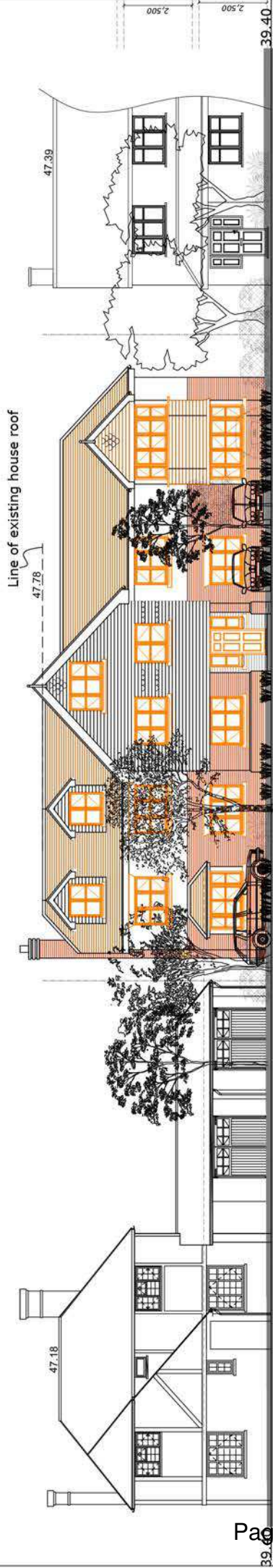
NORTH EAST  
ELEVATION

PROPOSED  
ELEVATIONS



	<b>THE GILLETT MACLEOD PARTNERSHIP</b> Chartered Architects & Town Planning Consultants 1 High Road Old Eastcote Pinxter Middlesex HA5 2EW Tel. 0208 868 1333	Proj. No. 17/3124/6 Scale 1:100 Date 19/09/17 Drawn by AK	REVISION C
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			Scale Bar 1:100 @ A2 0 1 2 3 4 5 6 7 8 9 10 Metres
			Page 52

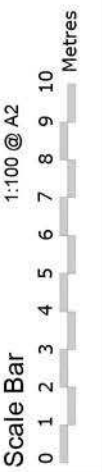




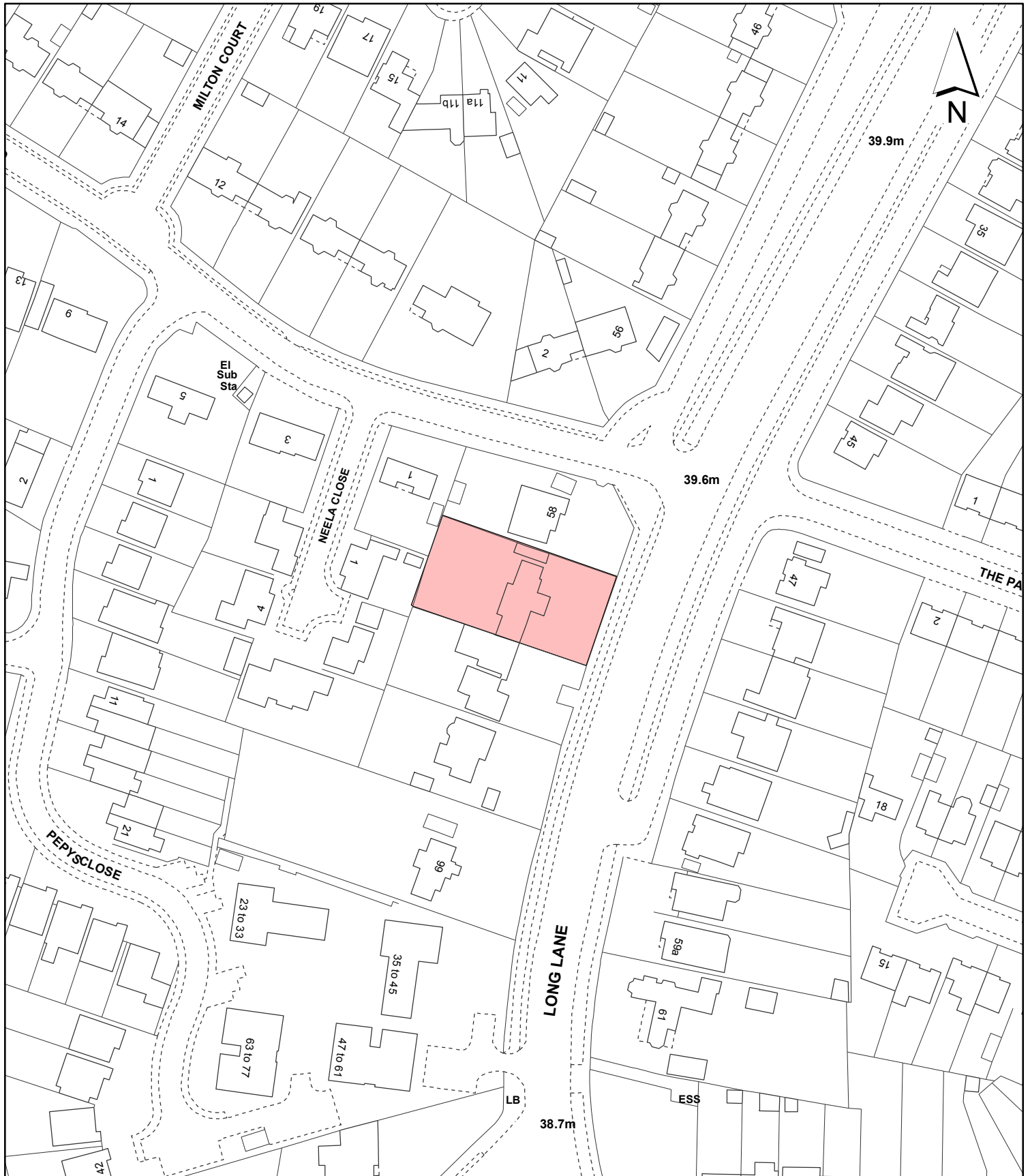
PROPOSED  
STREET  
SCENE

REVISION
Dwg. No. 17/3124/5 Scale 1:100 Date 19/09/17 Drawn by AK

THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastcote Pinnet Middlesex HA5 2EW Tel. 0208 868 1333



60 LONG LANE, ICKENHAM, UB10 8SZ



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Site Address:

**60 Long Lane**

Planning Application Ref:

**70282/APP/2017/3656**

Planning Committee:

**North** Page 54

Scale:

**1:1,250**

Date:

**December 2017**

**LONDON BOROUGH OF HILLINGDON**

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



**HILLINGDON**  
 LONDON

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

**Address** 103 SHENLEY AVENUE RUISLIP

**Development:** 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front, involving demolition of existing bungalow.

**LBH Ref Nos:** 20004/APP/2017/2989

**Date Plans Received:** 14/08/2017

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

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



Revisions:		
<b>ABA</b> Chartered Surveyors 49 The Green, Southall UB2 4AR		email:aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @A4 date 10/10/16		title Location Plan
drg no 1646-os-01	rev	site 103 Shenley Avenue, Ruislip.



**landscap connection**  
 Telford House, The Avenue, Amersham, Bucks, HP7 0LR  
 01494 729771 www.landscapconnection.co.uk

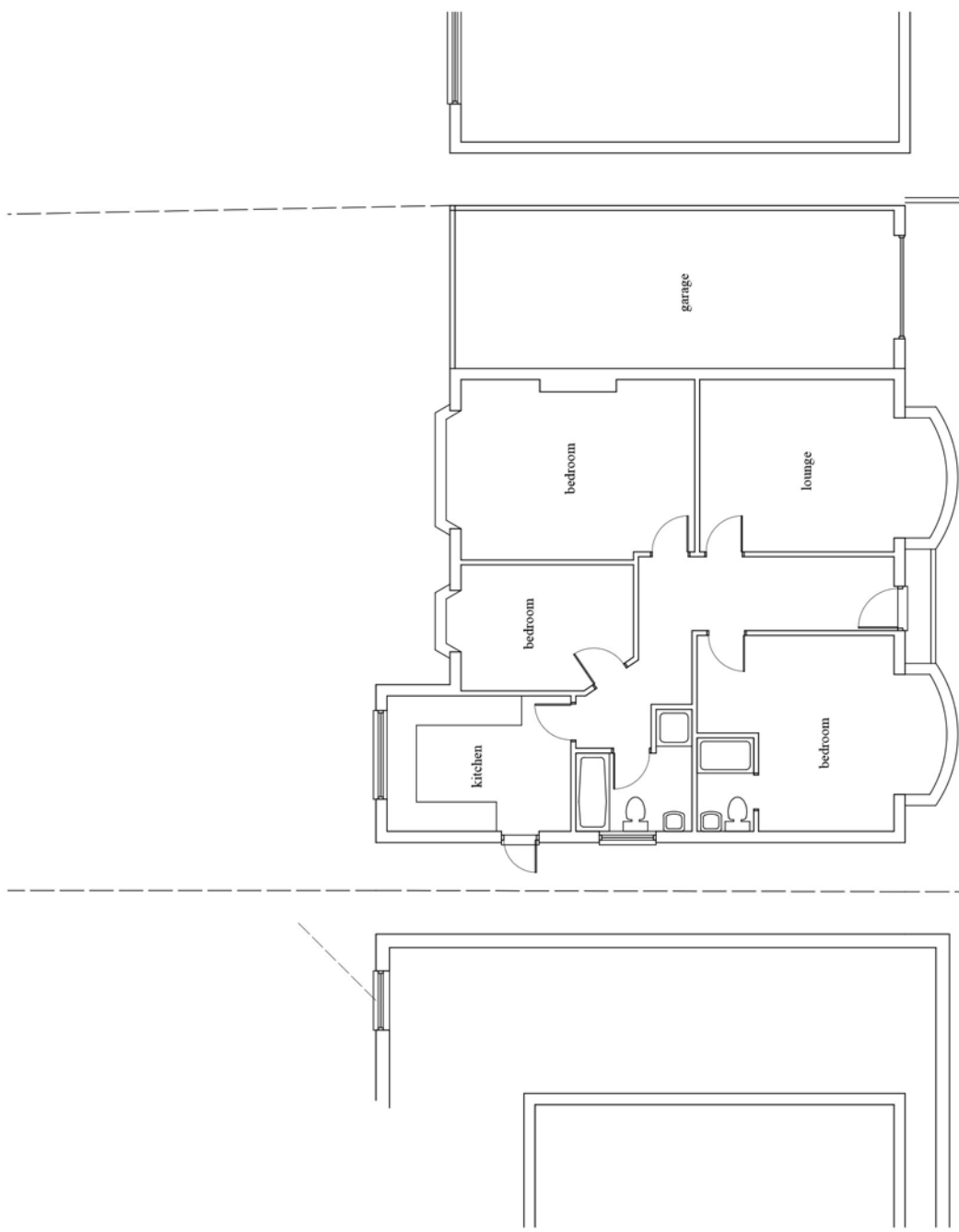
CLIENT	REVISIONS
C/O JARA CHARTERED SURVEYORS	
SITE	
103 SHENLEY RD	
RUISLIP	
DRAWING	LANDSCAPE PLAN
DATE	10-08-17
DRWG-NR	LC-2012-01
SCALE	1:75 @ A1
ISSUE	PLANNING



**PLANTING SCHEME**

NO	PLANTING SCHEME	HT
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2	14 Prunella	5-7.0m girth
3	3 Camelia	5-7.0m girth
4	10 Magnolia	5-7.0m girth
5	14 Prunella	5-7.0m girth
6	3 Camelia	5-7.0m girth
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54	3 Camelia	5-7.0m girth
55	10 Magnolia	5-7.0m girth
56	14 Prunella	5-7.0m girth
57	3 Camelia	5-7.0m girth
58	10 Magnolia	5-7.0m girth
59	14 Prunella	5-7.0m girth
60	3 Camelia	5-7.0m girth

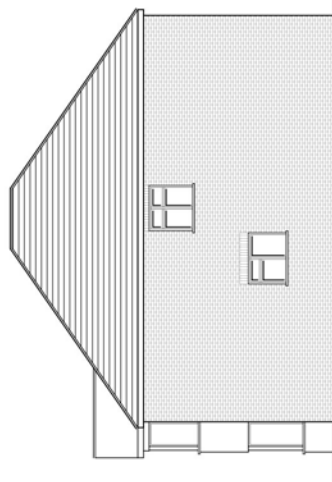
**PLANNING**  
 All plant material shall conform to BS3996/Part 1. The planting shall be carried out after completion of the buildings and prior to occupation. All topsoil shall be imported to BS3882:2007. Multi-purpose topsoil. The soil shall be moved and stock piled in accordance with BS2882:2007. Ph. 5.5-7.8. The nutrient content shall conform to index values set out in the BS. Crumb structure shall be typically 2-7mm diameter, each comprising an aggregate of soil particles attracted around a sticky humus centre.  
 All shrubs to be planted a minimum of 450mm deep, consisting of top soil and free and snub planting compost in a ratio of 4:1. A slow release fertiliser shall be incorporated into the soil at the time of planting. The planting shall be well watered. After planting all shrubs shall be covered with a 75mm layer of bark mulch to reduce weed growth. Tree pits to be excavated 150mm wide and deeper than the rootball or spread, min size 600mm x 600mm. The pit shall be backfilled with topsoil and free compost in a ratio of 4:1 and a slow release fertiliser. Trees shall be separate staked with long tree stakes a cross bar and bio-degradable tie ties. Retained floodable and drainage pipes shall be incorporated into the pits and laid around the rootball for irrigation of the trees. Min tree depth 750mm.  
 Grass seeding: mown grass areas shall be seeded into prepared ground with 150mm depth topsoil. A general hard wearing grass seed shall be sown of the suppliers recommended application rate. Maintenance (first 24 Months) - all beds shall be kept free from weed and clean of rubbish, using hand tools or a glyphosate based herbicide if there are invasive weeds.  
 All trees and shrubs shall be adequately watered in dry periods to ensure their continued growth. Trees in grass shall have a 1m diameter circle sprayed out to reduce competition by grass. Tree ties shall be checked and adjusted as necessary. General grass areas to be mown on a regular basis.  
 All landscaped areas shall be maintained by the householder in perpetuity and the following works are recommended: Keep all shrub beds free from weed and rubbish. All trees and shrubs to be adequately watered during dry periods to ensure their continued growth. Tree ties to be loosened as required and removed after 3-5 years when the trees have established their root system.  
 Where shrub beds border mown grass the shrub beds shall be kept edged. General grass areas shall be mown on a regular basis and grass shall not be allowed to grow over 60mm in height. Any plants which die shall be replaced with the same species with 1 year. Plants and shrubs to be pruned to improve their shape and health as required.  
**IMPLEMENTATION**  
 Soil preparation and soft landscape works to be undertaken and completed in the first available planting season between the months of November and April



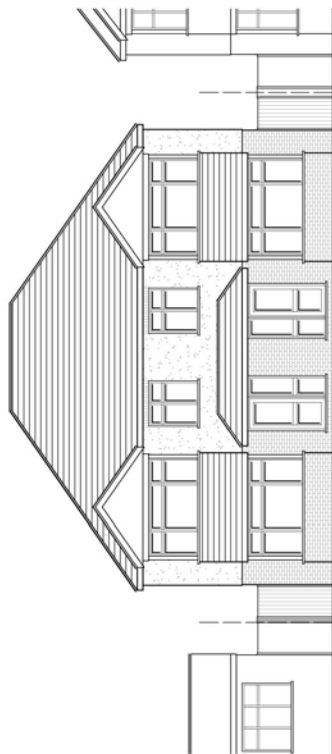
Existing ground floor



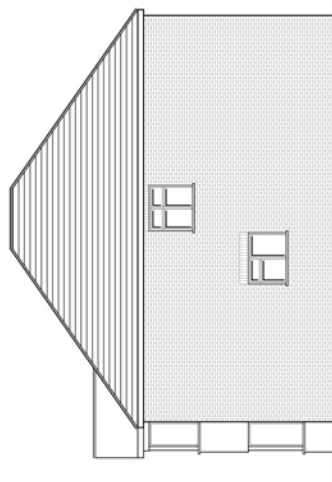
<b>ABA</b> Chartered Surveyors 49 The Green, Southall UB2 4AR email:aba@aujla.co.uk Tel: 020 8574 3535	
scale 1:100 @A3 date 10/10/16 drg no 1646-ex-01	title Existing floor plan site 103 Shenley Avenue, Ruislip.



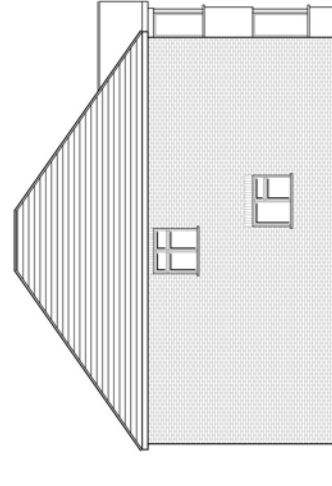
Proposed front elevation



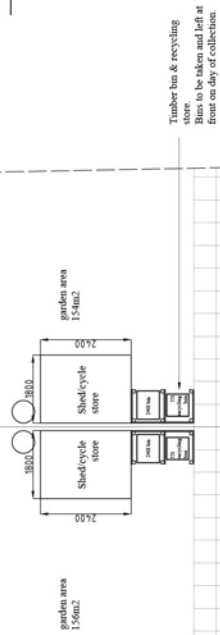
Proposed rear elevation



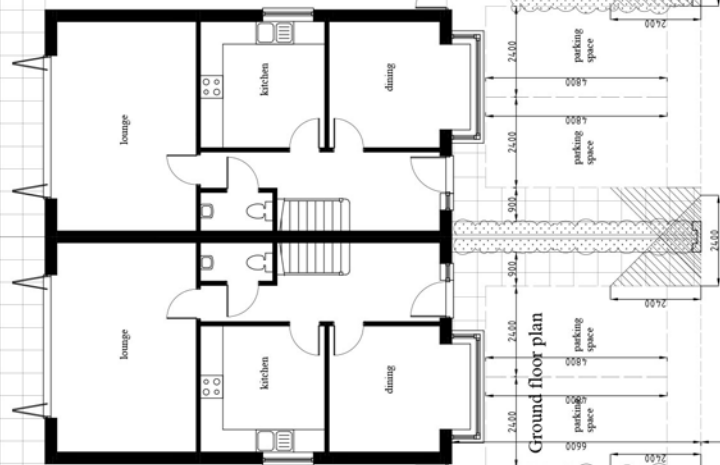
Proposed side elevation



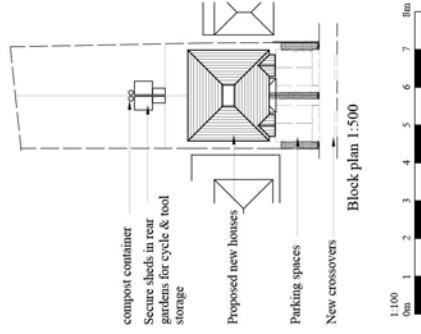
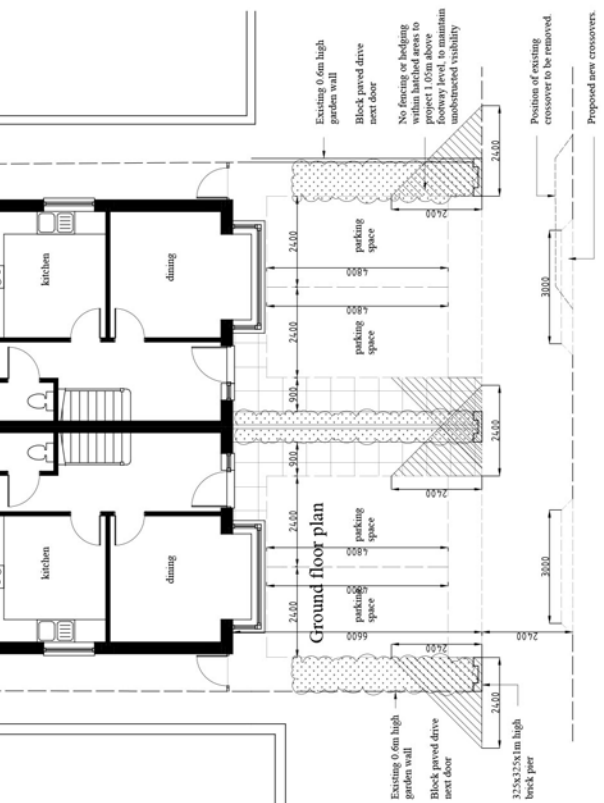
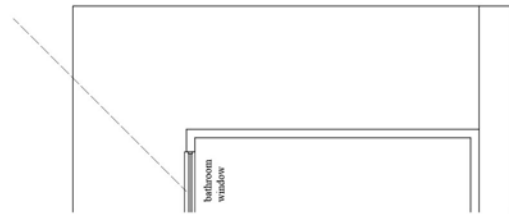
Proposed side elevation



Teacher bin & recycling store.  
Bins to be taken and left at front on day of collection.



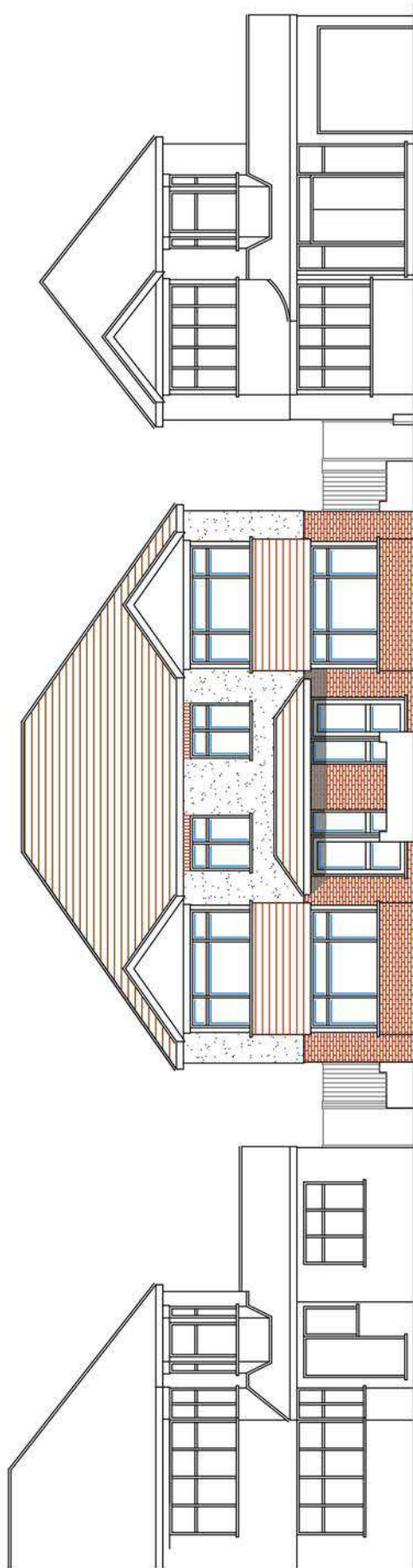
Ground floor plan



C Vision splays revised 06/12/16  
B Parking revised, bin stores indicated 06/12/16  
Revisions | A | Side elevation and crossover dimensions indicated 03/11/16

ABA Chartered Surveyors  
49 The Green, Southall UB8 4AR  
email:aba@aba.co.uk  
Tel: 020 8574 5555

scale 1:100 @A2	File	Floor plan + Elevations
date 10/10/16	site	103 Shenley Avenue, Ruslip
dry no	rev	C
1646-pl-01		
Status	Submitted for planning.	



Street elevation

1:100  
0m 1 2 3 4 5 6 7 8m

Revisions

**ABA** Chartered Surveyors  
49 The Green, Southall UB2 4AR

email:aba@aujla.co.uk  
Tel: 020 8574 3535

scale 1:100 @A3

date 03/10/16

drw no 1646-pl-02

rev

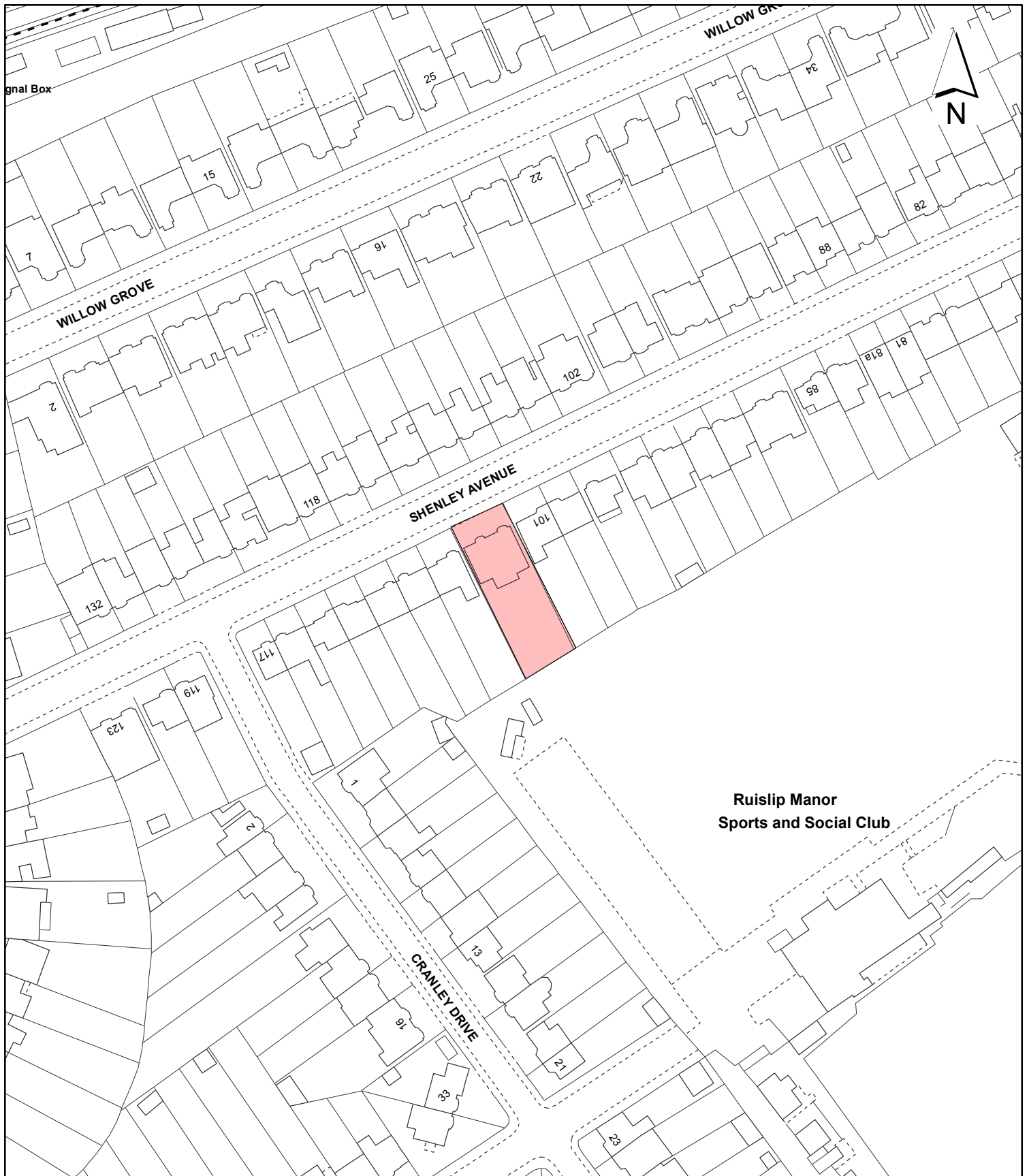
title

Street elevation

site

103 Shenley Avenue, Ruislip.





**Notes:**

 Site boundary

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Site Address:

**103 Shenley Avenue  
 Ruislip**

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

Planning Application Ref:  
**20004/APP/2017/2989**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 61

Date:  
**December 2017**



**HILLINGDON**  
 LONDON

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