



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY 10 JANUARY  
2018

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

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

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

## To Councillors on the Committee

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

**Published:** Tuesday 2 January 2018

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This Agenda is available online at:

<https://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=2905&Ver=4>

*Putting our residents first*

Lloyd White  
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# Useful information for residents and visitors

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



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

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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

## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

## About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

# Agenda

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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 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

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

## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	3 Albany Close, Ickenham  72581/APP/2017/3376	Ickenham	Single storey side extension, conversion of roof space to habitable use to include 2 x rear dormers and 3 x front roof lights.  <b>Recommendation: Refusal</b>	5 - 14  124 - 129
7	53 Weiland Road, Northwood  28044/APP/2017/2249	Northwood	Part two storey, part single storey side/rear extension and demolition of garage.  <b>Recommendation: Approval</b>	15 - 28  130 - 137
8	Midhurst Cottage, High Road, Eastcote  73006/APP/2017/3705	Northwood Hills	Part single and part two storey rear extension.  <b>Recommendation: Approval</b>	29 - 42  138 - 142

9	8 Monks Close, Ruislip  72216/APP/2017/3508	South Ruislip	Conversion of dwelling into 1 x 1- bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension.  <b>Recommendation: Refusal</b>	43 - 56  143 - 150
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### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	4 Ashburton Road, Ruislip  15579/APP/2017/3615	Manor	Part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of dwelling from 1 x 4- bed to 3 x 2-bed and 1 x 1- bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.  <b>Recommendation: Refusal</b>	57 - 72  151 - 156
11	4 Victoria Road, Ruislip  34090/APP/2017/3428	Manor	Change of use from retail (Use Class A1) to a nail bar (Sui Generis)  <b>Recommendation: Approval</b>	73 - 82  157 - 161
12	86 Victoria Road, Ruislip  28709/APP/2017/3180	Manor	Change of use from retail (Use Class A1 to a mixed use comprising retail, restaurant and hot food takeaway Use Classes A1/A3/A5), involving installation of extractor fan to rear and internal alterations  <b>Recommendation: Approval</b>	83 - 92  162 - 169
13	David Lloyd Club, Northwood  272/APP/2017/3148	Northwood	Installation of an outdoor pool and associated works.  <b>Recommendation: Approval</b>	93 - 104  170 - 176

## **PART II - Members Only**

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

14	ENFORCEMENT REPORT	105 - 112
15	ENFORCEMENT REPORT	113 - 122

## **PART I - Plans for North Planning Committee**

**123 - 176**

# Agenda Item 3

## Minutes



NORTH Planning Committee

5 December 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Jazz Dhillon, Jem Duducu, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell and Brian Stead (Reserve) (In place of Duncan Flynn)</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Edward Oteng (Major Applications Manager), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
119.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Morgan and Councillor Duncan Flynn, with Councillor Brian Stead substituting.</p>
120.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
121.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes from the meeting on 15 November 2017 were agreed as a correct record.</p>
122.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
123.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in public.</p>
124.	<p><b>60 LONG LANE, ICKENHAM - 70282/APP/2017/3656</b> (<i>Agenda Item 6</i>)</p> <p><b>Two -storey detached building with habitable roof space to create eight two-bed flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.</b></p>

	<p>Officers introduced the proposed development, which sought the demolition of the existing dwelling and erection of a two-storey building, with habitable roofspace, providing eight two-bed flats.</p> <p>A petitioner spoke in objection to the application, noting that the bulk and size of the proposal were too large, and it included features that were out of keeping with the street scene. The Committee heard that residents believed the application was an overdevelopment in a Conservation Area, and would exacerbate traffic, parking and road safety issues in the area, as well as increasing noise and air pollution.</p> <p>Members agreed that the application was out of keeping in the surrounding area, and noted that there were multiple reasons for refusal that were agreeable. The Committee moved, seconded, and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application was refused.</b></p>
125.	<p><b>103 SHENLEY AVENUE, RUISLIP - 20004/APP/2017/2989</b> (<i>Agenda Item 7</i>)</p> <p><b>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></p> <p>Members introduced the application, which sought two two-storey, four-bedroom, semi-detached dwellings, involving the demolition of the existing dwelling.</p> <p>A petitioner spoke in objection to the application, stating that residents considered the application was an overdevelopment, intrusive and overbearing in the local area, and was out of keeping with the street scene.</p> <p>The Committee also heard that the application was very similar to a previous application on the site that was withdrawn after officer's recommended it for refusal.</p> <p>Officers confirmed that the previous application had an unacceptable parking layout, which has been revised in the new application as is to the satisfaction of the Council's Highways Engineer. The Committee also heard that the 45 degree line was no longer breached and complies with guidelines.</p> <p>Members confirmed that they were sympathetic to residents who opposed the application, but noted that on merit, it was difficult to refuse the application. As such, the officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application was approved.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.28 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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



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

**Address** 3 ALBANY CLOSE ICKENHAM

**Development:** Single storey side extension, conversion of roofspace to habitable use to include 2 x rear dormers and 3 x front rooflights.

**LBH Ref Nos:** 72581/APP/2017/3376

**Drawing Nos:** 3841/04  
3841/05 A  
Location Plan  
3841/02 C

**Date Plans Received:** 15/09/2017      **Date(s) of Amendment(s):** 31/10/2017

**Date Application Valid:** 15/09/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a detached bungalow located in a corner plot on the Southern side of Albany Close, a cul de sac. The property is set beneath a hipped roof with a projecting front gable feature over the integrated garage on the Western side and the property currently benefits from a conservatory on the Eastern side. There is a reasonable sized front garden laid to hardstanding and which can provide parking for at least two cars and there is also private garden space to the side and rear of the property.

The street scene is residential in character and appearance and comprises 5 dwellings. No 1 is a two storey property but the others are single storey. Nos. 2, 3 and 5 are of a similar design however no 4 is more T shaped, finished with gabled ends.

The application site lies within the Ickenham Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side extension, with an attached garage to the front/rear and the conversion of the roofspace to habitable use forming an additional bedroom with en-suite bathroom and storage. This includes the 2 rear dormer windows and 3 front rooflights.

#### 1.3 Relevant Planning History

72581/APP/2017/1057      3 Albany Close Ickenham

Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony.

**Decision Date:** 20-06-2017      Refused      **Appeal:**  
72581/APP/2017/459      3 Albany Close Ickenham

Conversion of roof space to habitable use to include a rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 27-02-2017      Refused      **Appeal:**

72581/APP/2017/542      3 Albany Close Ickenham

Conversion of attached garage to habitable use

**Decision Date:** 18-04-2017      Approved      **Appeal:**

### **Comment on Planning History**

72581/APP/2017/1057 - Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony (refused)

72581/APP/2017/542 - Conversion of attached garage to habitable use (approved)

72581/APP/2017/459 CLD - Conversion of roof space to habitable use to include a rear dormer (refused)

The previous application was refused by reason of the hip to gable end roof design and the size, scale and design of the front and rear dormer windows, which would fail to harmonise with the architectural composition, character and appearance of the original dwelling and would be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 25th October 2017

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

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

6 neighbours and the Ickenham Residents Association were consulted for a period of 21 days expiring on the 16 October 2017. A site notice was also erected on the lamp post opposite.

There were 7 responses received raising the following issues:

- Albany Close provides an open and inviting vista, the gates as proposed would destroy this.
- The conversion of the bungalow to a house would be out of keeping with the character of the neighbouring bungalows.
- Not appropriate within the Conservation Area.
- Loss of privacy from the dormer windows in close proximity.
- I have been informed by the builder that his mother will be living there alone, so it is puzzling why she needs so much work to be carried out. This is already a large bungalow.
- Loss of privacy from the front windows, if granted they should be obscure glazed and non opening.
- The proposed garage will bring cars alongside out property causing additional noise and fumes. The original garage was at the far end of the property, not passing us.
- The height of the garage would obstruct lights into our dining room .
- The proposed garage is out of keeping to the rest of the bungalow.

A petition against the proposal was also submitted.

The Ward Member has also raised concerns and made comments, in addition to the issues raised above, and has advised that should this be approved it would set an unwarranted precedent for adjoining properties. There is a desperate need for single storey dwellings in Ickenham for local residents wishing to downsize yet remain in the community to which they associate themselves to be able to remain with friends and also activities. This is evidenced by development targets in Ickenham for just that reason as residential retirement units. He supports in principle the main objections outlined in the petition submitted by the residents.

Officer response: The gates, wall and railings originally proposed within the scheme have been removed.

Ickenham Conservation Area Panel - No response.

Conservation and Urban Design - The proposed side/front extension would be considered unacceptable. The proposed garage and store element would be built up to the front boundary forward of the main property. The form of the building would follow the site boundary line and would not relate to the original building and be would be considered detrimental to the character and appearance of the street scene and the Conservation Area. Whilst there is scope for a side addition, it would need to be set back from the front building line. Taking into account the property is a bungalow it is recommended that the proposed flat roof form is amended to a pitched roof in keeping with the property.

The existing roof scape within the cul-de-sac is unaltered, providing a unique uniform street scene. Whilst the principle of a rear dormer could be considered, the proposed 2 box style dormers would be considered unacceptable. They would need to remain subservient and in keeping with the character and appearance of the existing property. The size of the dormers would need to be substantially reduced and revised with the window openings filling out the entire elevation, with allowance for slim framing and a pitch roof form explored. It is recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow. Alternatively a single, central placed dormer could be considered however this would need to be carefully designed. The dormers would need to be externally finished in hung tiles to match the existing roof.

The proposed gates and railing would be considered in principle unacceptable. The cul-de-sac is characterised by an open frontage, grassed areas and mature hedges. The installation of the railings and gate would detrimentally alter the character and appearance of the street scene.

Officer response: The front gates and railings have been removed from the proposal and following discussions with the Conservation Officer revisions to the side extension have been submitted including a parapet to the sides of the flat roof and glazing to all three sides more in keeping with an orangery.

Highways - No objections on highway grounds.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

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

## 5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." Policy BE4 reflects the relevant legal duties. The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposal includes a single storey side extension which measures 3.65 m wide, 7.9 m deep with a flat roof of 3 m in height (3.1 m including the parapet). HDAS advises side extensions should not dominate the existing character of the original property. The width and height should be considerably less than that of the main house and be between half and two thirds width of the original house. Extensions with a flat roof should not exceed 3 m in height and 3.1 m including a parapet. The proposed side extension would comply with HDAS requirements and has been revised in line with the Conservation Officers comments. It is therefore considered that this element of the proposal is considered acceptable.

To the side and rear of this the proposal includes a new garage. This measures 5.7 m in depth and has maximum width of 5.2 m decreasing to 3.65 m as it follows the boundary to the rear. This is also set beneath a flat roof of 2.85 m in height. Concern has been raised by the Conservation Officer that the proposed garage is sited forward of the front building line of the original dwelling and would be out of keeping with the character of the original dwelling and the wider Conservation Area. HDAS advises that front extensions are eye catching and change the face of the building and also the street scene. The proposed garage would be set forward of the front building line of the existing dwelling. Although the extension is setback some distance from the road edge it would have the visual affect of making it appear as if No's 2 and 3 Albany Close were joined together, as the only sizeable gap between the two properties (and in fact No's 1 to 4 Albany Close) would be removed. Although the plans have been revised during the determination of the application there is still concern that the siting of the extension will be harmful to the appearance of the streetscene and that of the neighbouring property.

The applicant has drawn officer's attention to the large forward projecting garage at No. 5, which sits between the front wall of the original dwelling and the road. No.5 has a different context in the streetscene and is viewed separately from No's 1-4 Albany Close. Furthermore this is an old extension approved some time before current national and local planning policies were adopted, therefore very little weight is placed on this extension as a precedent.

The proposal also includes alterations to the roof with 2 rear dormer windows and 3 front rooflights. The rooflights are relatively modest in scale and evenly spaced across the roofslope, and in terms of appearance are considered acceptable. To the rear the proposed box dormer windows measure 2.15m in width, 3.35m in depth and 1.95m in height. HDAS advises that dormer windows or roof extensions must be constructed in the centre of the roof face. As a guide they should be set at least 0.3 m below the ridge at least 0.5 m above the eaves and 0.5 m from the side roof margins. Although in principle the proposed dormer windows would comply with HDAS guidance, the Conservation Officer has raised serious concerns over the size and design of the dormers, recommending they would need to be substantially reduced in scale and revised with the window openings filling out the entire elevation, with allowance for slim framing and a pitch roof form explored. They recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow.

The proposed rear dormers present a large and bulky appearance, which would add to the overall bulk of the property and detract from the character and appearance of the modest bungalow and the wider Conservation Area. As such it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate

and amenities of existing houses safeguarded. The dwelling occupies a corner position in the cul de sac facing down the road and level with the adjacent property no. 4. Given the relationship to the adjacent property it is not considered that the proposed side extensions and roof alterations would significantly impact on the amenity of the occupiers of that dwelling. No 2 Albany Close is situated to the front of the application site and set at right angles to the application site, with a distance of approximately 7 m between the front wall of no. 3 and the side wall of no.2. Concerns have been raised with regard to the potential loss of light to the neighbouring property as a result of the proposed garage situated adjacent to the boundary. This would be situated adjacent to the shared boundary at a height of 2.85 m. Although it is noted this would project beyond the rear of the neighbouring property by approximately 5 m it would be set back approximately 3.6 m from the side of the neighbouring property at the nearest point widening to approximately 4.7 m as the boundary moves away from the neighbouring property. Given the degree of separation it is not considered this would significantly impact on the amenity of the neighbouring property. The proposed dormer windows are at a sufficient distance set within the roofslope so as not to significantly impact on the amenity of the neighbouring occupiers. It is noted concerns have been raised over the potential increase of noise and fumes from the garage structure due to its siting and proximity, however as this area has the potential for the parking of vehicles without the need for planning permission it is not considered that this would warrant a refusal on this basis. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. Paragraph 4.12 of HDAS 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. The proposed rear dormer windows will face the rear of the property, with the proposed rooflights facing the front. To the rear the proposed dormer windows would be approximately 23 m from the nearest property at 38 Halford Road. To the front the proposed rooflights would face the roofslope of no. 2 and their front garden area. It is noted that taking a 45 degree line of sight from the nearest rooflight would result in overlooking to the side dining room window, within 12 m and as such would result an unacceptable loss of privacy to that dwelling. However as this would serve a landing area this could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

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

## 6. **RECOMMENDATION**

**REFUSAL** for the following reasons:



**1**           NON2           Non Standard reason for refusal

The rear dormer windows and single storey side extensions, by reason of their size, scale and in particular location of the side extension and design of the rear dormer windows, would fail to harmonise with the architectural composition, character and appearance of the original dwelling. The proposals would also be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area. Therefore the proposals would be contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

- 1**           On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
  - 2**           The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  - 3**           The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- 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.
- BE15       Alterations and extensions to existing buildings
- BE19       New development must improve or complement the character of the area.
- BE20       Daylight and sunlight considerations.
- BE21       Siting, bulk and proximity of new buildings/extensions.
- BE23       Requires the provision of adequate amenity space.
- BE24       Requires new development to ensure adequate levels of privacy to neighbours.
- BE38       Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

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

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

### Standard Informatives

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

#### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

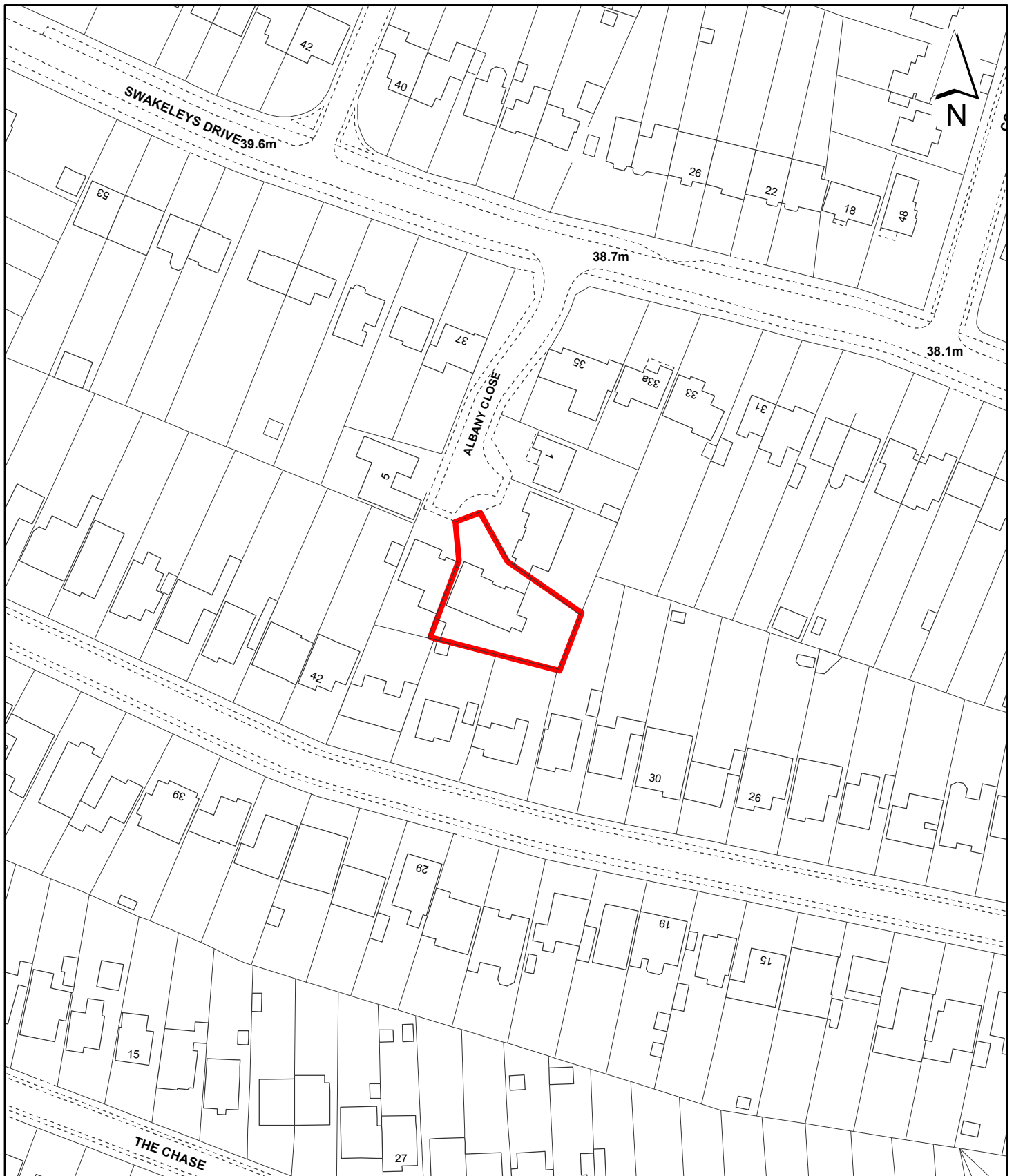
#### Part 2 Policies:

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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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of new planting and landscaping in development proposals.  
LPP 3.5 (2016) Quality and design of housing developments  
NPPF National Planning Policy Framework  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,  
Supplementary Planning Document, adopted December 2008

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>3 Albany Close</b>	
Planning Application Ref:	Scale
<b>72581/APP/2017/3376</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Application</b>	<b>January 2017</b>

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



HILLINGDON

LONDON

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

**Address** 53 WIELAND ROAD NORTHWOOD

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

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

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

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

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

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

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

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

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

#### 1.2 Proposed Scheme

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

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

### 1.3 Relevant Planning History

28044/APP/2015/4173 53 Wieland Road Northwood

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

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

28044/APP/2016/2888 53 Wieland Road Northwood

Two storey side/rear extension

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

#### Comment on Planning History

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

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

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

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

### 2. Advertisement and Site Notice

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

**2.2** Site Notice Expiry Date:- 17th August 2017

### 3. Comments on Public Consultations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Officer response:

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

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

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

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

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

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the Gatehill Farm Estate Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.



Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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

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

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

As such it is considered that the proposal would appear subordinate and would respect the architectural character and appearance of the original dwelling and the wider area of Special Local Character. Therefore the proposal would comply with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Both the adjacent properties extend further to the rear than the application site and the proposed extension would not project further

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. There are 2 roof windows proposed on the side elevations but as these will serve bathrooms they could be conditioned to be obscure glazed and fixed shut below 1.8 m. It is therefore considered there would be no additional loss of privacy to that already existing. As such, the proposal would comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property is situated within a spacious plot and adequate garden space would be retained.

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

## **6. RECOMMENDATION**

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

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

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

#### **REASON**

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5369/A102 F and 5369/A103 E.

#### **REASON**

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

#### **3 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 51 and 55 Wieland Road.

#### **REASON**

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

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

**4 RES7 Materials (Submission)**

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

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

**REASON**

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

**5 HO6 Obscure Glazing**

The rooflights facing 51 Wieland Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 OM19 Construction Management Plan**

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

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

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

**REASON**

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

**INFORMATIVES**

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

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

- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
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- BE20 Daylight and sunlight considerations.
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- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 3.5 (2016) Quality and design of housing developments
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 4 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.
- 5 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

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

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

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

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

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

### Standard Informatives

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

#### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

#### Part 2 Policies:

AM14	New development and car parking standards.
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LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

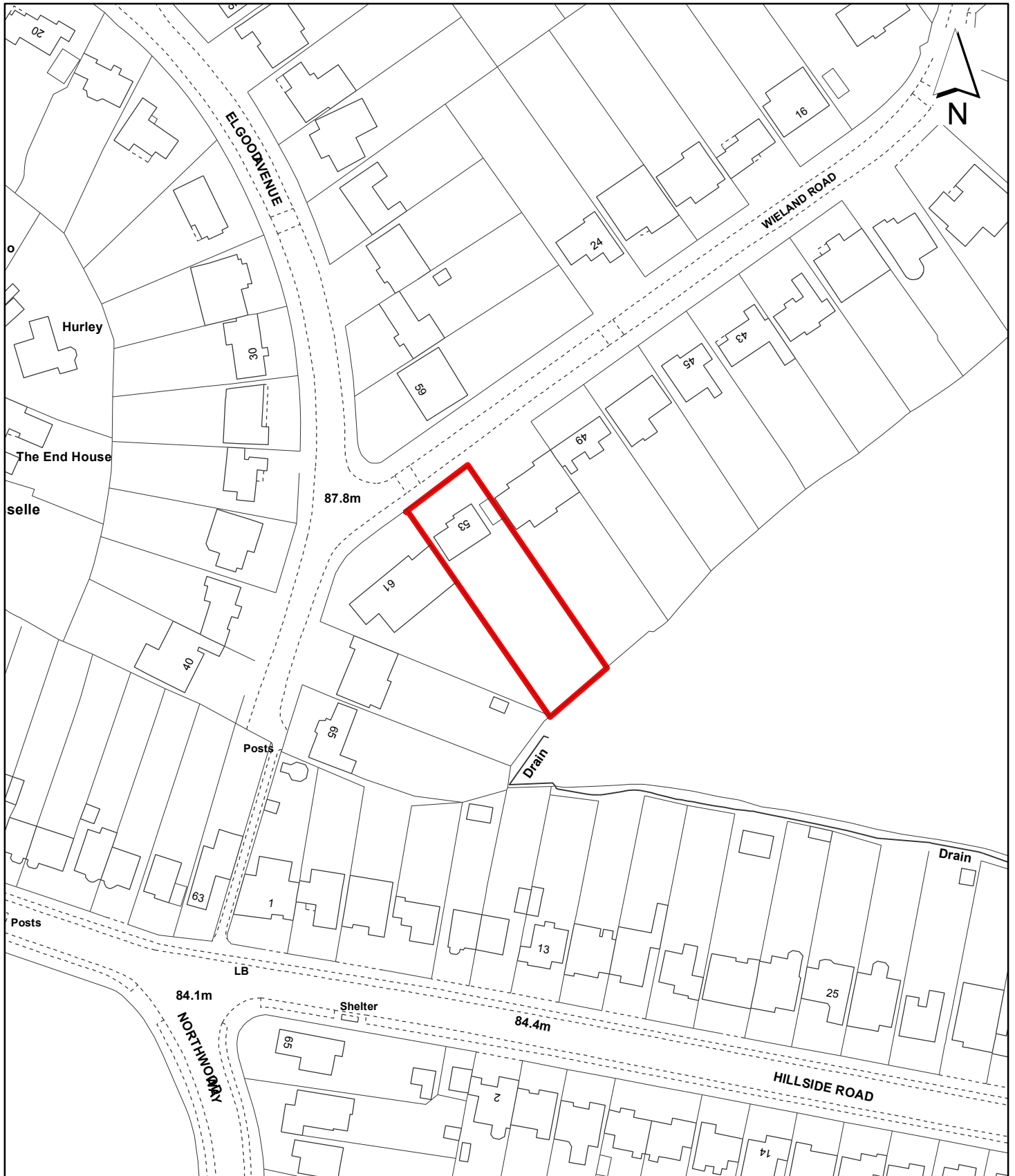
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks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

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


**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**53 Weiland Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**28044/APP/2017/2249**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**January  
2018**



**HILLINGDON**  
LONDON

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

**Address** MIDHURST COTTAGE HIGH ROAD EASTCOTE

**Development:** Part single and part two storey rear extension.

**LBH Ref Nos:** 73006/APP/2017/3705

**Drawing Nos:** ZS.PA.2017.A102 Rev P02  
ZS.PA.2017.A103 Rev P02  
ZS.PA.2017.A104 Rev P02  
ZS.PA.2017.A101 Rev P01  
Location Plan

**Date Plans Received:** 12/10/2017

**Date(s) of Amendment(s):** 11/10/2017

**Date Application Valid:** 12/10/2017

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a detached property situated on the North side of High Road with the principal elevation facing South East. There are a total of 8 properties here fronting the High Road which run in a slight stagger to one another with some having been extended over the years, whilst others have not. The property is a brick built two storey dwelling set under a main hipped roof. To one side is an integral garage set under a cat-slide roof projecting down from the main roof which also has a dormer window under a flat roof set in this roof slope. There is a small roof canopy cover over the front entrance. To the front is a good sized garden area which is laid to lawn and a hard-standing driveway leading to the garage. To the rear is a small patio section and a landscaped rear garden surrounded by mature trees and hedges with the majority laid to lawn.

The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory. The street scene is residential in character and appearance comprising on the whole detached properties of varying design and styles in good size plots.

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

### 1.2 Proposed Scheme

The application is seeking planning permission for a two storey rear extension.

The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metre high.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414.

### 1.3 Relevant Planning History

73006/APP/2017/2414 Midhurst Cottage High Road Eastcote

Single storey rear extension.

**Decision Date:** 12-09-2017      **Approved**      **Appeal:**

#### Comment on Planning History

73006/APP/2017/2414 - Single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house. Approved at Committee on 14.09.2017.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

5 neighbouring properties along with Northwood Hills and Eastcote Residents Association were notified of the proposed development by letter on 19.10.2017. A site notice was displayed to the front of the site on 27.10.2017.

By the close of the consultation period 2 neighbouring residents had objected to the proposed development and a petition with 33 signatures was received which objects to the proposal and asks for it to be refused.

The objections can be summarised as the following:

- the single storey rear extension was approved by the Planning Committee despite objections from the immediate neighbours and the majority of the residents in Larkswood Rise and High Road.
- in the presentation to Committee for the last application it was stated that this was likely to be but the beginning of several further planning applications.
- this would result in over development of the site.
- if the planning applications had been submitted all together this would have been refused - 'planning by stealth'.
- hope that this extensive building programme is not permitted thus preventing spoiling a rural environment which the residents of Larkswood Rise and High Road Eastcote have preserved.
- inaccuracies in the drawings/statements.
- matching the existing bricks should be old London stocks.
- 2nd storey will extend beyond the adjacent corner of our house and the bulk mass will increase the impact considerably.
- new 1st floor window on the side adjacent to Long Meadow which will cause overlooking and privacy issues.
- Wynnstay, South Lawn and Eversholt are also impacted by removal of trees and overdominance of the new building with loss of light to Wynnstay.

- proposed crown roof will change the existing character of the house and road and allow further extension into the loft.

#### OFFICER COMMENTS:

These objections are duly noted and the relevant planning matters will be considered in the main body of the report below. It should be noted that this application seeks planning permission for a 'two storey rear extension' and as the plans illustrate, includes the ground floor extension. Therefore in determining this application the existing grant of planning permission will be a material planning consideration. It is also considered that the proposed plans are sufficient for the appropriate examination of the proposal. In addition amended drawings were received which remove the crown roof element to the proposal, which in turn reduced the overall size and scale.

#### INTERNAL COMMENTS

##### Conservation - No objections:

This application would have no bearing upon the nearby Eastcote Village Conservation Area.

Officer comment. The site is outside the Conservation Area whose boundary is on the other side of High Road at the front of the property. Even if Policy BE4 were to be applied, and which reflects the relevant legal duties and assessments of impacts upon the settings of such areas, this is for a proposal to the rear of the property.

##### Trees - No objections:

This site is occupied by a two-storey detached house on the North side of High Road. There are no tree, or landscape designations affecting the site, although it lies immediately to the North of Eastcote Village Conservation Area.

Comment: This site was the subject of a previous application, ref. 2017/2414, which was approved. The response to the planning questionnaire (Q7) states that no trees will be affected by the development. However, site photographs (from the previous application) indicate that there are trees / tall hedge to the rear / side boundary which will be close to the proposed extension. These trees should be protected from accidental damage during the construction operations.

Recommendations: No objection subject to conditions RES8 and RES10.

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

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

##### Part 1 Policies:

PT1.BE1 (2012) Built Environment

##### Part 2 Policies:

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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

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

Policy 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 BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached properties should not exceed a maximum depth of 4 metre. Paragraph 6.6 of the HDAS states the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line.

The proposal has been revised and amended drawings submitted which illustrate the complete removal of the crown roof element and reduction in the width at first floor level. The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now

set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metre high. It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414. The previous officer's report confirms that adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.9 m set in from the side boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of overdominance, overshadowing, loss of light and loss of outlook. As such, the proposed single storey extension is considered to have an acceptable impact on the residential amenities of the occupiers of adjoining properties.

As this part of the proposal remains unchanged it is once again considered that this element is acceptable. This would now also have to be considered in relation to the new first floor element proposed under this application. The first floor element is in accordance with HDAS requirements as it would extend to a maximum of 4 metre from the rear elevation. This would not run the full width and would now only be 5.74 metres wide which would ensure it would be set in from the North East corner by 4 metres. This ensures that the proposal would not impinge any of the 45 degree lines taken from either neighbouring property.

The roof form has now also been significantly revised and importantly the crown roof element has been removed together with the reduction in width at first floor level. This results in a much more sympathetic design which maintains the integrity of the original dwelling.

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

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Given that the proposal complies with the guidance related to height, depth and set-in dimensions specified in the HDAS SPD, it is considered that the proposal would not result in any unacceptable impact on the residential amenities of the neighbouring dwellings to the south and to the north by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook. In addition the proposed windows on the side elevations facing both Long Meadow and Wynnstay would serve en-suite bathrooms only and can therefore be conditioned to be permanently obscurely glazed. It is considered that the proposal would therefore not have any detrimental harm on the residential amenities of the occupiers of the neighbouring properties, and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with

the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 states all extensions should provide or maintain external amenity area which is sufficient to serve the occupants of the property in terms of its size and usability. The application site would maintain a rear amenity area of well over 100 square metres to continue to accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The parking provision remains unchanged and therefore would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

Given the above considerations, this application is considered to be acceptable and is therefore recommended for approval, subject to conditions. Given the significant alterations which have now been granted at the application site it is considered necessary to impose a separate condition restricting any further development under permitted development hereafter.

## **6. RECOMMENDATION**

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

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

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

#### **REASON**

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, numbers ZS.PA.2017.A102 Rev P02, ZS.PA.2017.A103 Rev P02, ZS.PA.2017.A104 Rev P02.

#### **REASON**

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

#### **3 HO4 Materials**

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

#### **REASON**

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



(November 2012).

**4** HO7 No roof gardens

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

**REASON**

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

**5** RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

**REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

**6** RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved

details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### 7 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)

#### 8 NONSC Non Standard Condition

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

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development

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

#### REASON

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

## INFORMATIVES

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

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

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

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

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

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

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

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

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

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically

Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the

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

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

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

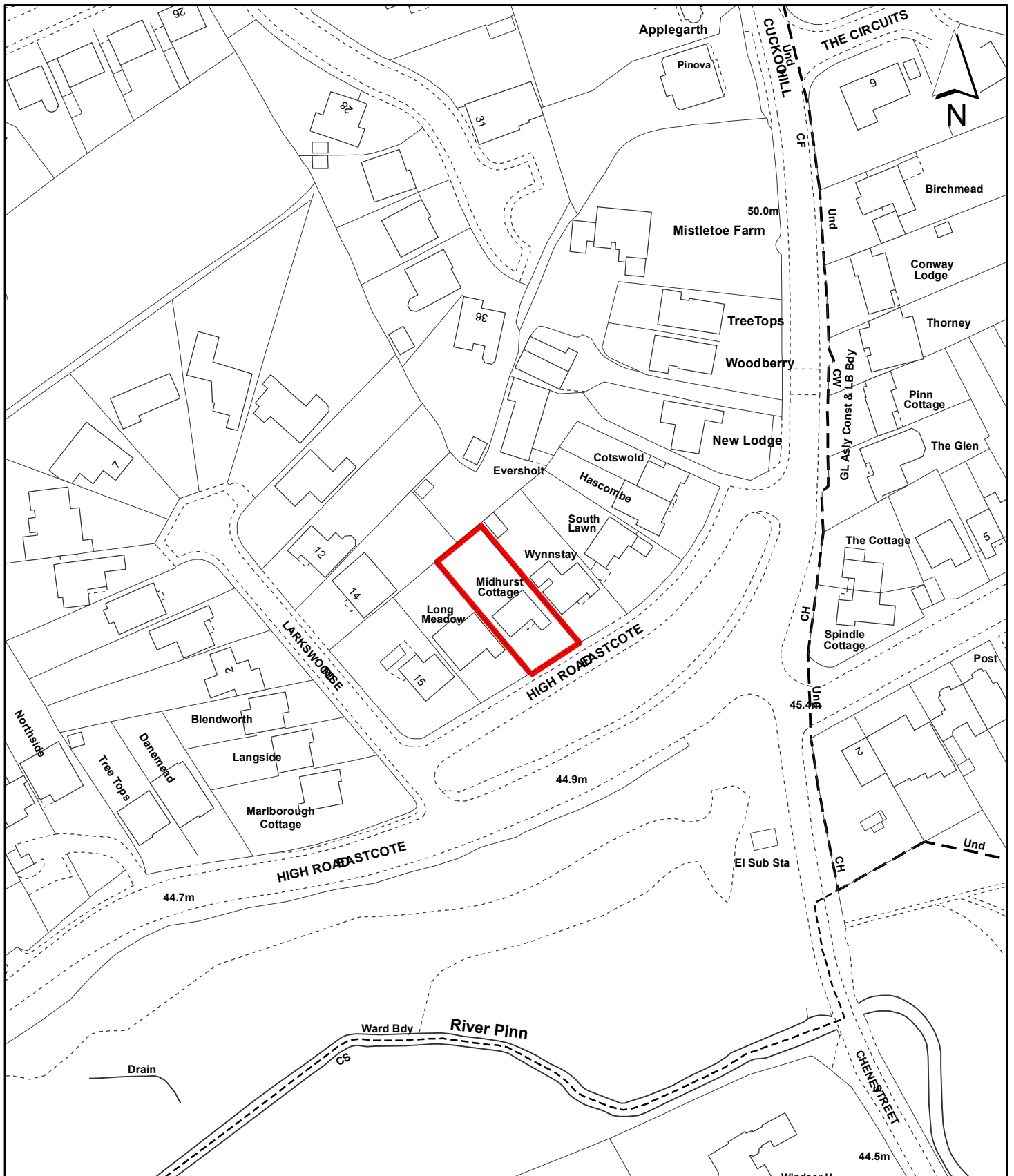
D) No bonfires that create dark smoke or nuisance to local residents.



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

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

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>Midhurst Cottage High Road</b></p>		<p style="text-align: center;"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p style="text-align: center;"><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>73006/APP/2017/3705</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <p style="text-align: center;"><b>HILLINGDON</b> LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North Application</b></p>	<p>Date</p> <p style="text-align: center;"><b>January 2017</b></p>		

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

**Address** 8 MONKS CLOSE RUISLIP

**Development:** Conversion of dwelling into 1 x 1-bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension.

**LBH Ref Nos:** 72216/APP/2017/3508

**Drawing Nos:** ASB420-05FPA  
Location Plan  
ASB420-04FPA  
ASB420-03FPA  
ASB420-02FPA  
ASB420-01FPA

**Date Plans Received:** 27/09/2017 **Date(s) of Amendment(s):**

**Date Application Valid:** 12/10/2017

### 1. SUMMARY

The application has been referred to Committee as a result of receipt of a petition opposing the development containing 41 signatures.

The principle of development is considered to be acceptable. The development will deliver a suitable level of amenity for future occupiers. However, the proposal, by reason of the erection of a rear extension, will result material loss of amenity for occupiers of the attached dwelling, No.7 Monks Close.

In addition, use of the front amenity space for more intensive car parking would be harmful to the character of the area given that the soft landscaped front gardens are integral part of the character of Monks Close. It has also not been demonstrated that the proposal would not increase flood risk.

It is recommended that planning permission is refused.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by virtue of the size and scale of the proposed single storey rear extension is considered to harm the residential amenities of the existing neighbouring occupiers of No 7 Monks Close. In particular, the development is considered to give rise to issues in relation to loss of sunlight and daylight, over-dominance and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

Use of the front garden area for more intensive car parking would be harmful to the

character of the area given that the soft landscaped front gardens are integral part of the character of Monks Close. It is considered that the loss of soft landscaping to create additional parking would be detrimental to the character and appearance of the streetscene and would be contrary to Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and inappropriate in terms of the guidance set out in the Council's adopted Supplementary Planning Document HDAS: Residential Extensions (2008) and Residential Layout (2006)

**3 NON2 Non Standard reason for refusal**

The site lies in Flood Zone 2. In the absence of a submitted Flood Risk Assessment (FRA), it has not been demonstrated to the satisfaction of the Local Planning Authority, that the development does not increase the risk of flooding. In the absence of a FRA the development is considered to be contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016), National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
**	Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
	Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
	Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
	Pt 1.26 To encourage economic and urban regeneration in the

	Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
	Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
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.
HDAS	Residential Developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

#### 4

In determining this application the Local Planning Authority considers that it has complied with the requirements of paragraphs 186 and 187 of the NPPF. The Local Planning Authority encourages pre-application dialogue. None took place in this case.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site is a two-storey semi-detached dwelling. The principle elevation of the property faces South East. The counterpart, No. 7 Monks Close lies to the South West of the application site. Each property has existing single storey rear elements.

#### 3.2 Proposed Scheme

The proposal involves conversion of the dwelling into 1 x 1-bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension. The ground floor rear extension would be 4 metres deep and

the first floor rear extension would be 3 metres deep. The ground floor rear extension would be across the complete width of the host dwelling and would link to the existing side/rear extension. It would be 3 metres high with a flat roof. The first floor extension would be approximately 6.5 metres high with a pitched roof which following the angle of the host dwelling. The ground floor unit would have an area of approximately 72 square metres and the first floor unit a floor area of 57 square metres.

### 3.3 Relevant Planning History

72216/APP/2016/3436 8 Monks Close Ruislip

Conversion of roofspace to habitable use to include a side dormer and new window in existing rear gable (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 05-10-2016 Approved

72216/APP/2016/3444 8 Monks Close Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres

**Decision:** 27-10-2016 Refused

72216/APP/2017/2443 8 Monks Close Ruislip

GF & 2 storey rear extension

**Decision:** 25-07-2017 NFA

#### Comment on Relevant Planning History

72216/APP/2016/3444 - In 2016 an application was submitted under the Prior Approval scheme for erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres. It was resolved that Prior Approval was required and was refused for the following reason-

"The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the amenities of the adjoining occupier, at 7 Monks Close by reason of visual intrusion, overdominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook."

72216/APP/2016/3436 - Certificate of Lawful Proposed Development - Conversion of roofspace to habitable use to include a side dormer and new window in existing rear gable (Approved). Officer comment: This has not been implemented.

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- \*\* Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area  
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards  
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing  
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations  
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM14 New development and car parking standards.
- 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.
- HDAS Residential Developments
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design

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

- 5.1** Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Neighbours were notified on 16/10/2017 and a site notice was displayed on 19/10/2017.

By the end of the consultation period a petition containing 41 signatures and two objections were received.

These raised the following issues -

- (1) Out of keeping with character of area.
- (2) Visual intrusion, over-dominance and over-shadowing of attached dwelling.
- (3) Loss of sunlight to living room and kitchen.
- (4) Plan does not take account of previous permission which allows for conversion of the loft to habitable accommodation, therefore it may be sub-divided into more than 2 flats.
- (5) The site is in Flood Zone 2 and no flood risk assessment has been submitted.
- (6) Noise and disturbance.
- (7) There is a joint sewerage system, the safety of which may be compromised.
- (8) No site notice displayed.

South Ruislip Residents Association - No comments received.

Officer comments - The matters raised are considered throughout the report. The previous permission referred to is a Certificate of Lawful Proposed Development. Since this relates to permitted development rights which apply to a single dwelling house, it could not be implemented were the conversion to be undertaken. If it were undertaken prior to the conversion into flats, that scheme could not be implemented in accordance with the current proposals were this to be approved. The safety of the sewerage system is a private matter. A site notice was displayed.

### Internal Consultees

Highways and Traffic - This application is for the conversion of an existing dwelling into 2 flats (1b+1 studio) in Monks Close Ruislip. Monks Close is a local road in Ruislip and has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private cars for trips making. The existing property has a vehicular crossover leading to off-street car parking. There is evidence of parking stress in Monks Close as not all properties have off-street car parking facilities. The proposals include 2 off-street car parking spaces provided in the front garden using the existing crossover to serve both flats. There are cycle stands shown on the drawing along with bin storage. The officer would like secure covered cycle storage for 2 cycles to be conditioned along with refuse/recycling bin storage for both flats. The applicant should also be made aware of the Council's Front Garden Guidance when developing the front garden for car parking. There will be a very small increase in traffic as a result of the proposed development but the change will not be likely to be significant. On the basis of the above comments there are no significant highway concerns over the above application.

Trees and Landscape - This site is occupied by a two-storey semi-detached house on the North-West side of Monks Close. According to the aerial photographs the front garden is predominantly soft landscaped with a modest area of hard-standing for parking off-street. There are no tree / landscape constraints affecting the site. There is no objection to the single-storey extension to the

rear and conversion of the house to flats. However, there is an objection to the total coverage of the front garden to provide two off-street parking bays. In reality, if double parked there will be space for at least four cars. The conversion of the front garden will be detrimental to the character and appearance of the area.

This application would be acceptable if the front garden parking can be amended and PD rights removed - to prevent the proliferation of hard-standing. If this matter can be addressed conditions RES9 (parts 1, 2, 4 and 5) should be imposed.

Access Officer - No objection.

Flood and Water Management - This proposal involves the subdivision of an existing dwelling to create a new dwelling. This site lies in flood zone 2 and is in an area at surface water flood risk. Therefore the sequential test is required and a Flood Risk Assessment should be submitted.

MoD Safeguarding - No comments received.

## **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 semi-detached dwelling 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

### **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 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 street scene 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.

Part of the intrinsic character of Monks Close is the long grass front gardens. The Council cannot allow a tandem parking arrangement for a flatted development (as the different occupiers of each unit would normally be unrelated persons). To accommodate spaces adjacent to each other a substantial part of the soft landscaping to the front garden needs to be removed.

Whilst the rear extensions are considered to have a low impact on the character of the area, the intensity of parking to the front is considered to be harmful to the character and



appearance of the street scene and in this case it is not considered that this harm could be overcome by use of planning conditions.

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

The SPD: Hillingdon Design and Access Statement: Residential Extensions (HDAS) sets out criteria to be applied to rear single-storey extensions. Paragraph 3.6 states a flat roof extension should not exceed 3 m high. The plans show the extension would be 2.95 m high, thereby being marginally lower than the guidance figure in the HDAS.

Paragraph 3.3 states that for a semi-detached house on a plot more than 5 m wide a single storey extension of up to 3.6 m deep is acceptable. Paragraph 6.4 states similar guidance for a two-storey rear extension. Paragraphs 3.1 and 6.2 explain that an extension should not protrude out too far from the wall of the original house. This is because the extension may block daylight and sunlight received by neighbouring properties. The proposed ground floor extension is 4 metres deep. In this case there is what appears to be a kitchen and lounge window and door opening on the rear elevation of the neighbouring property. It is considered that a 4m deep rear extension will result in material loss of daylight and sunlight to the neighbouring property. No side windows are proposed in the extension and therefore it is considered that no issues of material loss of privacy arise. In terms of the impact of the first floor extension, this will be 3 metres deep and does not conflict with 45 degree lines due to its central location away from the boundaries with neighbouring properties and is considered to be in compliance with HDAS guidance. The two storey element is well below the ridge height of the main dwelling and is considered to form a subordinate addition.

The proposed development is separated from No. 9 Monks Close by an existing single-storey extension and no adverse amenity issues arise with regard to this property. Nos 10 and 12 Downbarns Road are to the rear of the application site and are a substantial distance away. No adverse amenity issues arise in that regard either.

#### **Noise and Disturbance**

The proposal includes a studio flat at first floor. This area is currently bedroom space and would now be used as a lounge/living area if the proposal is accepted. It is likely, due to the design of these properties, that No. 7 Monks Close will have bedrooms which adjoin the proposed unit. This raises the potential for a higher level of noise and disturbance for occupiers of No. 7 by reason of an increase in activity. If permission had been granted conditions could have been imposed requiring noise mitigation measures.

#### **Conclusion**

In conclusion, it is considered that the ground floor extension would unduly detract from the amenities of the adjoining occupier, at 7 Monks Close by reason of visual intrusion, over-dominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook.

#### **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 one bedroom 2 person dwelling to have a minimum floor area of 50 square metres, including storage and a one bedroom 1 person dwelling to have a floor area of 39 square metres square metres, including storage. The proposal involves floorspace for each dwelling which significantly exceeds this requirement. Although storage is not explicitly shown, it would appear that this could be provided without compromising the usable 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).

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 4.17 minimum amenity space standards for private amenity space. A studio or a one bedroom flat should have a minimum space of 20 square metres. The submitted drawings show that each of the proposed dwellings will be provided with a private amenity space which would exceed the Council's minimum standard. This is through sub-division of the existing garden. The space appears to be accessible and usable.

The intensity of use appears likely to be low and no issues of loss of amenity for neighbours is considered to arise. 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).

#### **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.

The proposal would not give rise to an unacceptable increase in traffic movements and provides an acceptable level fo off street parking.

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

The conversion has no specific urban design implications. The proposed rear extension cannot be viewed from the street and is unlikely to have wider visual impacts when viewed from the rear of other neighbouring properties. The impact is considered to be solely on No.7 Monks Close as explained elsewhere in the report.

#### **7.12 Disabled access**

Not applicable to this application.

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

The application is below the threshold at which affordable housing should be sought under Policy 3A.10 of the London Plan and the Council's adopted Planning Obligations SPD, nor is it considered that a higher level of development could be achieved on this site.

Accordingly, the proposal does not give rise to the need for affordable housing provision for a development of this size and consideration of these matters is not necessary.

#### **7.14 Trees, landscaping and Ecology**

No trees or ecology would be affected by the proposals. However the loss of existing soft landscaping would be harmful to character and appearance of the streetscene, as explained elsewhere in the report.

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

Not applicable.

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

Not applicable.

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

This proposal involves the subdivision of an existing dwelling to create a new dwelling. This site lies in flood zone 2 and is in an area at surface water flooding risk. In cases where additional residential units are created in a flood zone, for safety reasons, it is essential that flood risk is fully considered. As such a sequential test is required and a Flood Risk Assessment. No such information has been provided.

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

noise is dealt with elsewhere in the report. Air Quality; Not applicable.

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

These are referred to and summarised under 'External Consultees' and addressed elsewhere in the report.

#### **7.20 Planning obligations**

Not applicable.

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

Not applicable.

#### **7.22 Other Issues**

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.

It applies where a proposal would result in an increase in a gross internal floorspace of 100 metres square or more or where a proposal would create 1 or more residential units.

The proposal produces a net increase of 123 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £2,655.19

London Mayoral CIL £1,039.64

Total CIL £3,694.83

## **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 principle of development on this previously developed land is considered to be acceptable. It is considered that the development will deliver a suitable level of amenity for future occupiers both in terms of exceeding minimum space standards and provision of private amenity space. However, the proposal, by reason of the erection of a rear extension, will result in a material loss of amenity for occupiers of the adjoining dwelling, No. 7 Monks Close.

In addition, use of the front amenity space for more intensive car parking would be harmful to the character of the area as it has not been demonstrated that a suitable level of soft landscape could be retained.

The site is within Flood Zone 2 and, in the absence of a Flood Risk Assessment, it has also not been demonstrated that the proposal would not increase flood risk

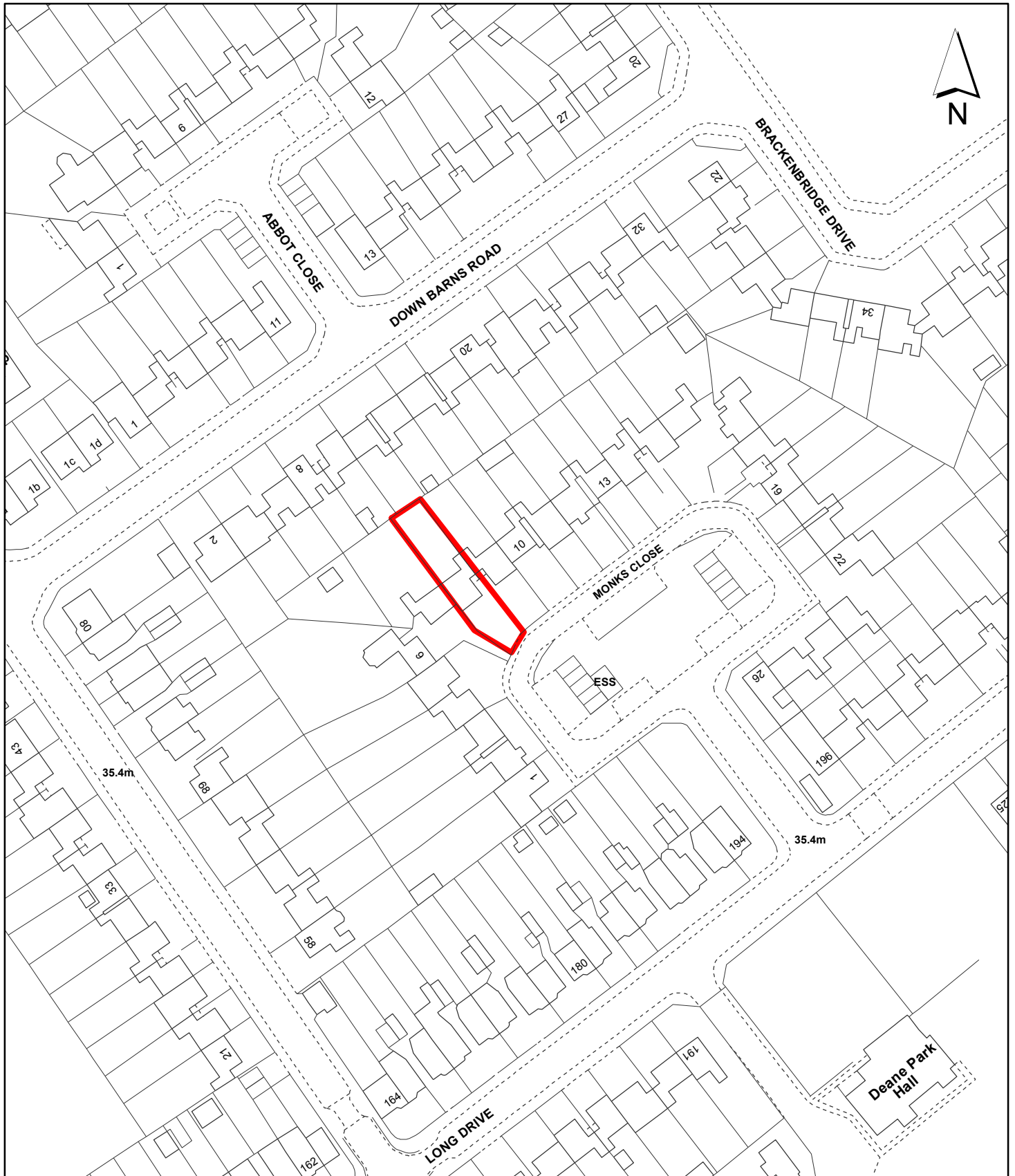
It is recommended that planning permission is refused.

## **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

For identification purposes only.

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Site Address

**8 Monks Close  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**72216/APP/2017/3508**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**January 2017**



**HILLINGDON**  
LONDON

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

**Address** 4 ASHBURTON ROAD RUISLIP

**Development:** Part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of dwelling from 1 x 4-bed to 3 x 2-bed and 1 x 1-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

**LBH Ref Nos:** 15579/APP/2017/3615

**Drawing Nos:** 4AshburtonRd/2017/03 Rev A  
4AshburtonRd/2017/02 Rev A  
4AshburtonRd/2017/01 Rev A  
Location Plan 19.12.2017  
Compliance Statement  
Design & Access Statement

**Date Plans Received:** 05/10/2017

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

**Date Application Valid:** 13/10/2017

### 1. SUMMARY

The application seeks planning permission for a part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of the existing dwelling ( 1 x 4-bed) to 2 x 2-bed and 2 x 1-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

Having examined the proposal it is considered that the proposal is unacceptable for a number of reasons. The proposed side and rear extension, by reason of its siting in this open prominent position and in particular the crown roof design, would fail to harmonise with the architectural composition of the original dwelling. The application proposes inadequate provision for off-street car parking, resulting in additional on-street parking in an area where such parking is at a premium, which would be detrimental to the free flow of traffic and give rise to conditions prejudicial to highway and pedestrian safety. Furthermore the proposed development by reason of the extensive use of the rear garden area for parking including extensive areas of hard-standing, and the proximity of the car parking spaces to surrounding properties, would result in a significant increase in noise and general disturbance to the proposed and adjoining residential properties.

In addition the proposed flat which would be split over two floors would provide an indoor living area of an unsatisfactory size for the future occupiers. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by reason of its siting in this open prominent

position, its size, scale, bulk and roof form in particular the crown roof and rear dormer design would represent an incongruous addition, which would fail to harmonise with the architectural composition of the original end terrace dwelling and would be detrimental to the character, appearance and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed flat on the first floor. The proposal therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), The Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

**3 NON2 Non Standard reason for refusal**

The application proposes inadequate provision for off-street car parking, resulting in additional on-street parking in an area where such parking is at a premium, which would be detrimental to the free flow of traffic and give rise to conditions prejudicial to highway and pedestrian safety. Accordingly, the scheme is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposed development by reason of the extensive use of the rear garden area for parking including extensive areas of hard-standing, and the proximity of the car parking spaces to surrounding properties, would result in a significant increase in noise and general disturbance to the proposed and adjoining residential properties, and as such would provide a poor residential environment and constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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



including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 7.4	(2015) Local character
LPP 3.5	(2015) Quality and design of housing developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

### 3

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. In this instance no pre-application advice was sought.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the Western side of Ashburton Road with the principal elevation facing North East. The site comprises a two storey end-of-terrace house with a single storey car port with a flat roof profile attached to its Northern side plus a further parking space between the car port and the site's Northern boundary. To the front is a mono-pitched roof running from the bay window to the end at ground floor with the first floor set under a hipped roof set down from the main ridge by 0.97 metres.

To the North of the property lies No. 2 Ashburton Road, a semi-detached two storey house

arranged at an angle to Ashburton Road and Cornwall Road. This property has been substantially extended at single storey level to the rear and side. To the South of the site is No. 6 Ashburton Road, the attached house with a single storey rear extension.

The street scene is residential in character comprising primarily groups of terraced properties, many of which have previously been extended.

The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

The application seeks planning permission for a part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of the existing dwelling ( 1 x 4-bed) to 3 x 2-bed and 1 x 1-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

The proposal involves a two storey side extension 4.32 metre wide set in 1.2 metres from the side boundary to the front reducing to 1 metre to the rear. At ground level this extends the full length and wraps around to the rear projecting a further 2.9 metres from the rear elevation. The first floor elevation is set in 2.3 metre from the side boundary to the South, closest to no.6 and has a stepped elevation. In addition there is also a rear dormer window proposed.

With these proposed alterations the existing dwelling is proposed to be converted to one, 1 bed 2 person flat and three 2 bed 3 person flats. 4 car parking spaces would be provided to the rear of the site accessed via the private alleyway with the remaining garden area split into 4 separate fenced off gardens each measuring 30 square metres.

### **3.3 Relevant Planning History**

47214/PRC/2014/7          4 Ashburton Road Ruislip  
Private dwelling house

**Decision:** 11-09-2014    Refused

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

47214/PRC/2014/7 - Pre-Application for a private dwelling house. A number of objections were raised.

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H7 Conversion of residential properties into a number of units
- OE1 Protection of the character and amenities of surrounding properties and the local area
  
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.8 (2015) Housing Choice
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.4 (2015) Local character
- LPP 3.5 (2015) Quality and design of housing developments
- 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

Initially 14 neighbouring properties along with Ruislip Residents Association were consulted on 19.10.2017 and a site notice was posted to the front of the site on 27.10.2017. Thereafter all the remaining properties to the rear of the application site and those adjoining the access route along

Hatherleigh Road and Cornwall Road were consulted on 19.12.2017.

At the time of preparing the report, 7 local objections were received along with an objection from Ruislip Residents Association and a Ward Cllr who has also called for the application to be heard at Committee.

Ruislip Residents Association:

The bulk/mass of the proposed building appears to be out of character with its surroundings, particularly when viewed approaching from the North and from the rear. The subdivision of the rear garden into 4 separate spaces plus the provision of 4 parking spaces, bin stores etc will have a detrimental effect on the neighbour's amenity. Also the proposal would result in a substantial loss of soft garden area.

Our concern would be that if allowed this development would create a precedent for others of its kind as we have already seen something similar with the units added on to the end of terrace blocks where the original idea was that the space at the end of terraces was to create an open aspect at the entrance to side roads.

We trust that our views can be taken into account and given the nature of the proposal that it be decided at a full planning meeting.

Ward Cllr:

We have asked that it goes to Committee, we would not support this development in our ward due to overdevelopment and garden grabbing.

The local objections can be summarised as follows:

- ensure the access road is never blocked by vehicles, machinery or materials at anytime. The access road is in constant use by residents and nobody ever parks or blocks the route.
- footpath beyond the existing garden area of the application site be kept clear for pedestrian access from the gates through to Cornwall Road.
- over dominate end terrace and be out of proportion to the existing footprint.
- be visually harmful to the existing residential street scene.
- conversion to flats would potentially over intensify the use of the building, which would be harmful to neighbouring amenities and the proposed parking to the rear of the site would result in additional noise, disturbance and overuse of the existing garden.
- would also be a security risk as the plans are open to the rear of the property.
- The proposed bike rack would look out of character and would change the nature of the building and would not be in keeping with the existing street scene.
- The positioning of the rubbish bins to the rear of the property would be a health hazard, encouraging vermin and daily odours which would be unpleasant.
- Turnover of residents entering and exiting the property would be extremely high, causing added security concerns and excess noise to our party wall.
- The side extension will block the natural sunlight coming through in my house. My wife is currently suffering the lack of vitamin D and it is at most needed for her to obtain this sunlight in order for her to keep her vitamin D level up as requested by the GP.
- 4 parking bays at the rear raise concern with the privacy of my garden.
- Security at the rear driveway due to 4 bays and opening of the secured gate entrance will be promote other to venture into the driveway from the rear. Which in turn may open up an easier route for thieves and opportunist for burglary and safety. Note that safety from the rear driveway has be kept to minimal as the gates have been most locked.
- very large planning application, which goes against the natural character of the houses that are located in or around Ashburton Road. This would look out of sorts from the other buildings connected or surrounding.
- would change the living environment and the character of the area in Ruislip Manor.
- Density of occupation and privacy.
- 4 flats will inevitably need more than 4 parking spaces, parking for residents has become a major

problem/ concern in this area.

- The shared Road providing access to the parking has been successfully gated for a number of years , unless the Access Path is gated to a similar standard this will impact considerably upon the security of all the residents with properties on the shared access road.
- scheme appears to be a 'block of flats' bolted on the end of a terrace. The proposed gardens look tiny and currently have no garden storage provided.
- important that the side pedestrian gate should be both robust and secure because the alley gate scheme has been very successful in improving the security here and this development could potentially allow an uncontrolled access path to the service road if not properly secured.
- The maintenance of the access gates and service road are run on a voluntary overseeing and resident co-operation basis only. The service road land is owned mainly by houses in Cornwall Road (like my own) with rights of way to others. The gate locks can be temperamental at times and use of the gates is currently fairly infrequent.
- additional noise from all the flats and dust during the construction of the flats.
- complete over development of the plot and are not in keeping with the character of the existing dwellings in the road. -
- The car parking spaces at the rear of the development are unlikely to be used due to there location off a gated, overgrown alleyway in very poor condition. The cars are therefore likely to be parked in the street outside adjacent properties. Car parking in the street is already creating problems and this will add to an already difficult situation.

### **Internal Consultees**

Highways - Objections:

This application is for the extension and conversion of an existing 4b dwelling in Ashburton Road Ruislip to 3 x 2b + 1 x 1b flats. Ashburton Road is a local road that is subject to considerable parking stress as not all properties have off-street car parking. The existing dwelling has off-street car parking for two cars at the front of the property as well as a rear lane access. The site has a PTAL value of 3 (moderate) The proposals involve adding to the existing building and making use of the rear lane gated access to provide 4 car parking spaces. In order to comply with the Council's policy on off-street car parking I would expect that 6 car parking spaces should be provided and some of those would be directly accessible from Ashburton Road. The gated arrangement for the rear lane access could be a deterrent for some drivers to use the rear parking bays on the site. The waste/recycling bins should be within 10 m of the public highway and that is not the case. The cycle storage is in an open position and is not covered nor secure so I would suggest that this is redesigned. If the applicant wishes to redesign the car and cycle parking along with the bin storage I will review the new scheme. If there is no revision I suggest you refuse the scheme on car parking grounds.

Trees/Landscape -

This site is occupied by an end of terrace house set within a spacious plot which is wider than average in this street. Much of the frontage is hard surfaced and does little to contribute to the character and appearance of this residential street. The back garden can be accessed from a narrow rear service road entered from Hatherleigh Road. There are no tree, or landscape planning, designations which affect the site. However, there are trees / shrubs along the side (North) and rear (West) boundaries that can be seen from adjacent houses.

Comment: No trees are indicated on plan but, according to the response to the D&AS (Q15), no trees will be removed to facilitate the development. In fact the tree screen will have to be removed to accommodate the proposed car park. The car park (for four cars) is very tight and will be awkward to manoeuvre in. The bike storage is indicated on the front boundary where bikes will be insecure and vulnerable to theft / vandalism. Bikes should be stored to the rear or within the private garden spaces. No bin storage is indicated. However, the same guidance applies. The bins should be discretely stored and screened from sight - but available for weekly collection. The front garden should be soft landscaped to provide landscape enhancement for the benefit of the occupants and the wider street scape. The private gardens are tiny and will be difficult to make useful and attractive

- in this case a well-designed shared communal space might be more effective than the proposed sub-division? In my view the layout is too cramped and not all of the issues can be resolved through conditions.

Recommendation: Notwithstanding the above comments, if the scheme is approved conditions should include: RES9 (parts 1, 2, 4 and 5).

Access - no objections:

I have considered the detail of this planning application and have no comments to make.

Floods - no objections:

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

The following condition is therefore requested:

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies. Policy 5.12 Flood Risk Management of the London Plan (July 2011), and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

## **7. MAIN PLANNING ISSUES**

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

The site is within the developed area as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is currently in residential use and there is 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 Policy H7 of the Hillingdon Local Plan (November 2012). Policy H7 pertains to house conversions and serves to ensure that conversions achieve satisfactory environmental and amenity standards.

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

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

However the Council seeks to ensure that houses suitable for conversion should be over 120 m<sup>2</sup> in internal floor area, which this is at approximately 147 m<sup>2</sup>.

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that a 1 storey, 1 bed 2 person dwelling should have a total of 51.5 m<sup>2</sup> (50+1.5) and a 2 bed 3 person 63 m<sup>2</sup> (61+2) for 1 storey and for 2 storey 72 m<sup>2</sup> (70+2).

The three 2 bed flats are shown to have a single and double bedroom accounting for the 3 person dwellings. However Flat 2 which is split over the first and second floor has the single bedroom located on the second floor which has a total floor area of 21.88 m<sup>2</sup>. Therefore given the size this would be classed as a double and would result in this being a considered as 2 bed 4 person dwelling which would require a minimum total floor area of 81 m<sup>2</sup> (79+2). However the total floor area is only 74.45 m<sup>2</sup>. This dwelling would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed Flat 2 and therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

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

Not applicable to this application.

## **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy BE15 of the Hillingdon Local Plan Part Two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE5 requires development to harmonise with the materials, design, architectural style of the area and retain a form of symmetry. Policy BE13 requires the layout and appearance of new developments to harmonise with the existing street scene or other features of the area and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

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

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

The proposal involves a two storey side extension 4.32 metre wide set in 1.2 metres from the side boundary to the front reducing to 1 metre to the rear. At ground level this extends the full length and wraps around to the rear projecting a further 2.9 metres from the rear elevation. The first floor elevation is set in 2.3 metre from the side boundary to south, closest to no.6 and has a stepped elevation. In addition there is also a rear dormer window proposed. This results in a large crown roof in addition to the dormer within the roof slope. It is considered that these proposals are not sympathetic to the original dwelling and would not be in keeping with the character and appearance of the both the existing dwelling or the surrounding area. This is exacerbated by the prominent position of the end terrace property and the wider views of the site from the access road to the rear.

In conclusion it is considered that the proposals are significant and would significantly alter the character and appearance of the original property. The proposal is unacceptable in regards to its bulk, scale, design and will therefore have a detrimental impact on the character and appearance of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

The neighbouring property and adjoining terrace to the immediate South, no.6 Ashburton Road benefits from a single storey rear extension. In addition the proposed first floor element has been staggered and stepped in so that there are no impingement's on any 45 degree lines. Furthermore there are no windows on either side elevation proposed.

It is considered that there would be no adverse issues raised in regard to overlooking or privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

However notwithstanding the above, the proposed development by reason of the extensive use of the rear garden area for parking including extensive areas of hard-standing, and the proximity of the car parking spaces to surrounding properties, would result in a significant increase in noise and general disturbance to the proposed and adjoining residential properties, and as such would provide a poor residential environment and constitute an un-neighbourly form of development.

#### **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 adopted the new national technical standards through The Housing Standards (Minor Alterations to the London Plan) in March 2016 and this 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.

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that a 1 storey, 1 bed 2 person dwelling



should have a total of 51.5 m<sup>2</sup> (50+1.5) and a 2 bed 3 person 63 m<sup>2</sup> (61+2) for 1 storey and for 2 storey 72 m<sup>2</sup> (70+2).

The three 2 bed flats are shown to have a single and double bedroom accounting for the 3 person dwellings. However Flat 2 which is split over the first and second floor has the single bedroom located on the second floor which has a total floor area of 21.88 m<sup>2</sup>. Therefore given the size this would be classed as a double and would result in this being a considered as 2 bed 4 person dwelling which would require a minimum total floor area of 81 m<sup>2</sup> (79+2). However the total floor area is only 74.45 m<sup>2</sup>. This dwelling would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed Flat 2 and therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts at Paragraph 4.15 recommends that one and two bedroom dwellings should provide a minimum of 40 m<sup>2</sup> of usable amenity space.

The proposal provides 30 m<sup>2</sup> of usable private amenity space for each plot which is in excess of the Council's adopted standard of 25 m<sup>2</sup>. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 6 car parking spaces and not 4 as proposed. In addition these are proposed to the rear of the site which the only access from a private alleyway and not a public road. There are no parking provisions proposed to the front of the site.

In addition the council's highway officer has also objected, stating:

This application is for the extension and conversion of an existing 4b dwelling in Ashburton Road Ruislip to 3 x 2b + 1 x 1b flats. Ashburton Road is a local road that is subject to considerable parking stress as not all properties have off-street car parking. The existing dwelling has off-street car parking for two cars at the front of the property as well as a rear lane access. The site has a PTAL value of 3 (moderate) The proposals involve adding to the existing building and making use of the rear lane gated access to provide 4 car parking spaces. In order to comply with the Council's policy on off-street car parking I would expect that 6 car parking spaces should be provided and some of those would be directly accessible from Ashburton Road. The gated arrangement for the rear lane access could be a deterrent for some drivers to use the rear parking bays on the site. The

waste/recycling bins should be within 10m of the public highway and that is not the case. The cycle storage is in an open position and is not covered nor secure.

If the application was recommended for approval then these alterations would have been sought.

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

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

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

#### **7.12 Disabled access**

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

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

Not applicable to this application.

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

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

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

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

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

Not applicable to this application.

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

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

The site is not within a flood zone.

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

An appropriate condition would therefore have been included if the application was recommended for approval.

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

No issues raised.

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

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

#### **7.20 Planning Obligations**

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

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

Community Infrastructure Levy:

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 245 sq metres of additional floorspace is currently calculated as follows:

Hillingdon CIL = £28,283.54

Mayoral CIL = £11,074.44

Total = £ 39,357.98

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

There are no enforcement issues raised by this application.

#### **7.22 Other Issues**

None.

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

General

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

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

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

Planning Conditions

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

Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

None.

#### **10. CONCLUSION**

The application seeks planning permission for a part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of the existing dwelling ( 1 x 4-bed) to 2 x 2-bed and 2 x 1-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

Having examined the proposal it is considered that the proposal is unacceptable for a number of reasons. The proposed side and rear extension, by reason of its siting in this open prominent position and in particular the crown roof design, would fail to harmonise with the architectural composition of the original dwelling. The application proposes inadequate provision for off-street car parking, resulting in additional on-street parking in an area where such parking is at a premium, which would be detrimental to the free flow of traffic and give rise to conditions prejudicial to highway and pedestrian safety. Furthermore the proposed development by reason of the extensive use of the rear garden area for parking including extensive areas of hard-standing, and the proximity of the car parking spaces to surrounding properties, would result in a significant increase in noise and general disturbance to the proposed and adjoining residential properties.

In addition the proposed flat which would be split over two floors would provide an indoor

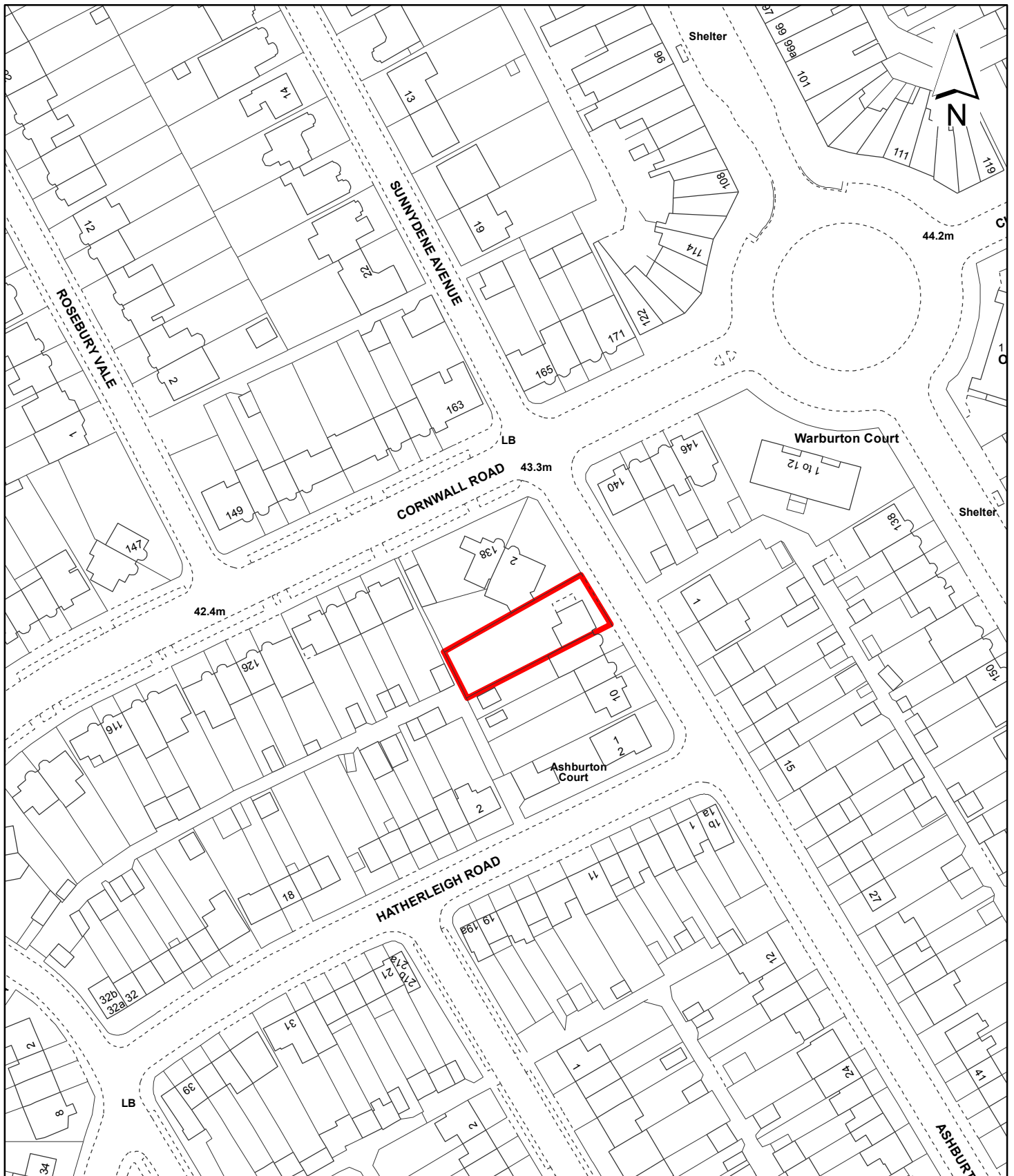
living area of an unsatisfactory size for the future occupiers. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

## **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  
Technical Housing Standards - Nationally Described Space Standard (March 2015)  
National Planning Policy Framework

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**4 Ashburton Road**

**LONDON BOROUGH OF HILLINGDON Residents Services**

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

Planning Application Ref:  
**15579/APP/2017/3615**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**January 2017**



**HILLINGDON**  
LONDON

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

**Address** 4 VICTORIA ROAD RUISLIP  
**Development:** Change of use from retail (Use Class A1) to a nail bar (Sui Generis)  
**LBH Ref Nos:** 34090/APP/2017/3428  
**Drawing Nos:** Existing Floor Plan  
Location Plan  
Proposed Floor

**Date Plans Received:** 20/09/2017      **Date(s) of Amendment(s):** 20/09/0017  
**Date Application Valid:** 16/10/2017

### 1. **SUMMARY**

The application seeks planning permission for the change of use from a vacant unit within Use Class A1 to Sui-Generis Use for a nail bar.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

However it should be noted that the existing use of the unit when last occupied was used as a printing shop, as the fascia signs illustrate. It is therefore considered that the existing use was in fact A2 professional services and not necessarily A1. Furthermore the proposal would not involve any external alterations and thus would not result in a material impact on the appearance of the street scene. Furthermore it would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

Accordingly, the development is considered to comply with national, regional and local policies and is recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1      COM3      **Time Limit**

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

#### REASON

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

#### 2      COM4      **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan reference 'Proposed Ground Floor Plan' and shall thereafter be retained/maintained for as long as the development remains in existence.

## REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

### **3 NONSC Non Standard Condition**

The premises shall not be open for customers outside the following hours: -  
[0800 to 2100], Mondays - Fridays  
[0800 to 2100] Saturdays  
[1000 to 1800] Sundays, Public or Bank Holidays.

## REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## INFORMATIVES

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LPP 2.15	(2016) Town Centres
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
NPPF2	NPPF - Ensuring the vitality of town centres
OE1	Protection of the character and amenities of surrounding properties and the local area
S1	New retail development within the shopping hierarchy
S6	Change of use of shops - safeguarding the amenities of shopping



S7 areas  
Change of use of shops in Parades

**4 12 Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

**5 147 Damage to Verge - For Council Roads:**

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

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

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

**6 15 Party Walls**

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

- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

**7 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](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.

## **8**

The applicant is advised to seek advertisement consent for any outdoor advertising and planning permission if any changes to the shopfront are proposed.

## **9**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

### **3. CONSIDERATIONS**

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

The application site relates to a mid-terrace ground floor unit at the corner of Victoria Road at the junction with Pembroke Road. The unit was previously in use as a printing shop and has now been vacant for several months. The vacant unit is within a three storey building forming one half of the bull nose at the South Western corner fronting the cross-junction of Victoria Road, Pembroke Road, Windmill Hill and Parkway. The three storey building has commercial and retail units at ground floor level fronting along Victoria Road and Pembroke Road with mainly residential units above on the second and third storey. The unit to the immediate North West, no.2 Victoria Road is currently a hair salon and to the other side is a commercial retail unit.

There is a wide footway to the front of the property, together with a service/access road to the rear off Pembroke Road. The site is located on Victoria Road, a classified highway within Ruislip Manor Town Centre and the Secondary Shopping Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application seeks planning permission for the change of use from a vacant unit within Use Class A1 to Sui-Generis Use for a nail bar.

The proposal would not involve any external alterations only alterations to the internal layout.

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

34090/83/9137

Ruislip Sign & Stationers, 4 Victoria Road Ruislip

Installation of a projecting sign.

**Decision:** 06-01-1984    Approved

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

None directly relevant to this application.

34090/83/9137 - Installation of a projecting sign. Approved

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

The Local Planning Authority seeks to retain the retail function of all shopping areas to meet the needs of the area which they serve. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority exercises strict control over the loss of shops to other uses.

Saved Policy S6 states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would not have a harmful effect on road safety or worsen traffic congestion.

The proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increased demand for parking within the vicinity and is considered not to have an adverse effect on highway safety. It is also considered that the proposed use would compliment the immediately adjoining unit which is being used as a hair salon. Therefore the proposal would comply with the criteria listed in policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

Part 1 Policies:

PT1.BE1        (2012) Built Environment

Part 2 Policies:

AM7            Consideration of traffic generated by proposed developments.

BE13           New development must harmonise with the existing street scene.

BE15           Alterations and extensions to existing buildings

LPP 2.15       (2016) Town Centres

LPP 4.8        (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

NPPF2          NPPF - Ensuring the vitality of town centres

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

S1              New retail development within the shopping hierarchy

S6              Change of use of shops - safeguarding the amenities of shopping areas

S7 Change of use of shops in Parades

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

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

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

## **6. Consultations**

### **External Consultees**

Neighbouring properties along with Ruislip Residents Association were consulted on 18.10.2017 and a site notice was displayed to the front of the site on 27.10.2017.

No comments or objections have been received.

### **Internal Consultees**

EPU - No comments.

Highways - No comments.

## **7. MAIN PLANNING ISSUES**

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

The relevant policies and standards that are to be considered in the determination of this application have been provided in the relevant section above. The principle of the development is essentially whether the loss of A1 use within a protected shopping parade could be supported, and whether the change of use can be justified in this instance.

However it should be noted that the existing use of the unit when last occupied was used as a printing shop, as the fascia signs illustrate. It is therefore considered that the existing use was in fact A2 professional services and not necessarily A1.

In addition the proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increase demand for parking within the vicinity and is considered not to have an adverse effect on highway safety and as a sufficient number of shops would be retained to provide a range and choice of shops appropriate to the size of the parade.

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

Not applicable.

### **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**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 resist any development which would fail to harmonise with the existing street scene or complement or improve the character of the area.

The proposal is a change of use only and is therefore considered acceptable in this regard.

The applicant should note that any proposals for a replacement shopfront or display of advertisements would have to be subject to further separate planning applications.

**7.08 Impact on neighbours**

The proposed development is a change of use only and there are no external alterations proposed. As a result this would not cause an adverse impact on the neighbours' amenity. The nearest residential units are set above the application site and as such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion.

The hours of operation are likely to be consistent with the existing uses in the vicinity and as such, the proposal is considered to have no material impact on the amenity of the neighbouring occupiers, in compliance with Policy OE1 of the Hillingdon Local Plan (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable.

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

Policy AM2 and AM7 states that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand.

Given the site's location in a town centre, it is considered the change of use would not affect the current parking provision. The use would also not generate additional parking demand which would be significant or to the detriment to the area or safety.

**7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

This is a change of use only. There are no changes to the building itself.

**7.12 Disabled access**

The proposal makes no changes to access arrangements.

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

Not applicable.

**7.14 Trees, Landscaping and Ecology**

Not applicable.

**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**

No comments or objections received.

**7.20 Planning Obligations**

None.

**7.21 Expediency of enforcement action**

Not applicable.

## **7.22 Other Issues**

None.

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

### General

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

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

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### 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

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### Equalities and Human Rights

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

circumstances.

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

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

None.

#### **10. CONCLUSION**

The application seeks planning permission for the change of use from a vacant unit within Use Class A1 to Sui-Generis Use for a nail bar.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

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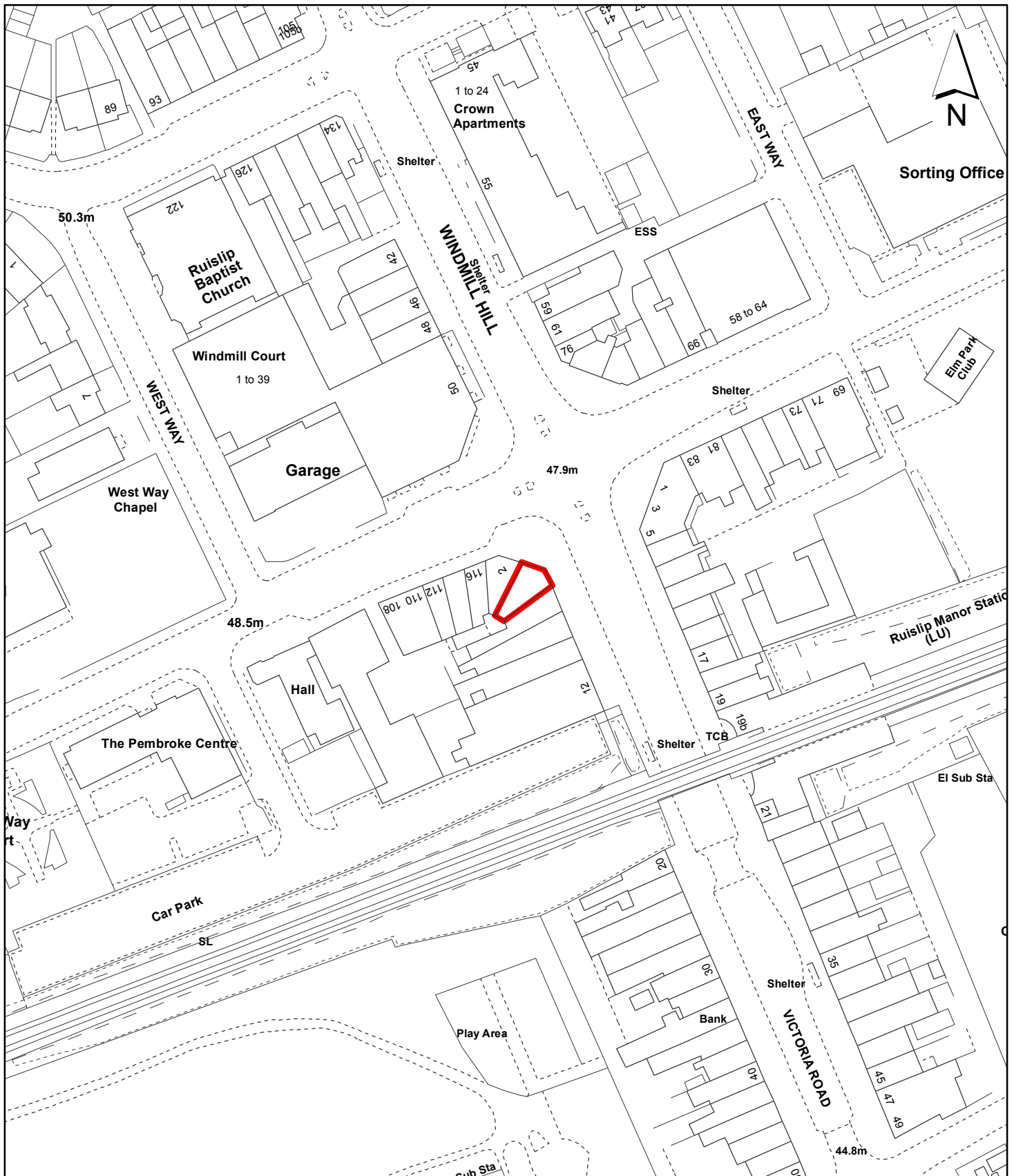
Accordingly, the development is considered to comply with national, regional and local policies and is recommended for approval.

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

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

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>4 Victoria Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>34090/APP/2017/3428</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North Application</b></p>	<p>Date</p> <p><b>January 2017</b></p>	



**HILLINGDON**  
LONDON



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

**Address** 86 VICTORIA ROAD RUISLIP

**Development:** Change of use from retail (Use Class A1 to a mixed use comprising retail, restaurant and hot food takeaway Use Classes A1/A3/A5), involving installation of extractor fan to rear and internal alterations

**LBH Ref Nos:** 28709/APP/2017/3180

**Drawing Nos:** Design and Access Statement  
AR-P02  
AR-P03  
AR-P06  
AR-P05  
AR-P04  
AR-P01

**Date Plans Received:** 31/08/2017                      **Date(s) of Amendment(s):** 31/08/0017

**Date Application Valid:** 18/09/2017

### 1. SUMMARY

The application relates to the ground floor unit of a three storey mid-terrace property located on the South West side of Victoria Road. The unit is part of a shopping parade.

The application seeks permission for the change of use of an existing A1 (Shops) unit to a mixed Use Classes A1/A3/A5 (involving installation of extractor fan to rear and internal alterations.) The A1 use at present is a sandwich bar, which the agent advises wished to diversify is food and drink offer to enable commercial viability. The internal alterations include the provision of a new disabled toilet.

The proposed change of use would retain Class A1 usage in the Primary Shopping Area and, on balance, with a restricted element of Class A3/A5 use, would not be detrimental to the continued operation of the town centre as a retail destination.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 HO1 Time Limit

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

#### REASON

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

#### 2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AR-P03;04;06 and the details of the air extraction system given in 17\_0806\_FUL-ANTI\_VIBRATION\_MOUNT\_SPECIFICATION-318 and 17\_0806\_FUL-EXTRACTOR\_SPECIFICATION\_SHEET-318050

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 NONSC Non Standard Condition**

The premises shall be used solely as as mixed A1/A3/A5 use and at no time shall become A3 or A5 use only, without the prior written approval of the Local Planning Authority.

REASON

To protect the retailing function of the Primary Shopping Area, in the interests of the policy set out in the National Planning Policy Framework and policies SE6 and SE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

**4 NONSC Non Standard Condition**

No food deliveries shall be dispatched from the site.

REASON

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

**5 COM23 Hours of Use (Restaurant etc.)**

The premises shall not be open for customers outside the following hours: -  
[0800 to 2300], Mondays - Fridays  
[0800 to 2300] Saturdays  
[1000 to 2200] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 COM20 Air extraction system noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

**7 COM17 Control of site noise rating level**

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential windows immediately above no. 86 Victoria Road. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

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

## INFORMATIVES

### 1 159 Councils Local Plan : Part 1 - Strategic Policies

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

### 2 152 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).

### 3 153 Compulsory Informative (2)

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

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
OE1	Protection of the character and amenities of surrounding properties and the local area

### 4

The applicant is advised that permission will be needed for any replacement shopfront or external advertisements.

## 3. CONSIDERATIONS

### **3.1 Site and Locality**

The application relates to a three storey mid-terrace property located on the South West side of Victoria Road. The ground floor of the unit has a glazed frontage and is currently in use as a breakfast bar with inside seating. The unit forms part of a retail parade with glazed shop fronts at ground floor level and residential accommodation provided above. The site is flanked by a nail bar on one side and a Thai massage parlour on the other. The remainder of the parade comprises a mix of retail, restaurants and take-away premises.

### **3.2 Proposed Scheme**

The application seeks permission for the change of use of an existing A1 (Shops) unit to a mixed Use Class A1( retail) A5 (Hot Food Takeaway) including the installation of an extractor fan. No other external changes are proposed. Any proposal to alter the shopfront or new advertisements would be subject of applications in their own right.

### **3.3 Relevant Planning History**

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

None.

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

Policy S6 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states:

To safeguard the amenities of shopping areas, the Local Planning Authority will grant permission for changes of use of class A1 shops if:

- i) The proposal will not be detrimental to the visual amenity where the premises forms part of a locally listed building or are located within a conservation area.
- ii) A frontage of a design appropriate to the surrounding is maintained or provided.
- iii) The proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems.
- iv) Has no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

Policy S11 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states:

In primary shopping areas, the local planning authority will grant permission where it is satisfied that:

- a) The remaining retail activities are adequate to accord with the character and function of the shopping centre and to provide for the needs of modern retailing including customer interests.
- b) The proposed use will not result in a separation of class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre.

Paragraph 8.26 also adds the following in regards to what constitutes a concentration of non-retail uses, which might harm the viability or vitality of the town centre:

"The Local Planning Authority will consider the range and number of retail outlets in the centre and their suitability for modern retailing in assessing the adequacy of the remaining

retail facilities. Primary areas appear to be vulnerable if Class A1 shops form less than 70% of the total frontage length and the Local Planning Authority will therefore seek to maintain at least 70% of the primary area frontage in Class A1 use and generally to avoid concentrations of service uses in both primary and secondary areas. The Local Planning Authority intends to prevent avoidable interruptions to the frontage by dispersing service uses within shopping areas and limiting the length of continuous frontage in non-retail use. It will therefore take particular care in the siting of non-retail uses in relation to existing and unavoidable frontage interruptions. As a guideline, it will normally seek to prevent a separation or an increase in the separation of Class A1 units of more than about 12 m, that is broadly the width of two typical shop fronts. "

The emerging Local Plan: Part Two - Development Management Policies (October 2015) proposes to take a variation of this policy forward. Policy DMTC 2: Primary and Secondary Shopping Areas outlines the following:

"A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

i) a minimum of 70% of the frontage is retained in retail Use Class A1 use;

The 2016 Ruislip Manor Town Centre Shopping Survey showed that the level was already below this percentage (56%). The property is currently in use as a breakfast bar/ sandwich bar with customer seating. Functionally the proposal will have little impact on the way the property operates but will allow the owners to serve hot food.

The property is not a locally listed building or located within a conservation area.

The frontage design is not to be altered. Any external alterations, with the exception of the extraction system, would require separate consents and can therefore be controlled.

The proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems. The extractor would be positioned a significant distance from residential properties and would be fitted with 2 silencers.

The proposal will have no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

In order to protect the primary use for Class A1 purposes, it would appear reasonable in this case to allow a mixed use, retaining Class A1 use but allowing for an element of Class A3/A5 use. A condition will be imposed that no delivery service will be permissible from the site. Therefore, the change of use would not be considered to have a detrimental impact on the vitality and viability of the town centre as a shopping destination.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
OE1	Protection of the character and amenities of surrounding properties and the local area

## 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 20/09/2017 and a site notice was displayed on 28/09/2017.

By the end of the consultation period no objections or comments were received.

### Internal Consultees

Environmental Protection Unit - no comments.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The NPPF presumes in favour of sustainable development with a goal to creating a prosperous economy and ensuring the vitality of town centres. Paragraph 23 states, amongst other things, that Councils should define primary shopping areas which make clear which uses should be permitted and that sites should be allocated to accommodate the scale and type of retail, leisure, commercial office, tourism, cultural, community and residential development needed in town centres. The NPPF therefore, on the one hand, seeks to prioritise areas of retail, but on the other hand, promotes all uses within town centres. The policy principle is a balanced consideration. The saved Local Plan policies are restrictive but can only be considered applicable to the extent that they comply with the NPPF, which presumes in favour of sustainable development. Policies S6 and S11 do not state a presumption against development but, rather, set out criteria for assessment, and if

complied with, then planning permission will be granted. The proposal would not result in the cessation of Class A1 use and appropriate conditions can ensure that Class A1 use will not cease without further permission being needed. It is considered, in this instance, that the proposed change of use and provision of a mixed use would be acceptable in principle.

**7.02 Density of the proposed development**

Not applicable.

**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**

The only external change is a means of extraction to be fitted on an existing rear extension. This has a low impact on the appearance of the area and is characteristic of the type of feature found in this service area to the rear of the shopping parade.

**7.08 Impact on neighbours**

The only external change is the erection of a flue on the rear extension of the property. This is of modest visual appearance and it is not considered that it would detract from the visual amenities that occupiers of flats above the parade might reasonably expect to enjoy. The Environmental Protection Officer did not comment. However, the flue will be subject to control under Environmental Health legislation in terms of noise and other emissions.

**7.09 Living conditions for future occupiers**

Not applicable.

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

The application is for the change of use and extension of an existing development and is considered not to have any impact in terms of traffic or pedestrian safety in the area.

There are no existing parking spaces provided within the curtilage of the site and the proposal does not include any details of additional parking at the site. However, given its town centre location, it is not considered that there will be any adverse impacts.

**7.11 Urban design, access and security**

Reference is made elsewhere to the flue which is the only external change.

**7.12 Disabled access**

No changes are proposed.

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

Not applicable.

**7.14 Trees, Landscaping and Ecology**

No issues arise.

**7.15 Sustainable waste management**

No issues arise.

**7.16 Renewable energy / Sustainability**

No issues arise.

**7.17 Flooding or Drainage Issues**

No issues arise.

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

No issues arise.

## **7.19 Comments on Public Consultations**

No comments were received.

## **7.20 Planning Obligations**

Not applicable.

## **7.21 Expediency of enforcement action**

Not applicable.

## **7.22 Other Issues**

None

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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



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

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

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

None.

#### **10. CONCLUSION**

The NPPF presumes in favour of sustainable development with a goal to creating a prosperous economy and ensuring the vitality of town centres. The NPPF therefore, on the one hand, seeks to prioritise areas of retail, but on the other hand, promotes all uses within town centres. The policy principle is a balanced consideration. The saved Local Plan policies are restrictive but can only be considered applicable to the extent that they comply with the NPPF, which presumes in favour of sustainable development. Policies S6 and S11 do not state a presumption against development but, rather, set out criteria by which planning permission will be judged/granted.

The proposed means of extraction is small and is located on a single storey rear extension in an area where this type of structure is typically found. It has a low impact in street scene terms.

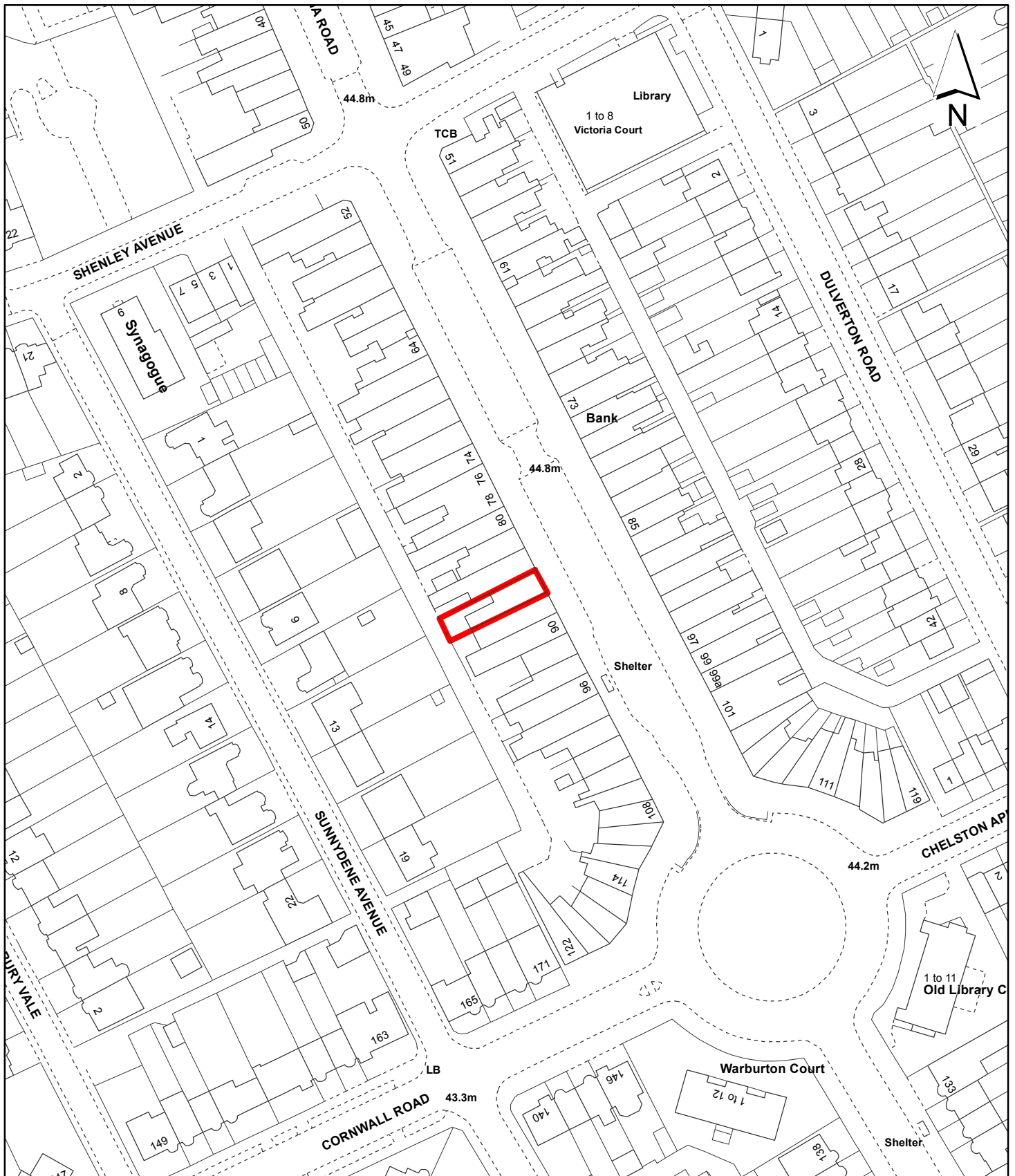
The proposal would not result in the cessation of Class A1 use and appropriate conditions can ensure that Class A1 use will not cease without further permission being needed. It is considered, in this instance, that the proposed change of use and provision of a mixed use would be acceptable in principle. As such, it is recommended that conditional planning permission be granted.

#### **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)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework  
Ruislip Manor Town Centre Shopping Survey 2014

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**86 Victoria Road**

Planning Application Ref:

**28709/APP/2017/3180**

Planning Committee

**North Application**

Scale

**1:1,250**

Date

**January 2018**

**LONDON BOROUGH OF HILLINGDON Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** DAVID LLOYD NORTHWOOD 18 DUCKS HILL ROAD NORTHWOOD

**Development:** Installation of an outdoor pool and associated works.

**LBH Ref Nos:** 272/APP/2017/3148

**Drawing Nos:** Design & Access Statement  
P-09-000  
P-09-003 A  
P-09-001  
P-09-002 A  
P-09-004

**Date Plans Received:** 29/08/2017

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

**Date Application Valid:** 11/09/2017

### 1. **SUMMARY**

This application seeks full planning permission for the installation of an outdoor swimming pool with a retaining wall and 1.1 m close board fence surrounding it.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1 COM3 **Time Limit**

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

#### REASON

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

#### 2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P-09-003 A and P-09-004, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

### **3 COM9 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.

The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **4 NONSC Non Standard Condition**

Full details of all proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

#### REASON

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

### **5 NONSC Non Standard Condition**

The proposed development shall not be illuminated except between:-

[0800 to 2200] Mondays - Fridays

[0800 to 2100] Saturdays

[1000 to 1800] Sundays, Public or Bank Holidays.

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **INFORMATIVES**

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

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

development control decisions.

## **2 147 Damage to Verge - For Council Roads:**

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

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

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

## **3 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](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 David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the North Western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close and to the West by

open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

### 3.2 Proposed Scheme

The proposal is for the installation of an outdoor pool with associated works.

### 3.3 Relevant Planning History

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood  
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

**Decision:** 18-09-2012 Approved

272/APP/2014/1234 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities.

**Decision:** 29-07-2014 Approved

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

**Decision:** 10-02-2015 Approved

272/APP/2014/4281 Park Farm Ducks Hill Road Northwood  
Application for a non-material amendment to planning permission Ref: 272/APP/2014/379 dated 07/08/2014 to relocate entrance door and provide an additional window at the first floor (Two storey, 1-bed, attached dwelling with associated parking and amenity space)

**Decision:** 31-12-2014 Refused

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood  
Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

**Decision:** 03-08-2016 Approved

#### Comment on Relevant Planning History

272/APP/2016/1562 - Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (approved)

272/APP/2014/1529 - Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear (approved)

272/APP/2014/1234 - Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities (approved)

272/APP/2012/975 - Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings (approved)  
272/DL/93/1539 - Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts (approved)

#### **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.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- OL15 Protection of Countryside Conservation Areas
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- LPP 3.19 (2016) Sports Facilities
- LPP 7.16 (2016) Green Belt
- NPPF National Planning Policy Framework

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

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

## **6. Consultations**

### **External Consultees**

4 Neighbouring properties and the Northwood Residents Association were consulted for a period of 21 days expiring on the 23 October 2017. A site notice was also erected on the sign to the front of the access road, expiring on 13 October 2017..

One response was received advising this was a welcome addition to the local area. The site is huge and can easily accommodate an outdoor pool without impacting the surrounding land.

Cadent Gas - Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

### **Internal Consultees**

No consultations were applicable to this application.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities. The proposal is plainly for an outdoor recreation activity, and hence is appropriate development in the Green Belt.

Policy R10 seeks to encourage the provision of enhanced facilities across the Borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is considered acceptable as discussed later in this report.



The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

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

Not relevant to this proposal.

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

The site is located within a Countryside Conservation Area. This is an area of the Borough which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development will incorporate a new outdoor swimming pool (with small children's pool and terraced seating/lounging areas) built into the existing grass bank set between the existing building and the out door tennis courts adjacent. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore deemed to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

#### **7.04 Airport safeguarding**

Not relevant to this proposal.

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

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate a new outdoor swimming pool built into the existing grass bank set between the existing building and the out door tennis courts adjacent. As such the development will not introduce a new or extended land use on the site and instead it is the impact of the swimming pool and additional fencing itself that must be taken into consideration. The swimming pool is set at the same land level of the adjacent tennis courts approximately 1.75 m below the ground level of the existing gym buildings. The retaining wall measures 1 m in height with a close board fence of 1.1 m above. This is set against the existing fencing 2.75 m high fencing enclosing the adjacent tennis courts to the South East and North East, and the existing 1.9 m high fencing at the top of the grass bank to the North West. The proposed structure is relatively small scale when viewed against the back drop of much larger existing buildings and therefore the impact of this structure is deemed minimal. The visual impact of the development on the openness of the green belt is therefore deemed acceptable and insufficient to warrant a recommendation of refusal. In addition there is existing mature planting to the South West that will screen the development to a degree and a condition could be attached to any consent requiring a full landscaping plan to be agreed with the Council in accordance with Policy OL2. The development is therefore considered to accord with policies OL1, OL2 and

OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

The suggested lighting is proposed to be controlled by suitable conditions.

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

As previously discussed.

**7.08 Impact on neighbours**

The proposed development is set behind the existing tennis courts when viewed from the residential properties which are located to the East and South of the site. However the closest residential property is located approximately 150 m from the site of the proposed swimming pool, which would be viewed against a back drop of the existing gym buildings.

No details of any proposed additional landscaping have been submitted with the application however additional planting could be provided to the South West of the pool and details of this could be conditioned for submission if all other aspects of the proposal were considered acceptable. The lighting is to be controlled by conditions. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1.

**7.09 Living conditions for future occupiers**

Not relevant to this proposal.

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

Although there is potential for an increased number of vehicle movements due to the additional facilities, given that the size, scale and level of existing facilities and the relatively minor addition this may not be such a significant increase that could cause highway hazard to other road users, the potential for noise from the increased traffic movement would be unlikely to have any greater impact on local residents than as existing.

**7.11 Urban design, access and security**

The proposal is not considered to raise any specific security concerns.

**7.12 Disabled access**

The scheme would provide a ramped access with polyester powder coated handrails both sides enabling use of the swimming pool facilities. Access to the existing health club buildings will not be affected by the proposal and as such the scheme is considered to be consistent with Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Not relevant to this proposal.

**7.14 Trees, Landscaping and Ecology**

There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed swimming pool to the South West. Details for this will be secured by condition. As such the proposed scheme is considered to accord with Policy BE38 of the Hillingdon Local Plan (2012).

**7.15 Sustainable waste management**

Not relevant to this proposal.

**7.16 Renewable energy / Sustainability**

Not relevant to this proposal.

**7.17 Flooding or Drainage Issues**

Not relevant to this proposal.

**7.18 Noise or Air Quality Issues**

Not relevant to this proposal.

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

None.

#### **7.20 Planning Obligations**

Not relevant to this application.

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

Not relevant to this application.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should

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

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

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

## **10. CONCLUSION**

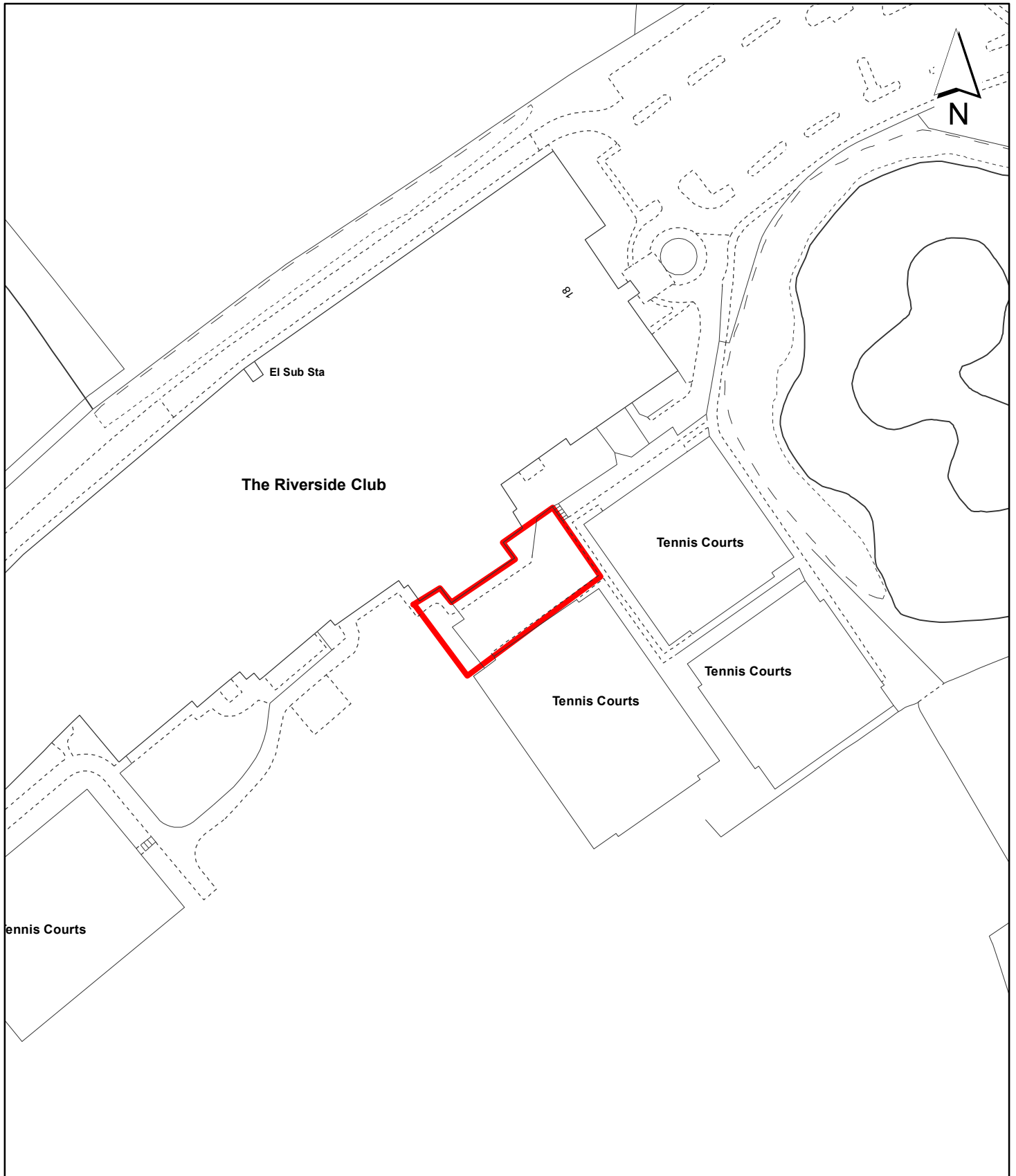
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for conditional approval.



## **11. Reference Documents**

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

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>David Lloyd Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p><b>272/APP/2017/3148</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>		 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North Application</b></p>	<p>Date</p> <p><b>January 2017</b></p>		

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# Plans for North Applications Planning Committee

Wednesday 10th January  
2018



HILLINGDON  
LONDON



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Page 123

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

**Address** 3 ALBANY CLOSE ICKENHAM

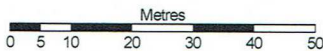
**Development:** Single storey side extension, conversion of roofspace to habitable use to include 2 x rear dormers and 3 x front rooflights.

**LBH Ref Nos:** 72581/APP/2017/3376

**Date Plans Received:** 15/09/2017

**Date(s) of Amendment(s):** 31/10/2017

**Date Application Valid:** 15/09/2017



Scale: 1:1250



**3 Albany Close**  
**Ickenham**  
**Uxbridge**  
**UB10 8QW**

Supplied by: National Map Centre  
License number: 100031961  
Produced: 10/01/2017  
Serial number: 1781403

Plot centre co-ordinates: 507446,185317  
Download file: Pottle\_3AlbanyClose.zir  
Project name: Pottle\_3AlbanyClose

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

Revisions	Date	By
A	10/07/02	CEC

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Ruislip, Middlesex, HA4 8HR  
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Client  
**MRS WEBSTER**

Job Title  
**3 ALBANY CLOSE  
ICKENHAM  
MIDDX**

Drawing Title  
**PROPOSED ROOF  
PLAN**

Scale  
**1:50**

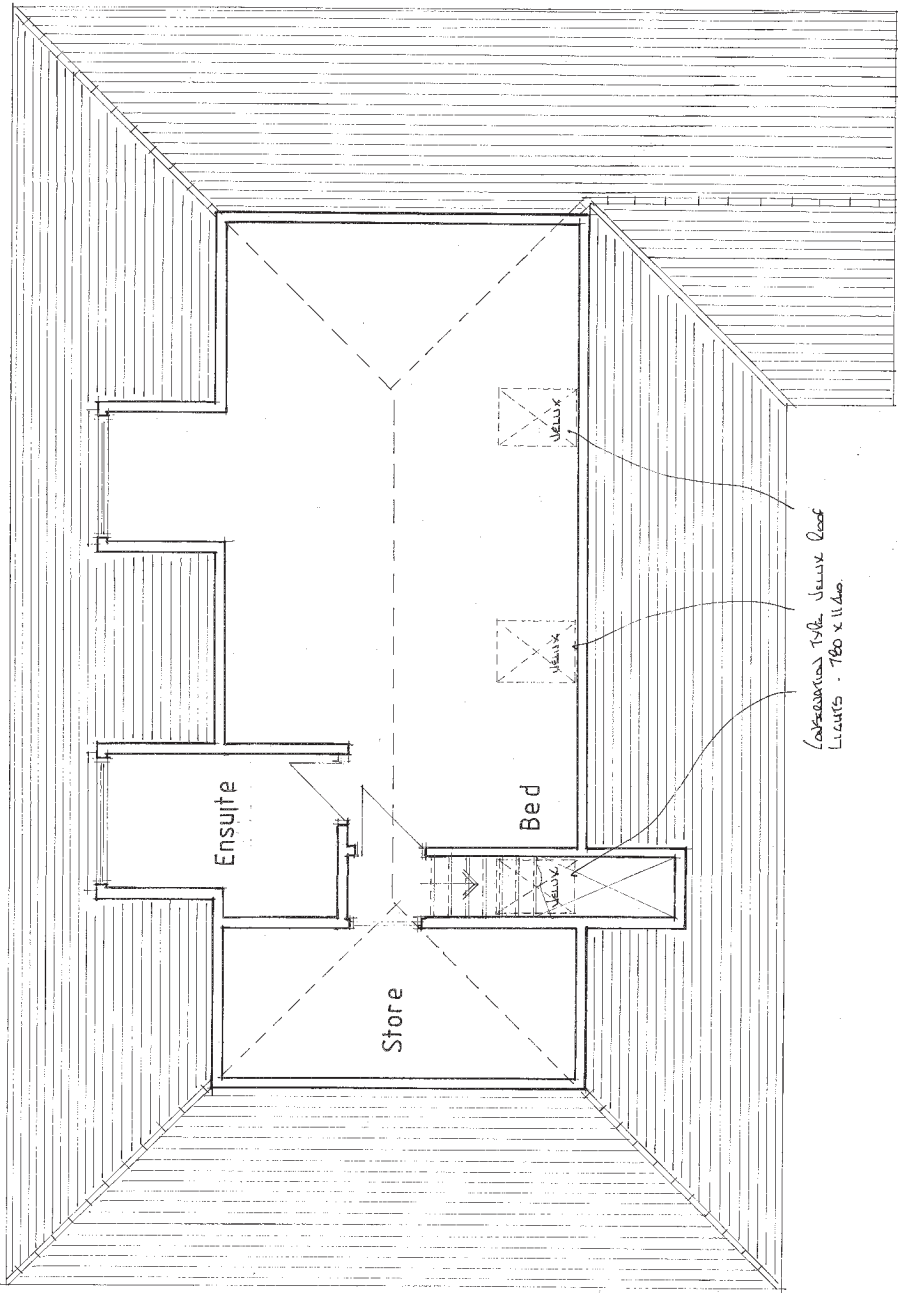
Date  
**July 2017**

Drawn by  
**CEC**

Drw No.  
**3841/02**

Rev.  
**C**

2.100  
(5.40)



**ROOF PLAN**

**THIS DRAWING TO BE READ  
IN CONJUNCTION WITH DRG  
No 3841 / 05**

NOTES:  
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NO	DATE	REVISIONS
A	10/10/07	ISSUE FOR SUBMITTALS

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Job Title  
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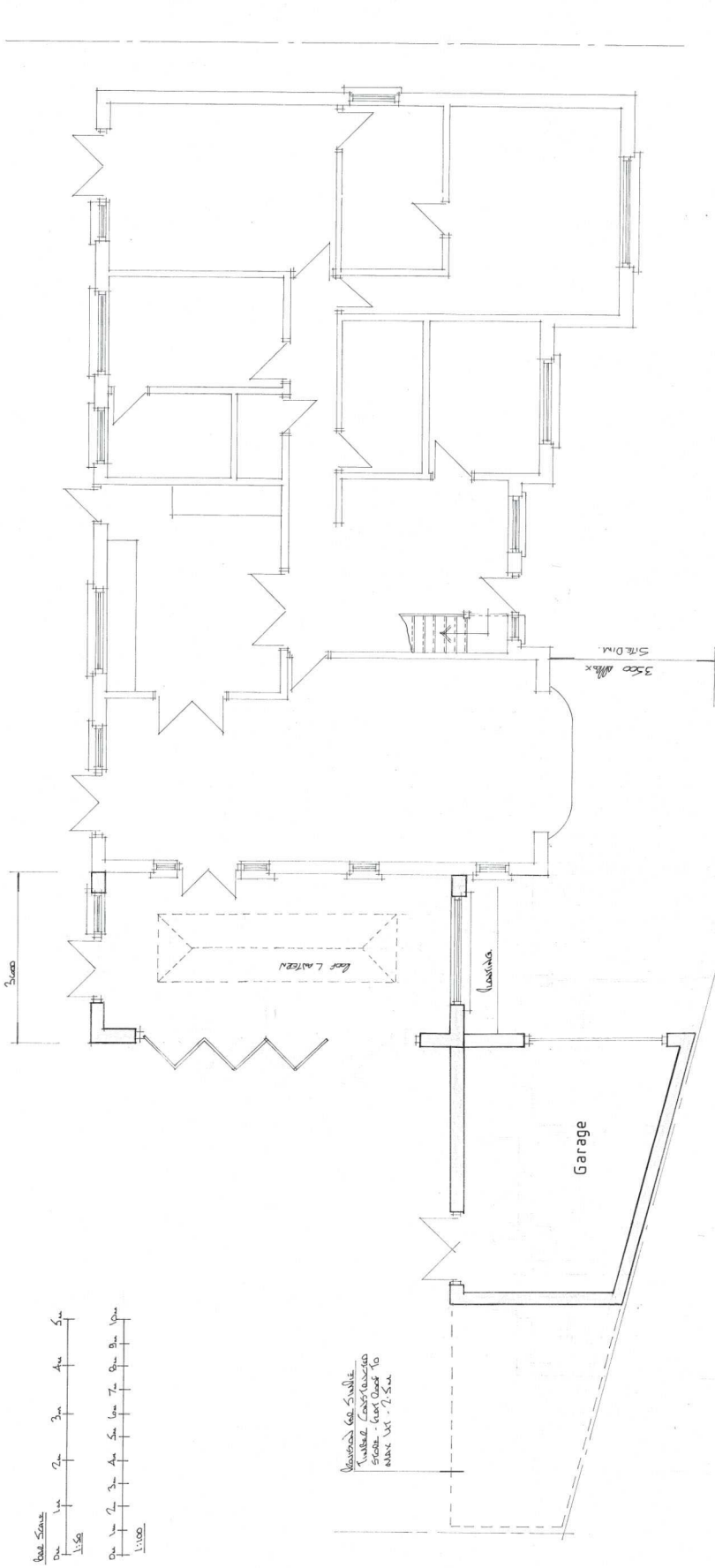
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ROOF LIGHTS.

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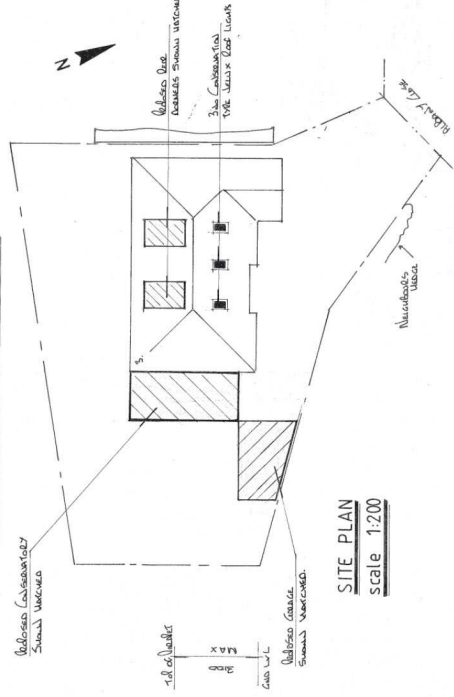
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DRG No 3841/05 Rev. A.

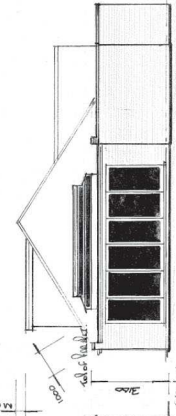
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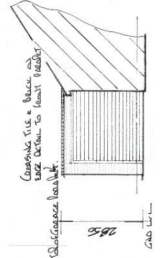
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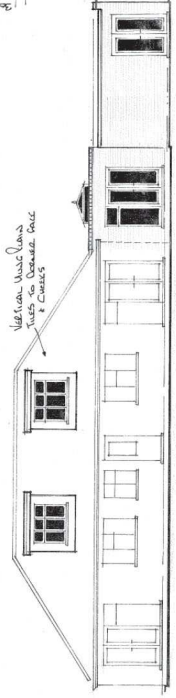
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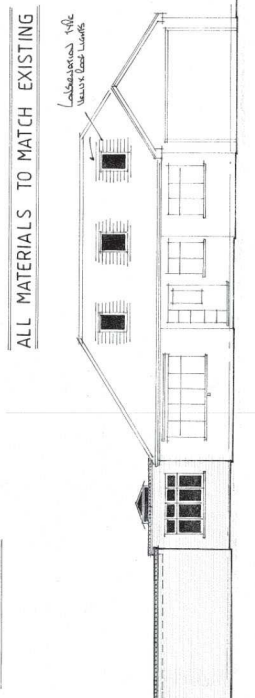
SIDE ELEVATION



SIDE ELEVATION

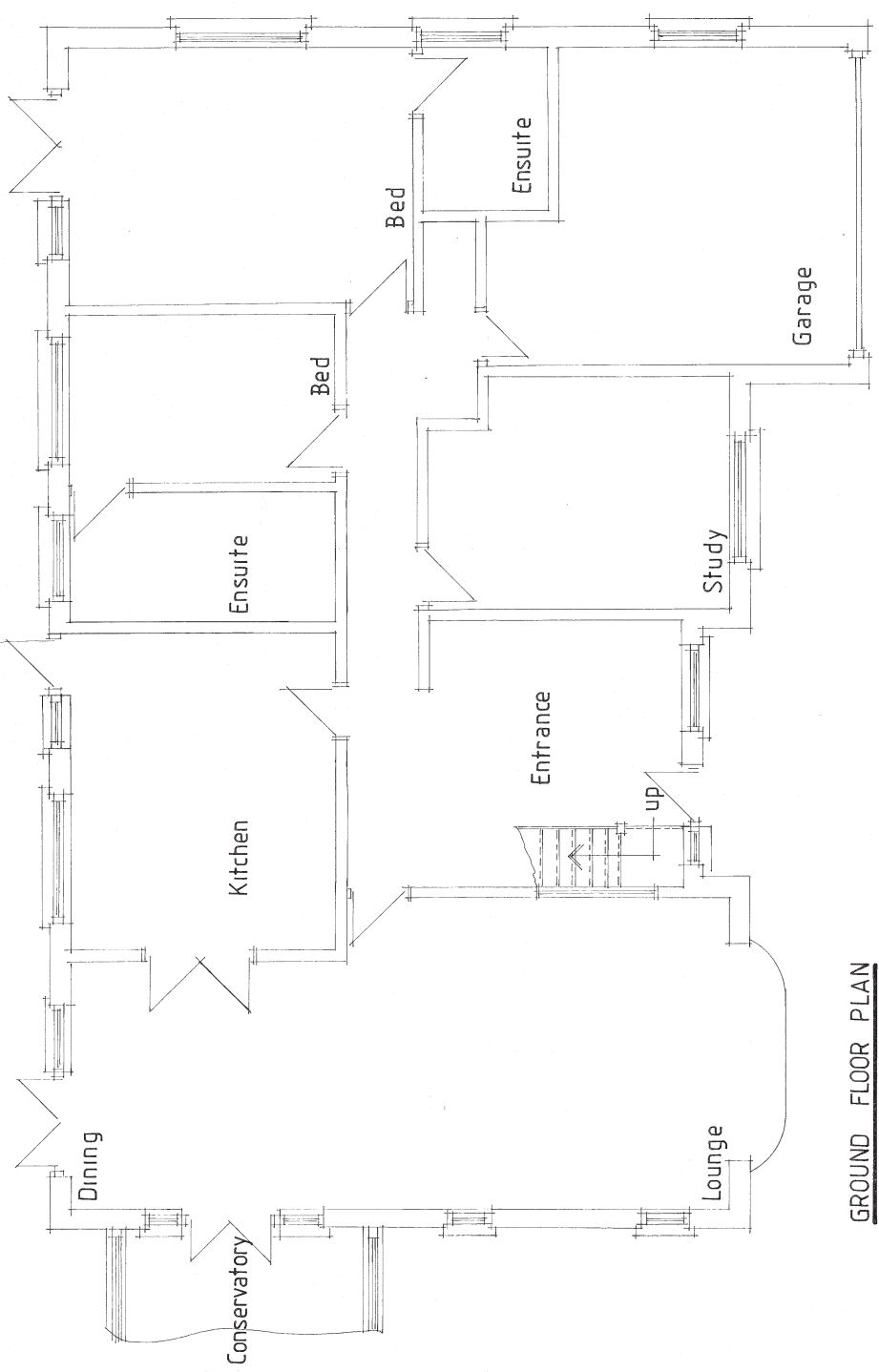


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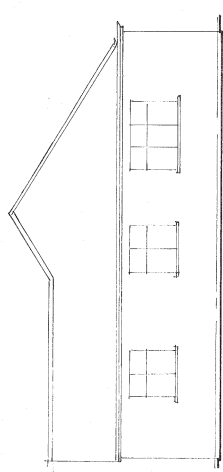
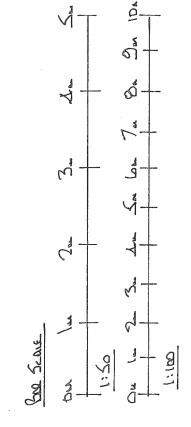


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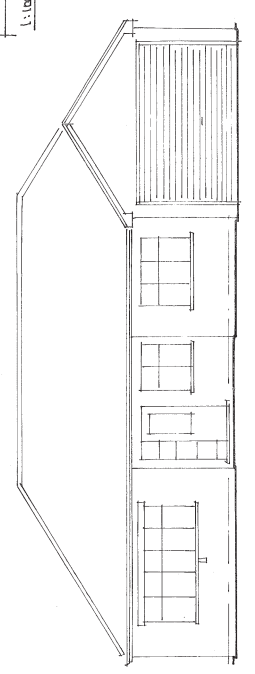
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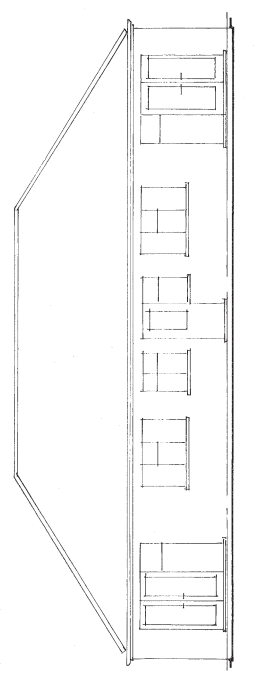
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SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

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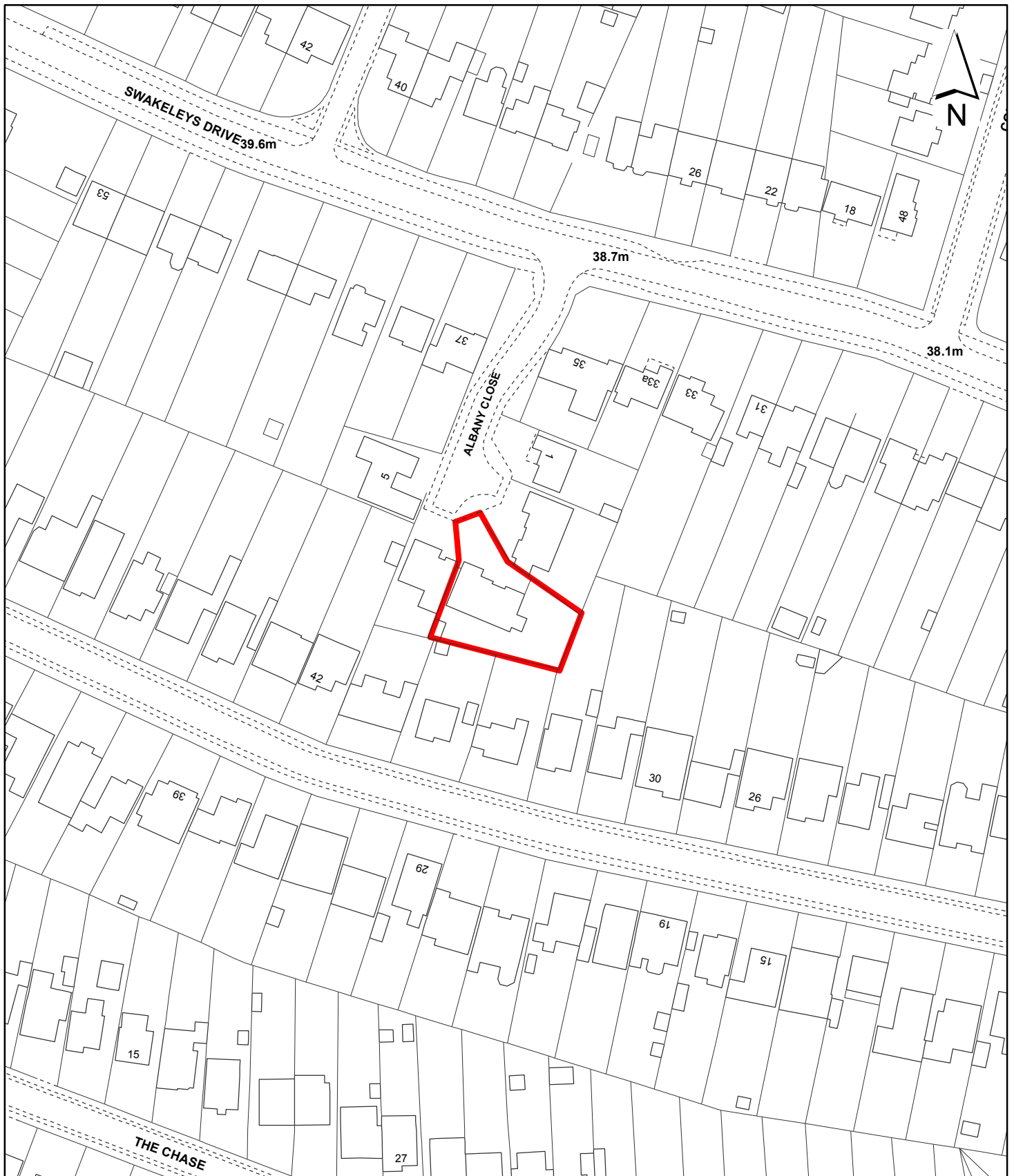
Date 26/07 Drawn by GKL

Drg No. 3841/04 Rev.


Revisions  
 A Date  
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 Planning & Building Consultants  
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 Ruislip, Middlesex, HA4 8HR  
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 Job Title: **3 ALBANY CLOSE  
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Site Address	
<b>3 Albany Close</b>	
Planning Application Ref:	Scale
<b>72581/APP/2017/3376</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Application</b>	<b>January 2017</b>

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



HILLINGDON

LONDON

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

**Address** 53 WIELAND ROAD NORTHWOOD

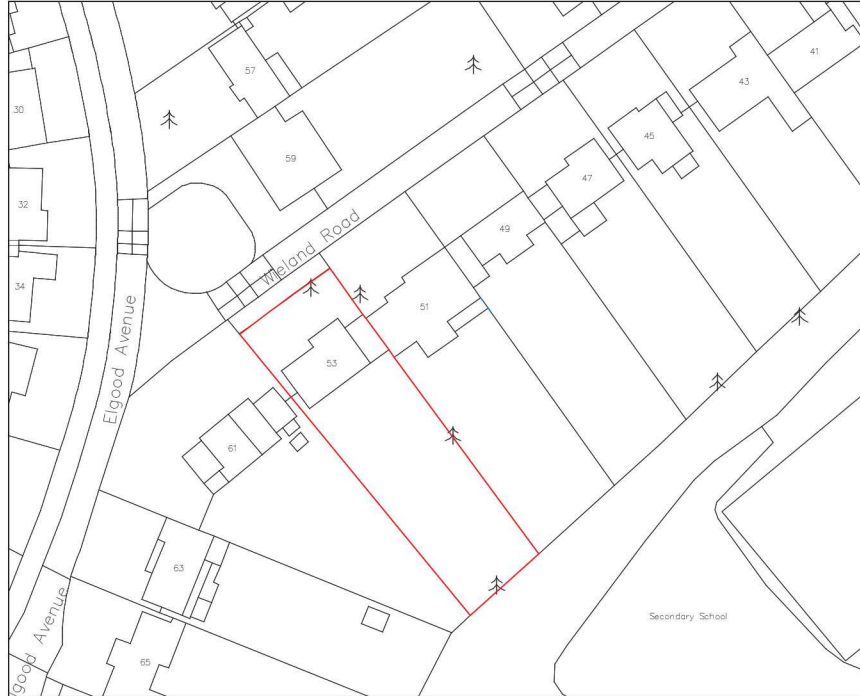
**Development:** Part two storey, part single storey side/rear extension and demolition of garage

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

**Date Plans Received:** 20/06/2017

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

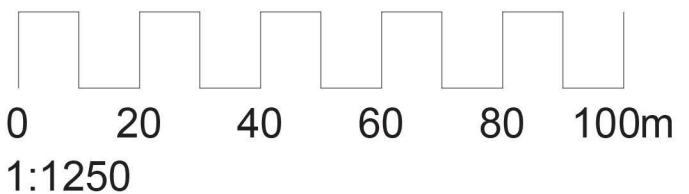
**Date Application Valid:** 03/07/2017



1

# Location Plan

1 : 1250



## SEABROOK ARCHITECTS CHARTERED ARCHITECTS

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

53 Wieland Road Northwood  
HA6 3QX

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

## Location Plan

Drawn By **sl**

Date **07/11/2017**

Checked By **JS**

Date **07/11/2017 16:34:31**

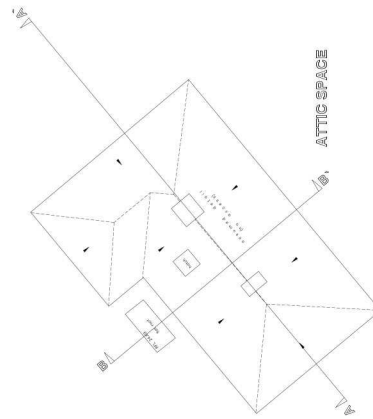
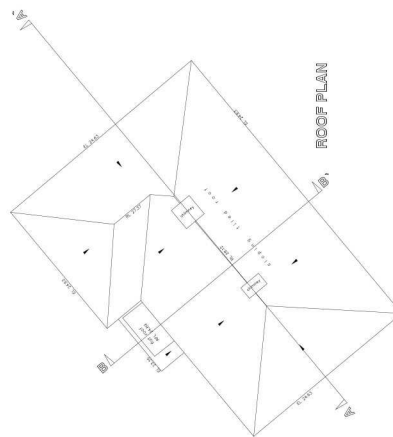
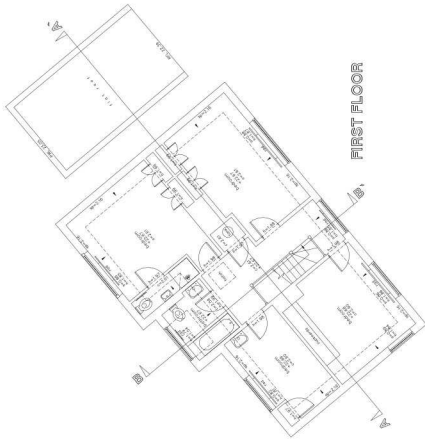
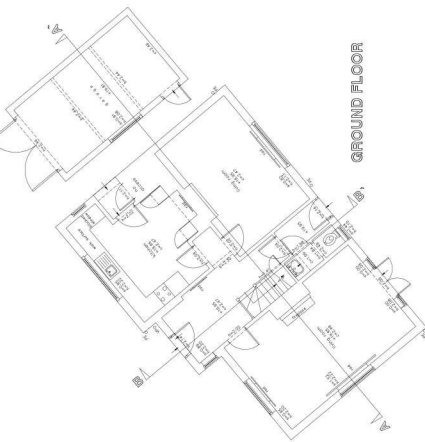
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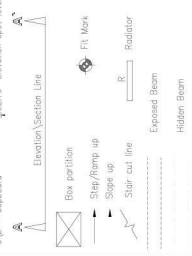
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**5369 / A100**

Rev.  
**B**





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	<b>FLOOR PREFIXES</b>	
	B = Basement	
	1 = First Floor	
	2 = Second Floor	
	3 = Third Floor	
	4 = Fourth Floor	
	<b>LEVEL PREFIXES</b>	
	P = Plinth Height	RL = Ridge Level
	S = Sill Height	EL = Eaves Level
	H = Head Height	TL = Top Level
	R = Roof Height	SL = Sill Level
	W = Window Height	ST = Threshold Level
	b = Beam Height	Th = Threshold Level
	sp = Spring Point Height	FL = Finished Floor Level
	sc = Structural Ceiling Height	PL = Plinth Top Level
	sf = Soffit Height	+35.20 Detailed spot level
	c/d = Curbors	+52.76 Elevation spot levels
		Direction/Section Line

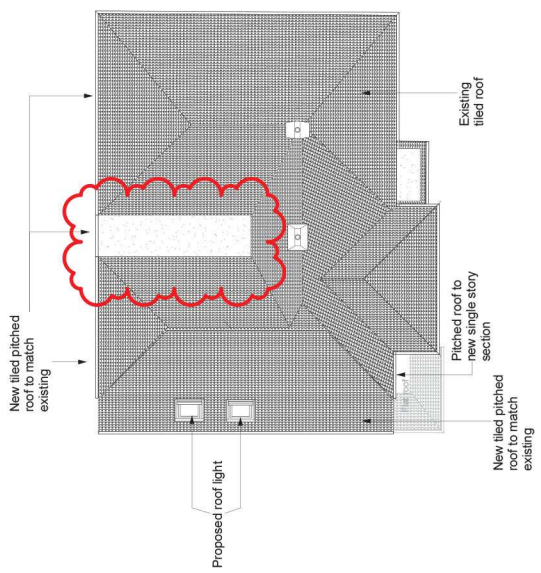


Client		
<b>SEABROOK ARCHITECTS</b>		
Project		
<b>83 WIELAND ROAD NORTHWOOD MIDDLESEX</b>		
Title		
<b>FLOOR PLANS</b>		
Drawn by	Checked by	
KN	NAA	
Scale	Date	
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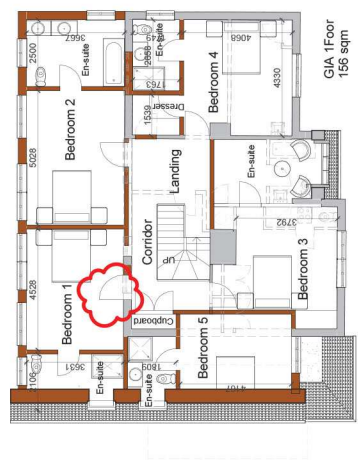


Amendments/Notes

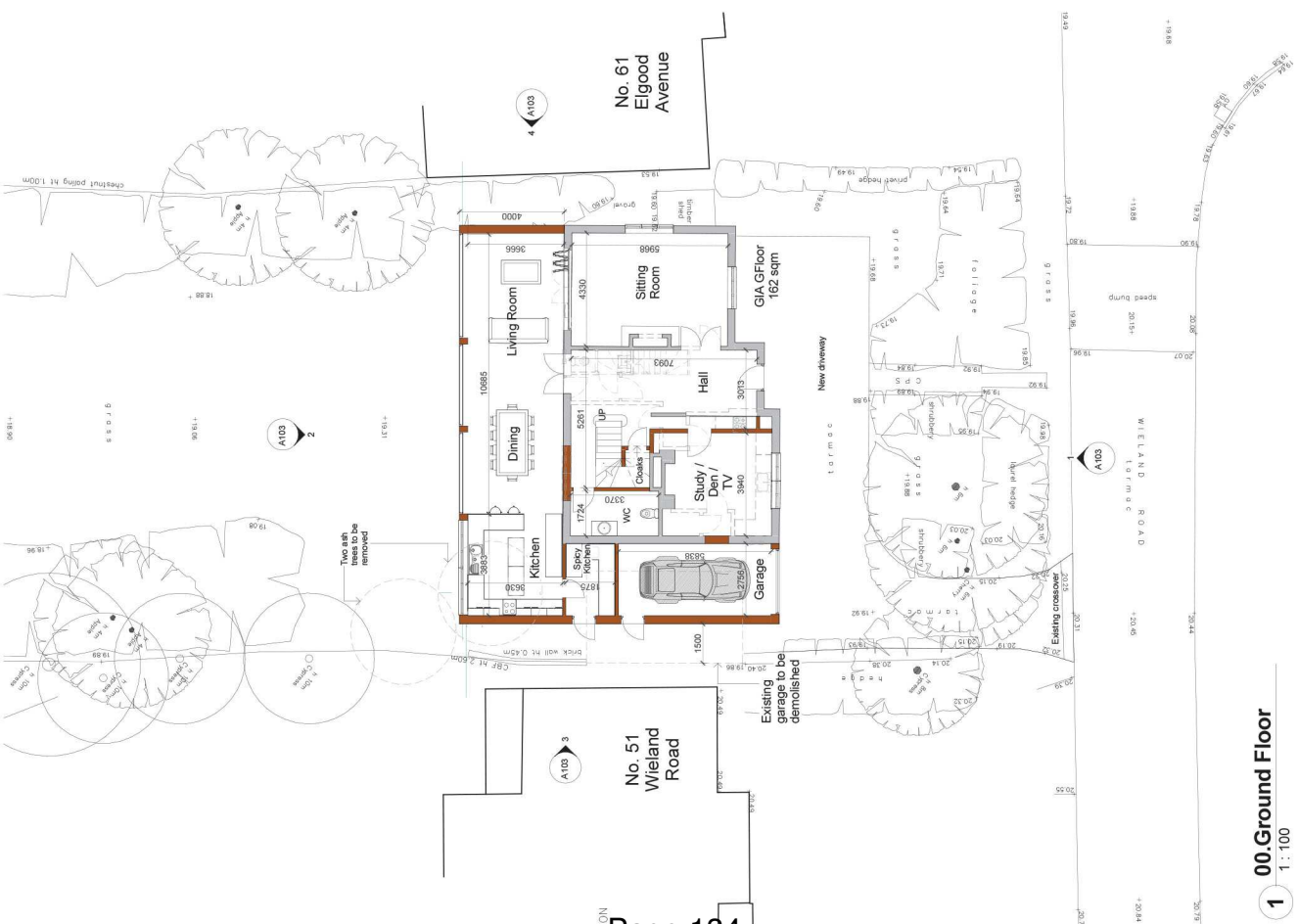
Rev.	Description	Date	Issued by
A	Revised	12/08/17	J



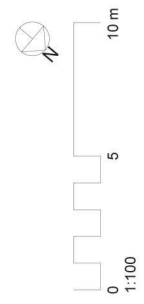
3 1:100



2 1:100



1 1:100



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Project: 53 Wieland Road, Northwood, HA6 3QX, A

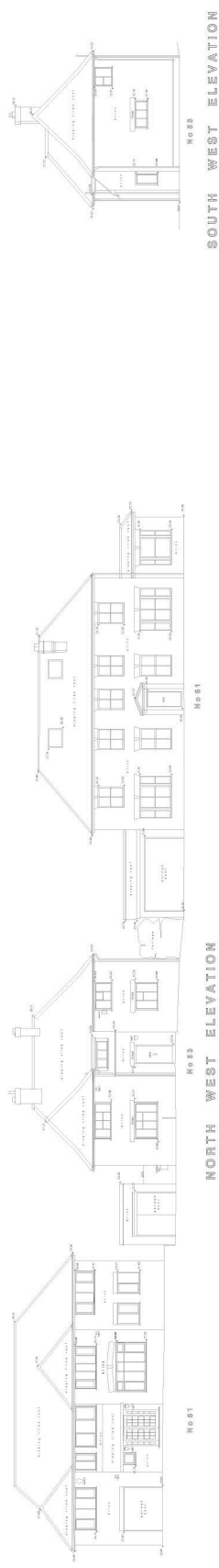
Drawing: Floor Plans

SEABROOK ARCHITECTS  
CHARTERED ARCHITECTS

The Studio Room, 100, Great West Road, Uxbridge, Middlesex, UB8 3JH  
Seabrook Architects LLP - email: info@seabrookarchitects.co.uk

Drawn By: JS Date: 28/09/2017 12:33:14  
Checked By: JS Date: 28/09/2017 12:33:14  
Approved By: JS Date: 28/09/2017 12:33:14

Drawing No: 53669 / A102 Rev: F A

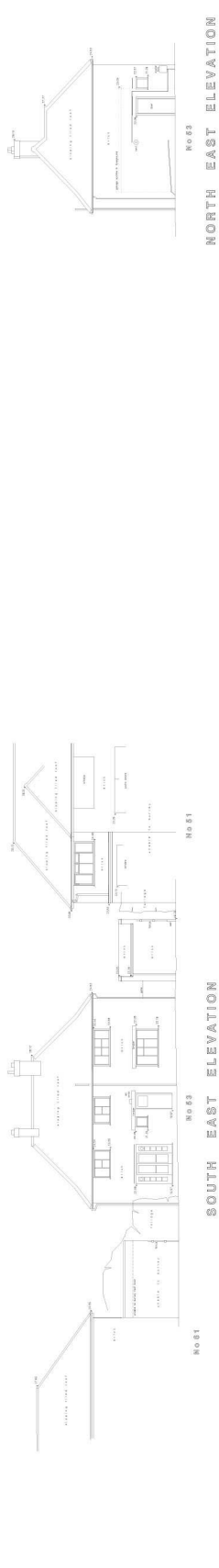


**SOUTH WEST ELEVATION**

**NORTH WEST ELEVATION**

**SECTION A-A**

**SECTION B-B**



**NORTH EAST ELEVATION**

**SOUTH EAST ELEVATION**

**SECTION A-A**

**SECTION B-B**

REVISION	DESCRIPTION	DATE
1	ISSUED	

**LEGEND**

IS, AND INDICATE FLOOR LEVELS, INCLUDING "C" FLOOR LEVELS, AND THE FINISH FLOOR LEVELS OF THE FLOOR FINISHES.

**FLOOR FINISHES**

- 1 = Concrete
- 2 = Ceramic Tiles
- 3 = Carpet
- 4 = Hard Floor

G = Grain Storage  
 B = Bath Level  
 H = Hot Water Tank  
 I = Insulation  
 J = Joist Height  
 K = Kitchen Level  
 L = Living Level  
 M = Mechanical Room  
 N = Porch Level  
 O = Office Level  
 P = Parking Level  
 Q = Stair Level  
 R = Terrace Level  
 S = Utility Level  
 T = Unfinished Level  
 U = Unfinished Level  
 V = Unfinished Level  
 W = Unfinished Level  
 X = Unfinished Level  
 Y = Unfinished Level  
 Z = Unfinished Level

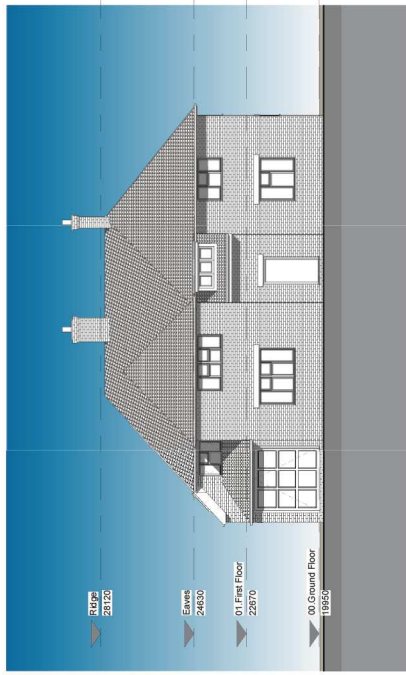


<b>SEAROOK ARCHITECTS</b> Unit 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		Project: <b>85 WILAND ROAD          NORTHWOOD          MIDDLESEX</b>
Drawn by: <b>KN</b>	Checked by: <b>NAA</b>	
Scale: <b>1:1000000</b>	Date: <b>SEPT 2015</b>	
Drawing Number: <b>TS15-3327\3</b>	Page: <b>10</b>	
Sheet: <b>1</b>	of <b>1</b>	

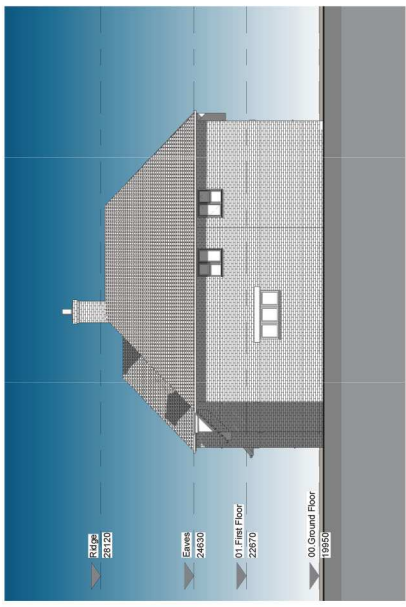


Amendments/Notes

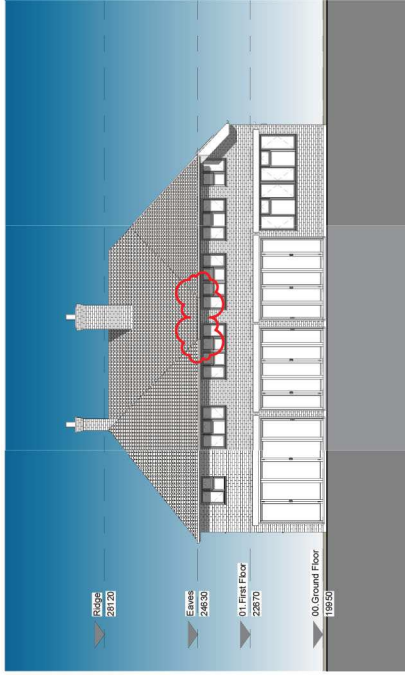
Rev.	Description	Date	Issued By
A	R046901.1	12/09/17	J



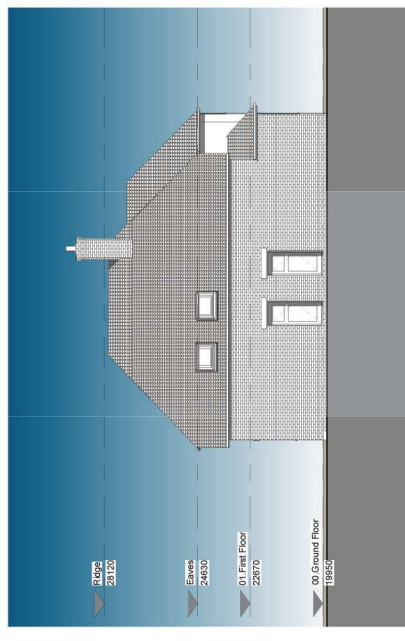
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1 : 100



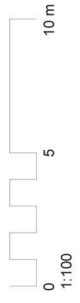
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1 : 100



2 Rear (South-East) Elevation  
1 : 100



3 Side (North-East) Elevation  
1 : 100



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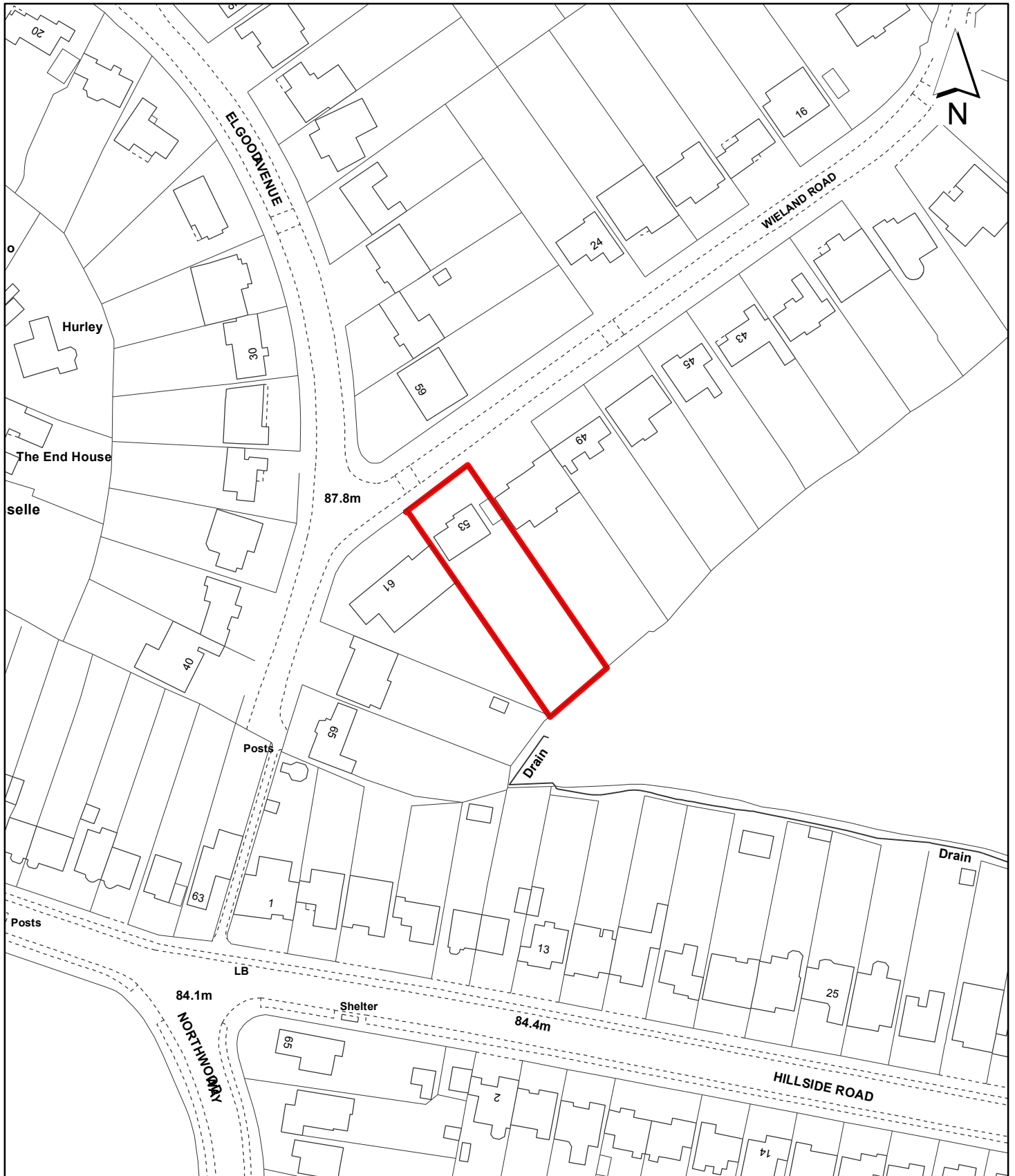
Project  
53 Wieland Road  
Northwood  
HA6 3QX  
A

Drawing  
Elevations


SEABROOK ARCHITECTS  
CHARTERED ARCHITECTS  
The Studio Barn, 10, Great Central Road, Uxbridge, Bucks HP8 2JU  
Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By: JH Date: 28/09/2017  
Checked By: JS Date: 28/09/2017 12:20:07  
Approved By: - Date: 28/09/2017 12:20:07  
Drawing No: 53669 / A103  
Rev: E A





**Notes**

 Site boundary

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Site Address

**53 Weiland Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

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

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**January  
 2018**



**HILLINGDON**  
 LONDON

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

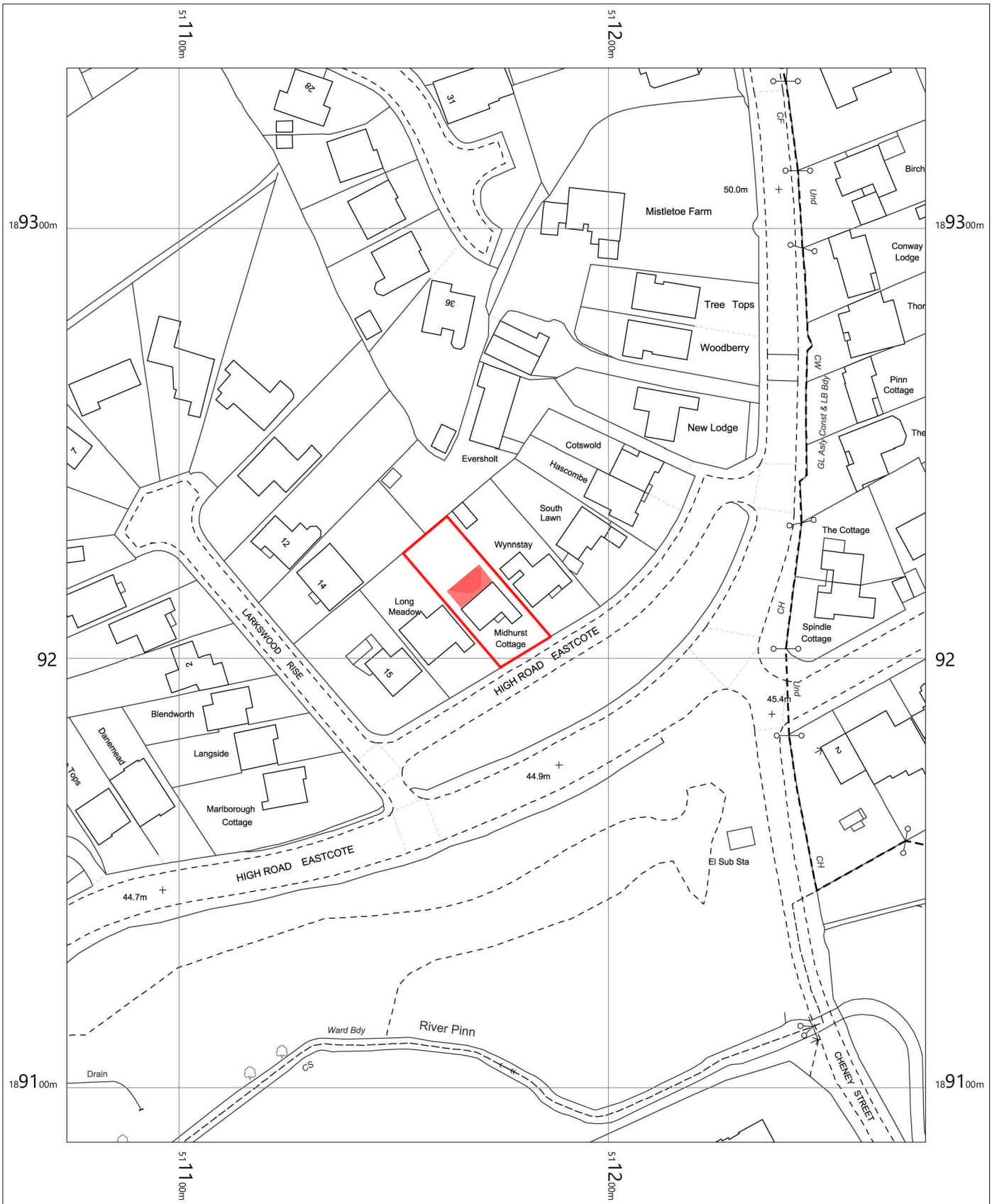
**Address** MIDHURST COTTAGE HIGH ROAD EASTCOTE

**Development:** Two storey rear extension.

**LBH Ref Nos:** 73006/APP/2017/3705

**Date Plans Received:** 12/10/2017      **Date(s) of Amendment(s):** 11/10/2017

**Date Application Valid:** 12/10/2017

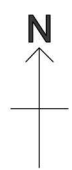


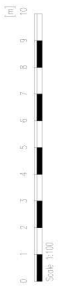
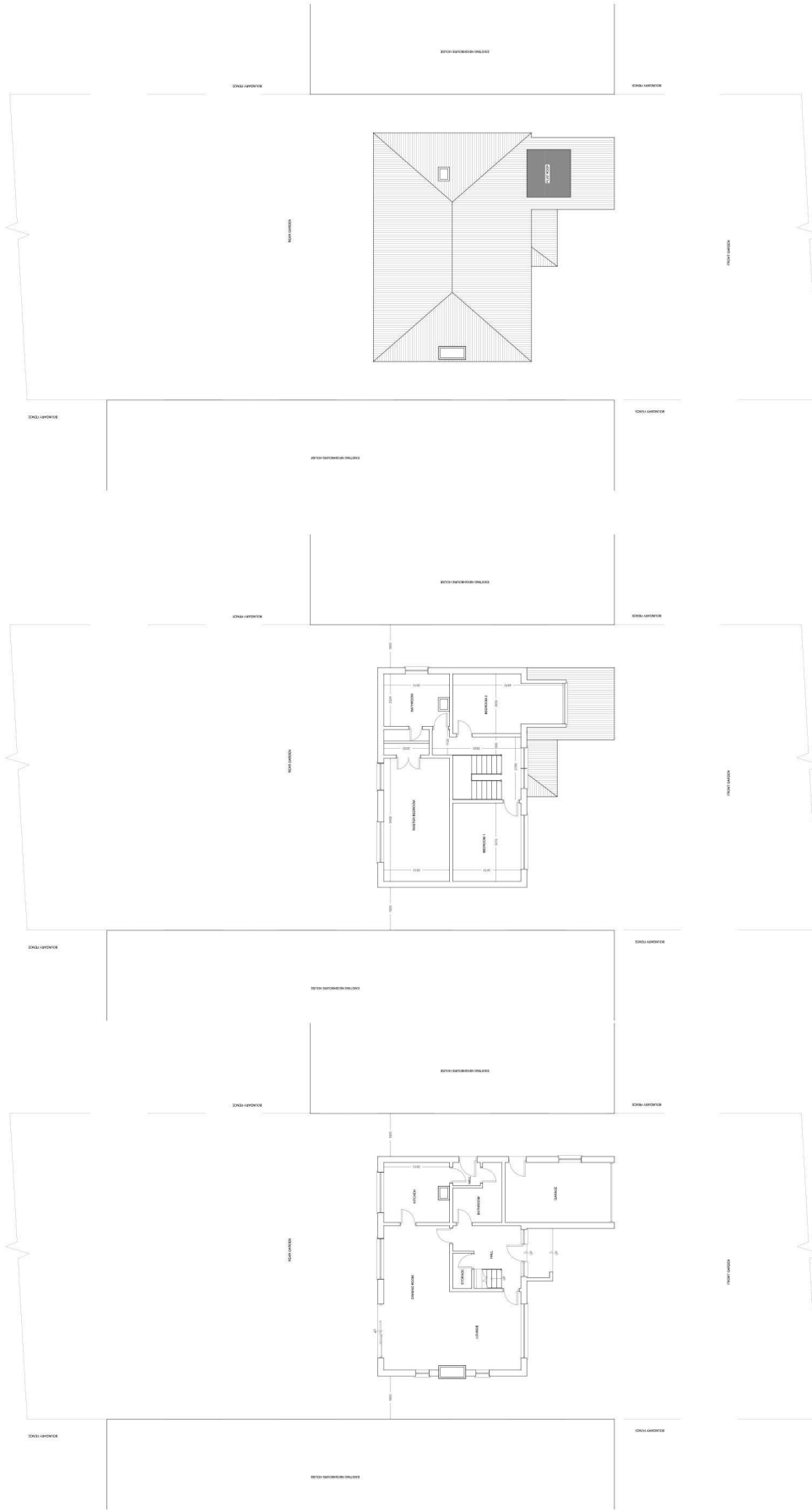
**Midhurst Cottage**  
**High Road Eastcote**  
**Pinner HA5 2HJ**

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

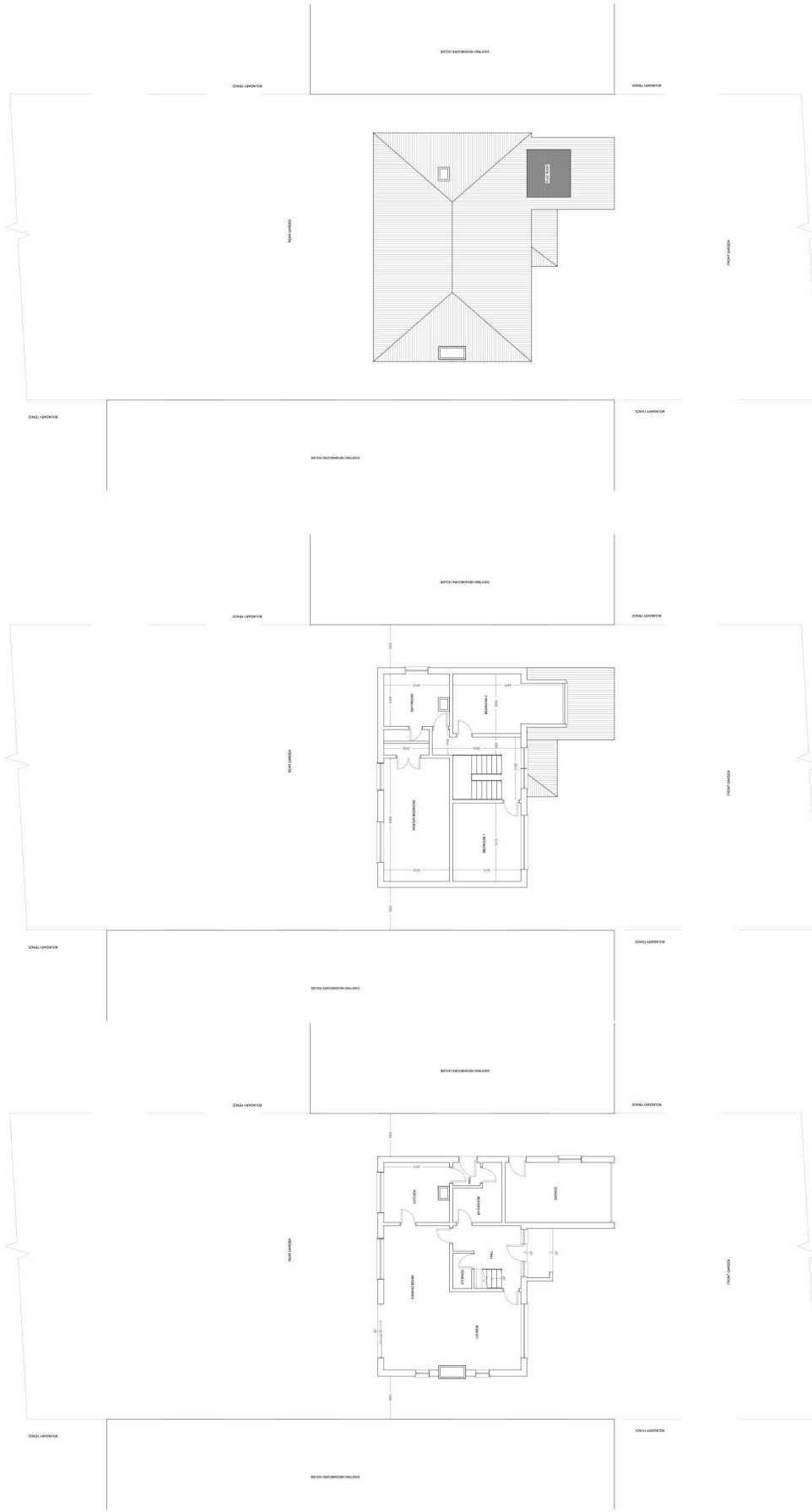
1:1250 scale print at A4, Centre: 511174 E, 189212 N

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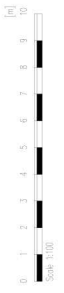
Site: Midhurst Cottage, Harrow HA2 7RW  
 Client: Mr. Z Siddiqui  
 Drawing No: ZS.PA.2017.A101 Rev P01  
 Drawing Title: Existing Plans  
 Date: 11.10.2017  
 Scale: 1:100 @A1



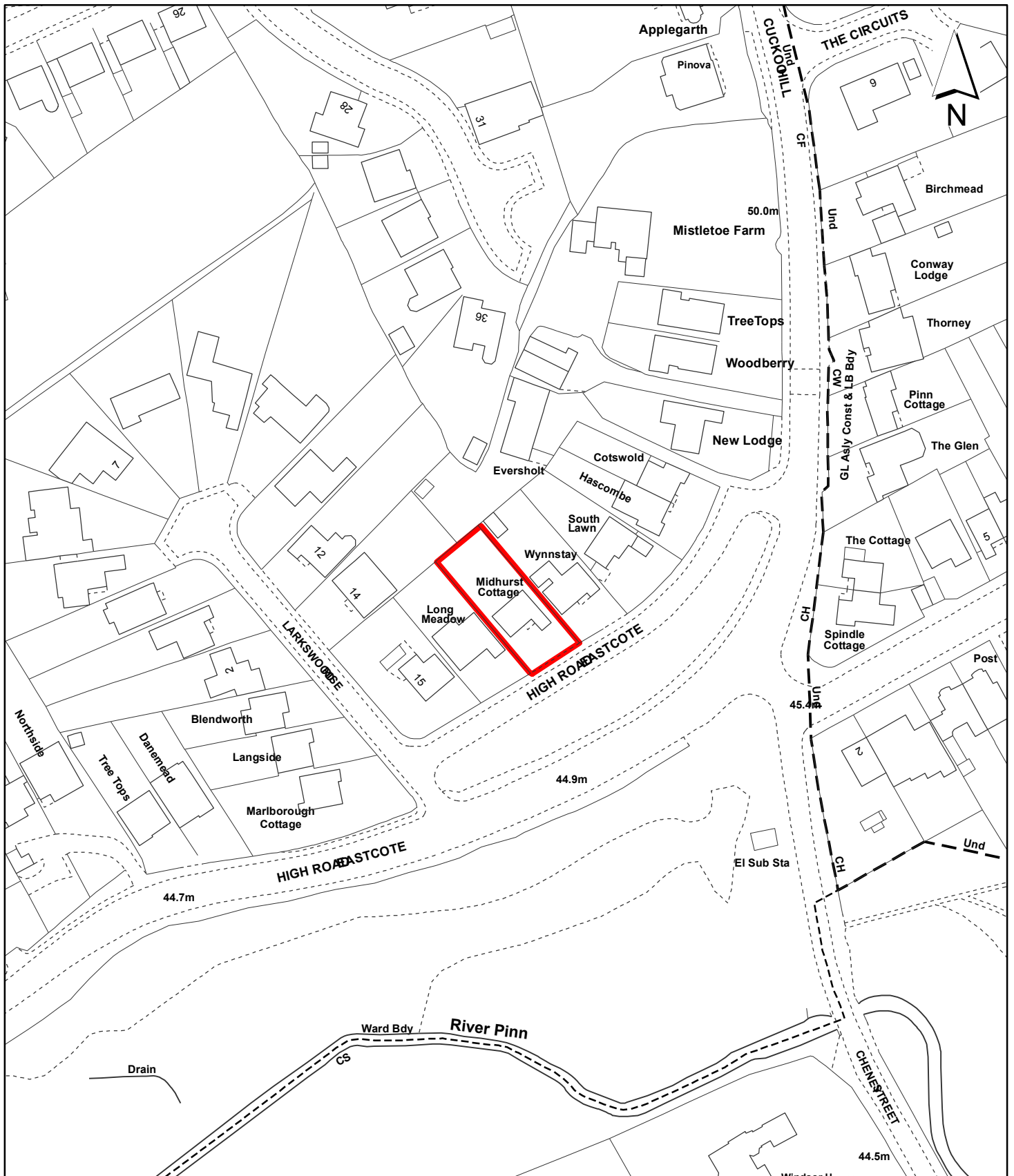
EXISTING ROOF  
FLOOR PLAN


EXISTING FIRST  
FLOOR PLAN

EXISTING GROUND  
FLOOR PLAN



Site: Midhurst Cottage, Harrow HA2 7RW  
 Client: Mr. Z Siddiqui  
 Drawing No: ZS.PA.2017.A101 Rev P01  
 Drawing Title: Existing Plans  
 Date: 11.10.2017  
 Scale: 1:100 @A1



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>Midhurst Cottage High Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>73006/APP/2017/3705</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North Application</b></p>	<p>Date</p> <p style="text-align: center;"><b>January 2017</b></p>	



**HILLINGDON**  
LONDON

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

**Address** 8 MONKS CLOSE RUISLIP

**Development:** Conversion of dwelling into 1 x 1-bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension.

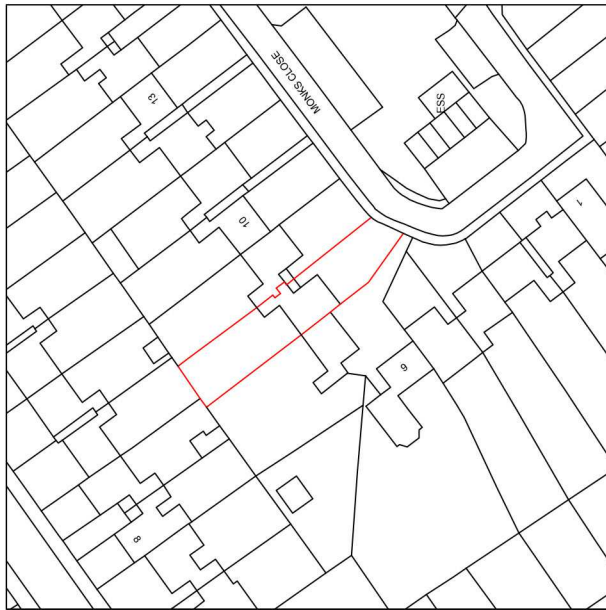
**LBH Ref Nos:** 72216/APP/2017/3508

**Date Plans Received:** 27/09/2017

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

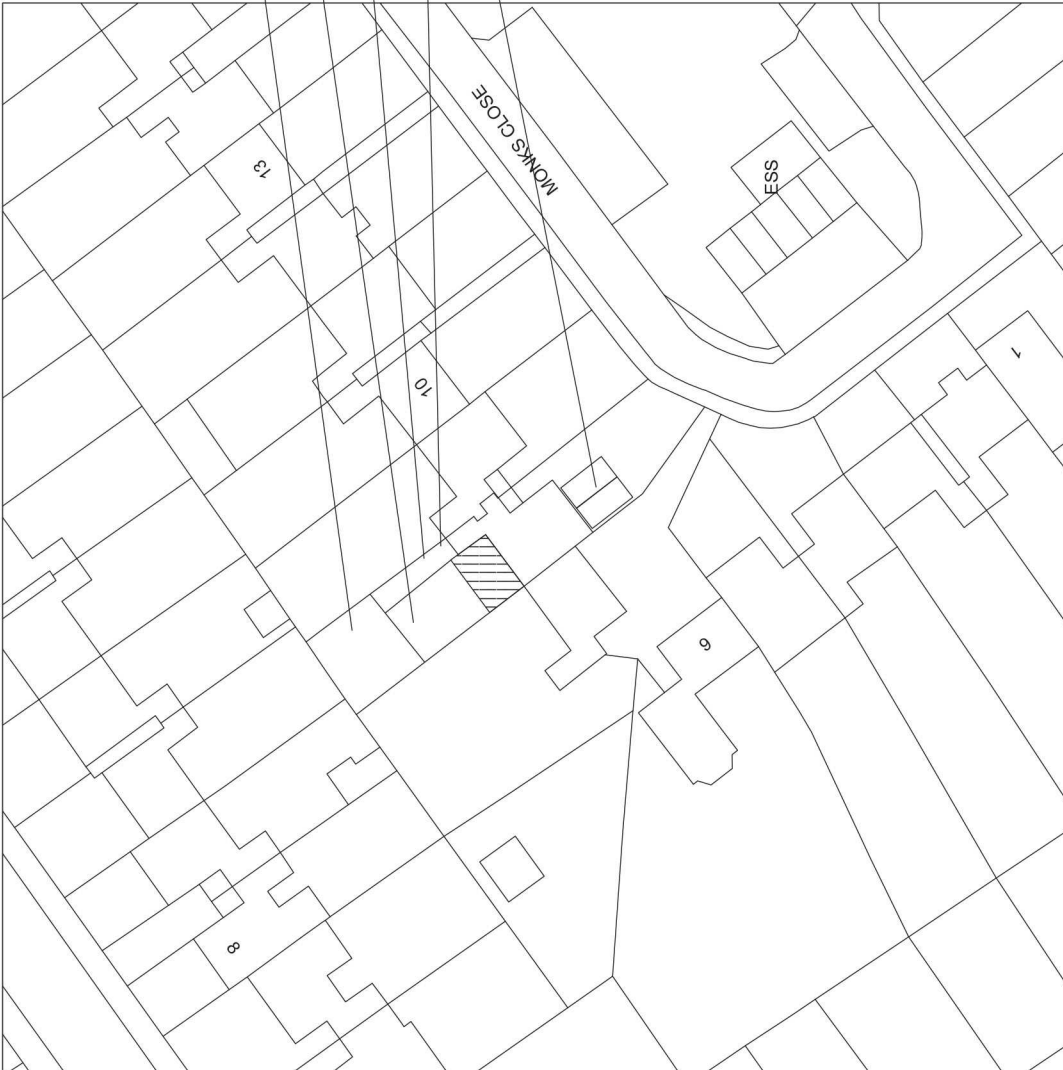
**Date Application Valid:** 12/10/2017

---



LOCATION PLAN  
Scale 1:1250





Application:  
**FPA – GF & 2 storey rear extension incl COU to 2 flats**

Client:	Mr Hussein Mrs Tasneem Kaggdi	Date:	10 <sup>th</sup> August 2017
Site:	8 Monks Close, Ruislip, HA4 0HX	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg No:	ASB420-05FFA

**ASB PROPERTY CONSULTANTS LTD**  
*Planning consultants and Surveyors*

Exchange House 494  
Midsummer Boulevard  
Central Milton Keynes Tel : 07854 351 934 - 0800 139 1383  
MK9 2EA Email : [asb@gotesignztd.com](mailto:asb@gotesignztd.com)

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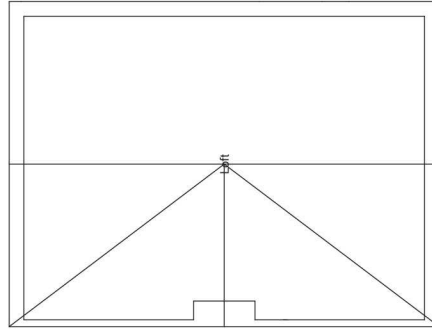
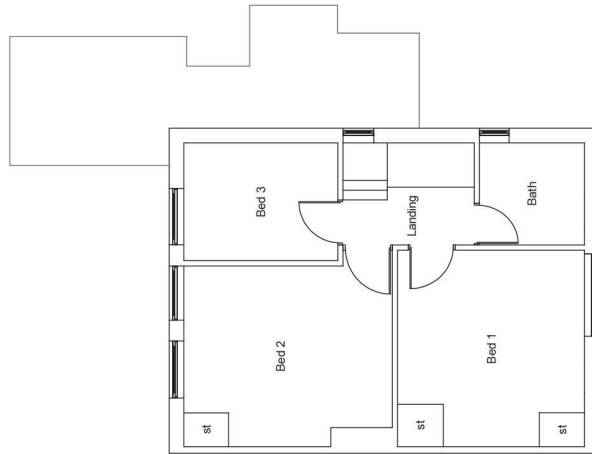
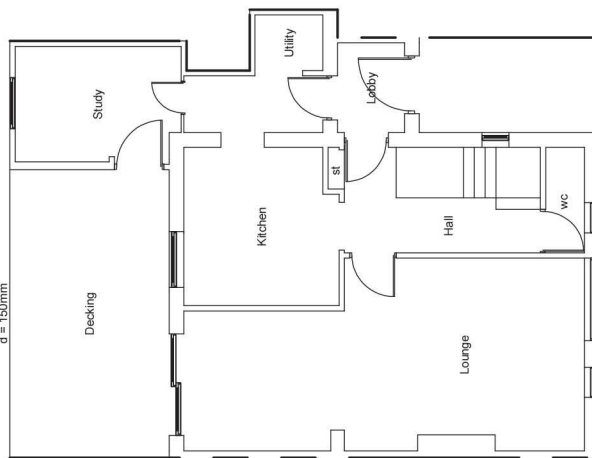
# BLOCK PLAN

## Scale 1:500

Metres



SCALE 1 : 100



**REVISIONS:**

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its amendments. The adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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EXISTING GF / FF & ROOF LAYOUTS  
Scale 1:100

Application: **FPA – GF & 2 storey rear extension incl COU to 2 flats**

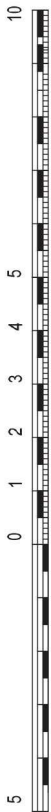
Client:	Mr Huseini Mis Tasneem Kapti.	Date:	10 <sup>th</sup> August 2017
Site:	8 Monks Close, Ruislip, HA4 0HX	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg. No.:	ASB420 – 01FPA

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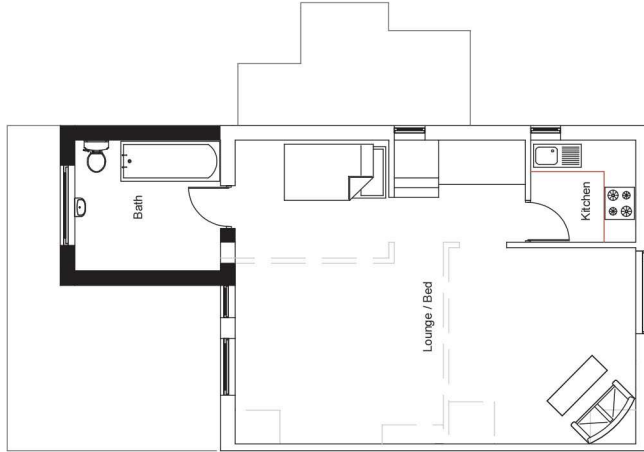
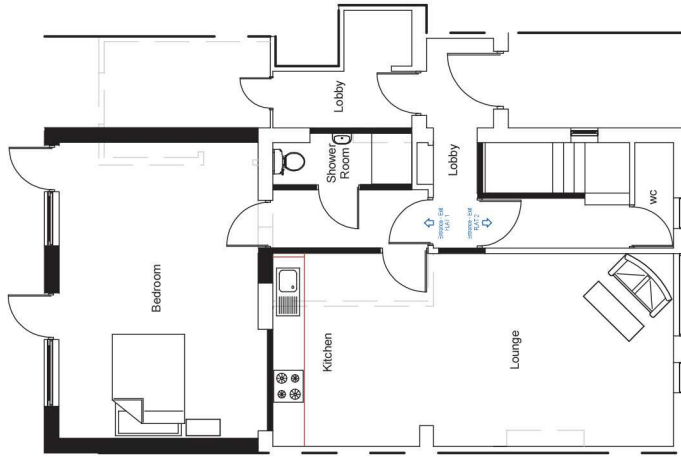
Exchange House 494  
Midsummer Boulevard  
Central Milton Keynes Tel : 07854 351 934 – 0800 139 1383  
MK9 2EA Email : [asb@gtdesignltd.com](mailto:asb@gtdesignltd.com)

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Metres



SCALE 1 : 100



PROPOSED GF & FF LAYOUT  
Scale 1:100

**REVINCUTES:**

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be informed under section 60 of the Town & Country Planning Act 1990.

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Application:  
**FPA – GF & 2 storey rear extension incl COU to 2 flats**

Client:	Mr-Huseini Mrs Tasneem Kagdi.	Date:	10 <sup>th</sup> August 2017
Site:	8 Monks Close, Ruislip, HA4 0HX	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg No.:	ASB420 – 03FPA

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Metres

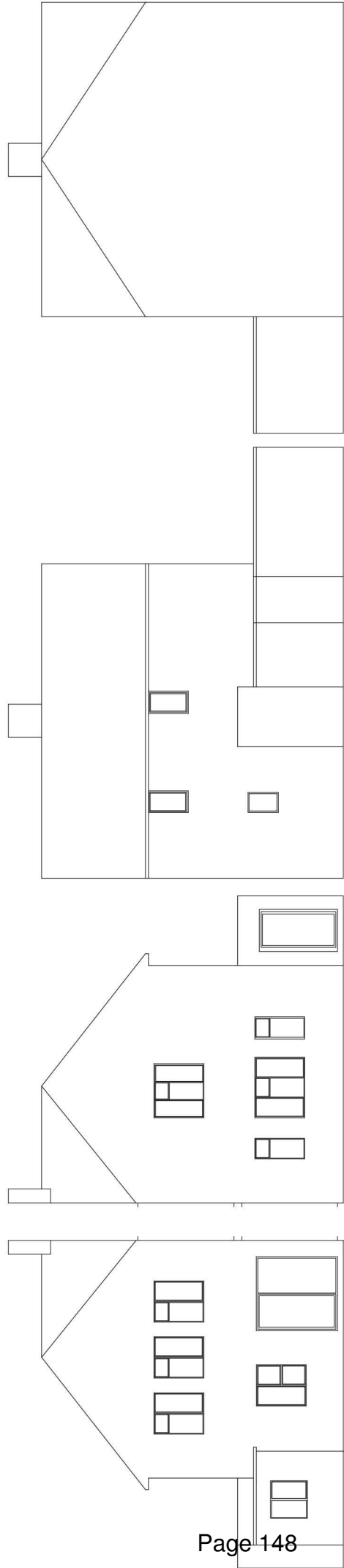


SCALE 1 : 100

**REVNOTES:**

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EXISTING REAR / FRONT & SIDE ELEVATIONS  
Scale 1:100

Application:  
**FPA – GF & 2 storey rear extension incl COU to 2 flats**

Client: Mr Huseni Mrs Tasneem Kagdi Date: 10<sup>th</sup> August 2017  
Site: 8 Monks Close, Gurns Benning, Ruislip, HA4 0HX Drawn By:  
Scale: Refer to Drawing @ A3 Dwg. No. ASB420 – 02FPA

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*Planning consultants and Surveyors*

Exchange House 494  
 Midsummer Boulevard  
 Watlington Keynes, Tel.: 07854 351 934, 0800 139 1383  
 MK9 2EA Email: [asb@asbdesignltd.com](mailto:asb@asbdesignltd.com)

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Metres

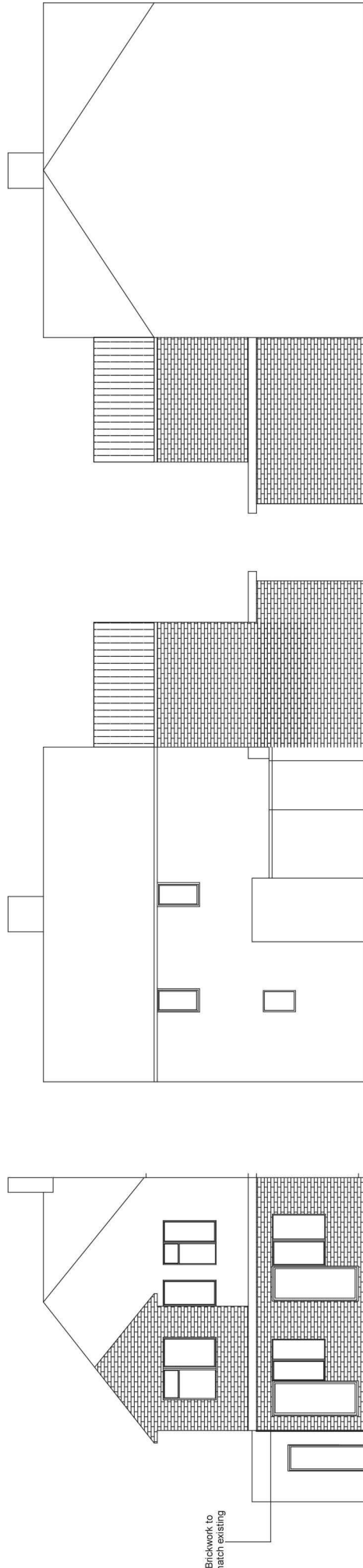


SCALE 1 : 100

**REVNOTES:**

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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Brickwork to match existing

PROPOSED REAR / FRONT & SIDE ELEVATIONS  
Scale 1:100

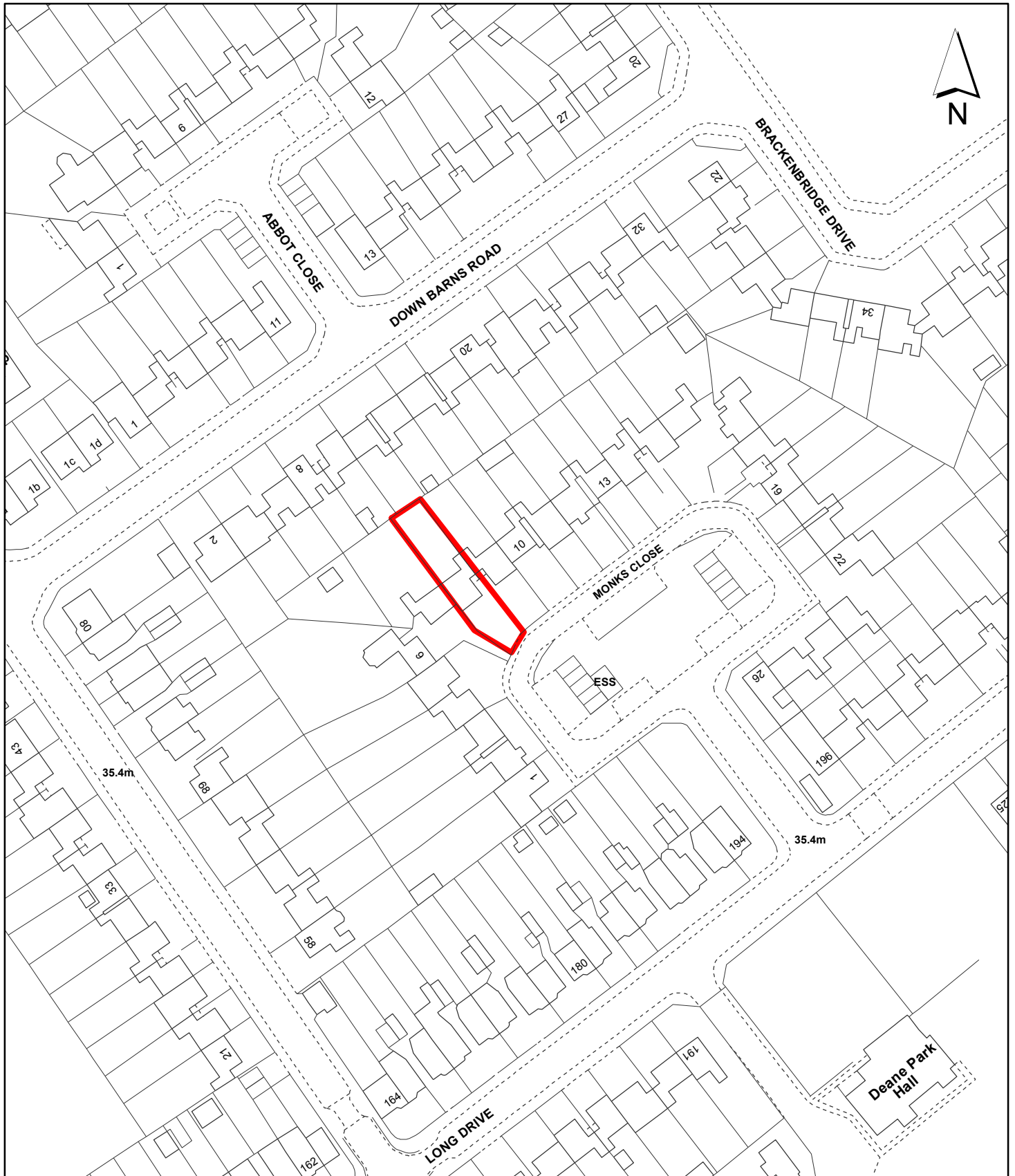
Application:  
**FPA – GF & 2 storey rear extension incl COU to 2 flats**

Client:	Mr Huseini Mrs Tasneem Kagdi.	Date:	10 <sup>th</sup> August 2017
Site:	8 Monks Close, Ruislip, HA4 0HX	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg. No.	ASB420 – 04FPA


**ASB PROPERTY CONSULTANTS LTD**  
*Planning consultants and Surveyors*

Exchange House 464  
Midsummer Boulevard  
Central Milton Keynes Tel : 07854 351 934 - 0800 139 1383  
MK9 2EA Email : [asb@gsdesignltd.com](mailto:asb@gsdesignltd.com)

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**Notes**

 Site boundary

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 Unless the Act provides a relevant exception to copyright.

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Site Address

**8 Monks Close  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**72216/APP/2017/3508**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**January 2017**



**HILLINGDON**  
LONDON

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

**Address** 4 ASHBURTON ROAD RUISLIP

**Development:** Part two storey, part single storey side/rear extension, single storey front extension and conversion of roof space to habitable use to include a rear dormer and conversion of dwelling from 1 x 4-bed to 3 x 2-bed and 1 x 1-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

**LBH Ref Nos:** 15579/APP/2017/3615

**Date Plans Received:** 05/10/2017

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

**Date Application Valid:** 13/10/2017

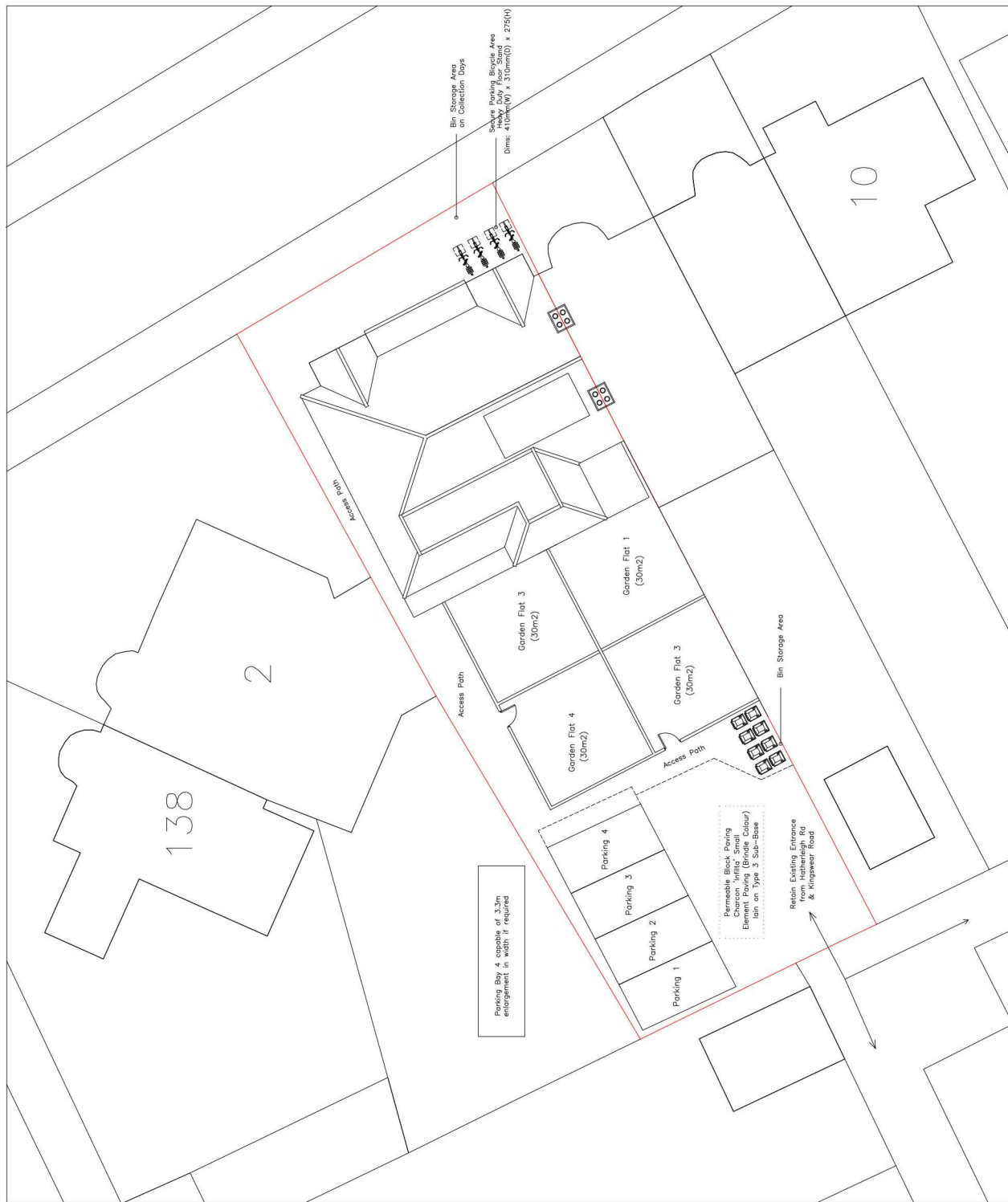
---

SITE LOCATION PLAN  
AREA 4 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 510090 , 186814



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
16:27:46 19/12/2017





1800mm High Close Boarded Timber Fence to Garden Spaces

Parking Spaces to be 1.8m x 2.4m width

Approach to Entrance from Pavement to be Gently Sloping

Approach to Entrance from Parking Bays to be Gently Sloping

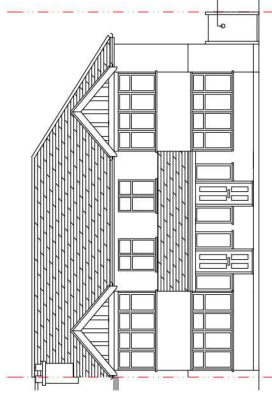
NOTES

1. DESIGNATIONS ON THE DRAWING ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE APPOINTMENT OF A PARTY WALL.
2. ALL DIMENSIONS ARE TO BE GIVEN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORKING DRAWINGS.
4. IF THE CONTRACTOR IS REQUIRED TO MAKE ANY CHANGES TO THE WORKING DRAWINGS, HE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORKING DRAWINGS.
5. IF THE CONTRACTOR IS REQUIRED TO MAKE ANY CHANGES TO THE WORKING DRAWINGS, HE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORKING DRAWINGS.
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9. IF THE CONTRACTOR IS REQUIRED TO MAKE ANY CHANGES TO THE WORKING DRAWINGS, HE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORKING DRAWINGS.
10. IF THE CONTRACTOR IS REQUIRED TO MAKE ANY CHANGES TO THE WORKING DRAWINGS, HE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORKING DRAWINGS.

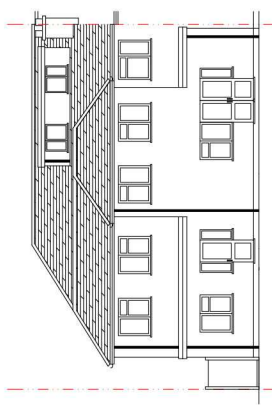
PROPOSED BLOCK PLAN



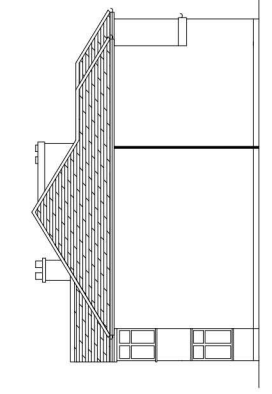
BCCconsultants Barry Cunningham 07976098772 bccconsultants@mail.com	Drawing No. 4AshburtonRd/2017/03 REV A	Client: Mr J Stanley 4 Ashburton Road Ruislip HA4 6AD	Description: Erection of Part Single Front/Rear & Part Two Storey Side/Rear Extensions & Conversion of Dwelling into 4 Residential Flats with Associated Landscaping & Amenity Space
	Scale: 1:100		
	Issue Date: 12/10/2017		



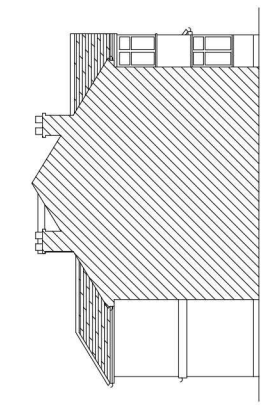
PROPOSED FRONT ELEVATION



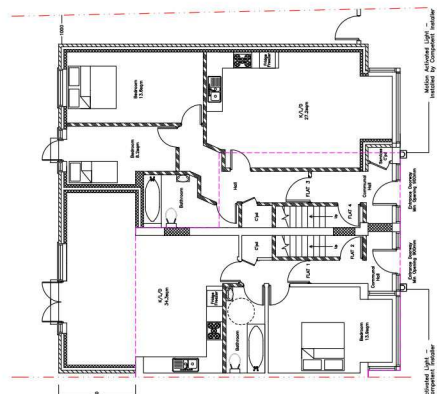
PROPOSED REAR ELEVATION



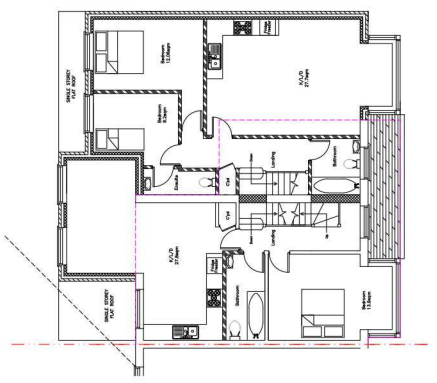
PROPOSED SIDE ELEVATION



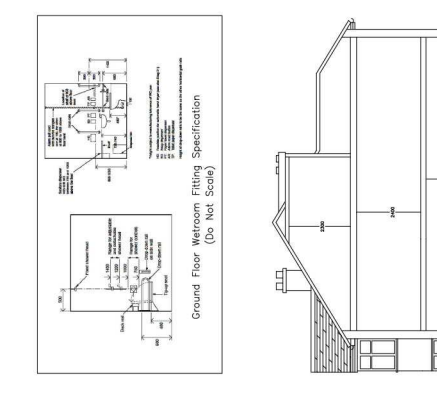
PROPOSED SIDE ELEVATION



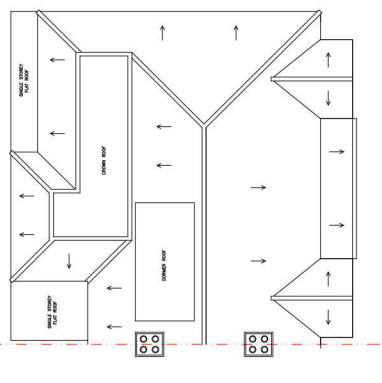
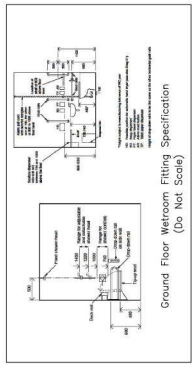
PROPOSED GROUND FLOOR PLAN



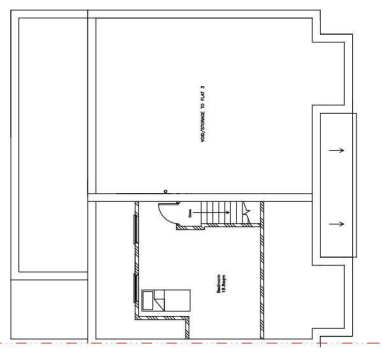
PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION



PROPOSED ROOF PLAN



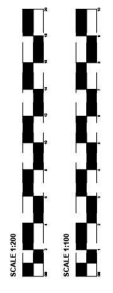
PROPOSED SECOND FLOOR PLAN



PROPOSED BLOCK PLAN  
(1:200)

NOTES

1. PLEASE NOTE ON RELEVANT PLANNING OWNERS. IN RESPECT OF WORKS ON THE PARTY WALLS ARE THE CONTERS SURVIVOR IS ADVISED.
2. ALL DIMENSIONS ARE TO BE CREATED ON THE BEFORE COMMENCING WORK.
3. IN CASE OF PROBLEMS WITH PLANNING OR LOCAL AUTHORITY, PLEASE CONTACT THE CLIENT OR CONTRACTOR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL MATERIALS ETC. AS A RESULT OF UNREASONABLE DECISIONS.
4. FOR ANY INFORMATION, NOT COVERED BY THESE DRAWINGS, REFER TO THE ARCHITECT FOR CLARIFICATION.
5. THE CONTRACTOR MUST ENSURE THAT THE WORK IS BEING CARRIED OUT TO THE LATEST EDITIONS OF ALL RELEVANT STANDARDS.
6. IF AS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCAL AUTHORITY OF ANY WORKS TO BE CARRIED OUT ON THE PARTY WALLS, THE CONTRACTOR MUST ENSURE THAT THE WORK IS BEING CARRIED OUT TO THE LATEST EDITIONS OF ALL RELEVANT STANDARDS.
7. IF WORK COMMENCES ON THE ABOVE BUILDING AS A RESULT OF UNREASONABLE DECISIONS, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ADDITIONAL MATERIALS ETC. AS A RESULT OF UNREASONABLE DECISIONS.
8. THIS DRAWING AND ALL CONTENTS PROVIDED HEREIN, THE CONTRACTOR AND PROPERTY OF THE ARCHITECT. ALL CONTENTS WILL FORM PART OF THE CONTRACT DOCUMENTATION. IF REMOVED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ADDITIONAL MATERIALS ETC. AS A RESULT OF UNREASONABLE DECISIONS.
9. BY USING THIS DRAWING, THE USER AND THE EMPLOYEE ACCEPTS THE ARCHITECT'S LIABILITY FOR THE WORK AND CONDITIONS.
10. THIS DRAWING AND ALL CONTENTS PROVIDED HEREIN, THE CONTRACTOR AND PROPERTY OF THE ARCHITECT. ALL CONTENTS WILL FORM PART OF THE CONTRACT DOCUMENTATION. IF REMOVED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ADDITIONAL MATERIALS ETC. AS A RESULT OF UNREASONABLE DECISIONS.

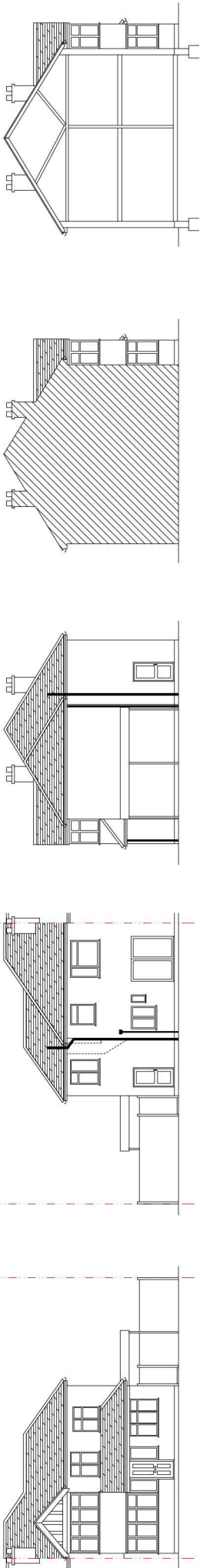


Service Contours should be within height band of 450mm to 1200mm from the floor level and at least 300mm away from any internal room corner.

Existing structure Superimposed on Proposed

FLAT 1 - 1Bed/2bath = 57.5sqm  
FLAT 2 - 2Bed/3bath = 75.1sqm  
FLAT 3 - 2Bed/3bath = 64.7sqm  
FLAT 4 - 2Bed/3bath = 65.1sqm

BCConsultants Barry Cunningham 07976098772 bcconsultants@mail.com	Client: Mr J Stanley 4 Ashburton Road Ruislip HA4 6AD	Description: Erection of Part Single Front/Rear & Part Two Storey Side/Rear Extensions & Conversion of Dwelling into 4 Residential Flats with Associated Landscaping & Amenity Space
Drawing No: 4AshburtonRd/2017/02 REV A	Scale: 1:200 1:100	Issue Date: 12/10/2017
	Paper: A1	

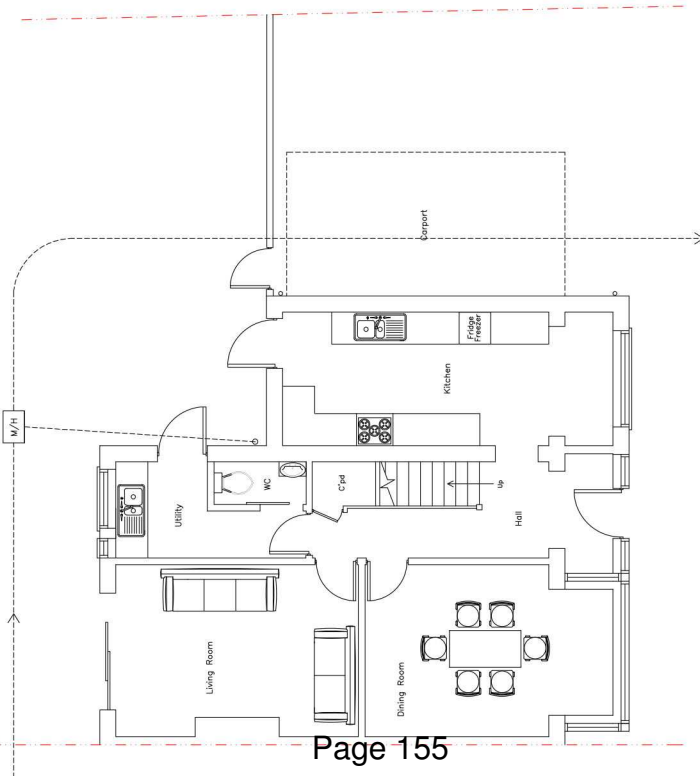


EXISTING FRONT ELEVATION

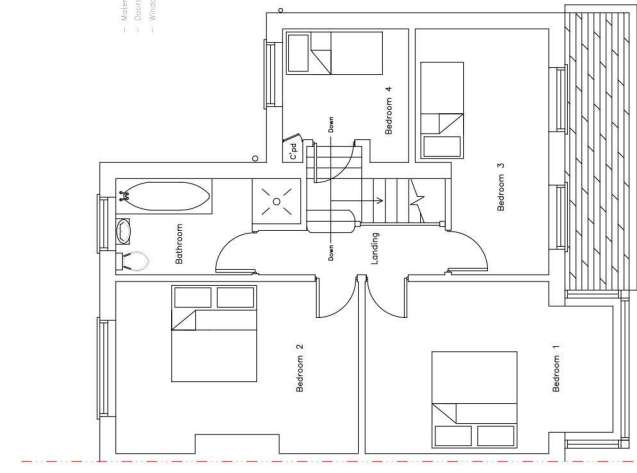
EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

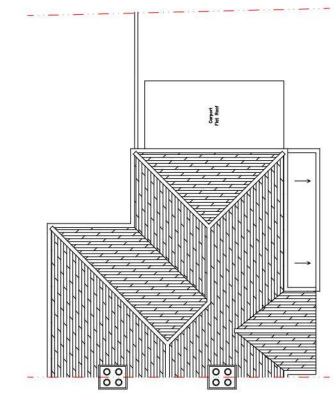
EXISTING SECTION



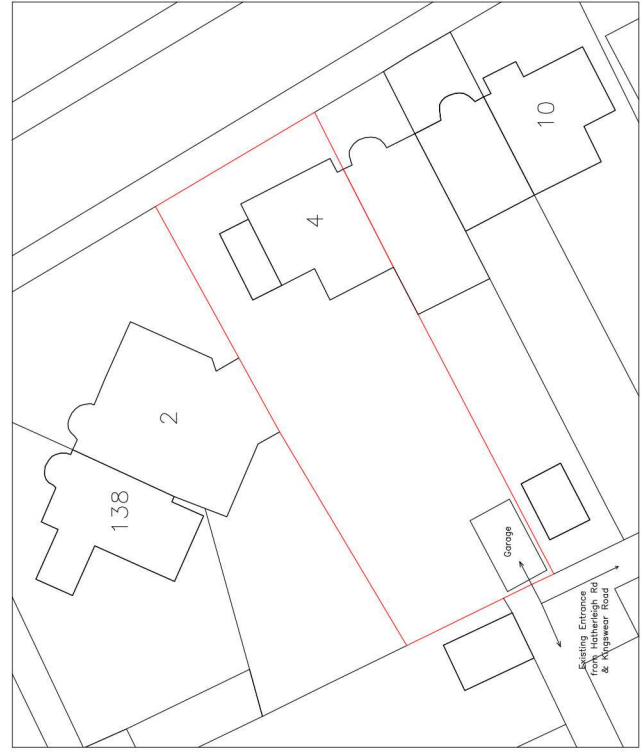
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

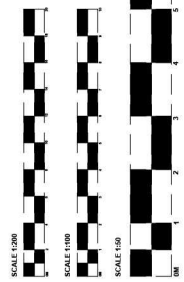


EXISTING BLOCK PLAN (1:200)

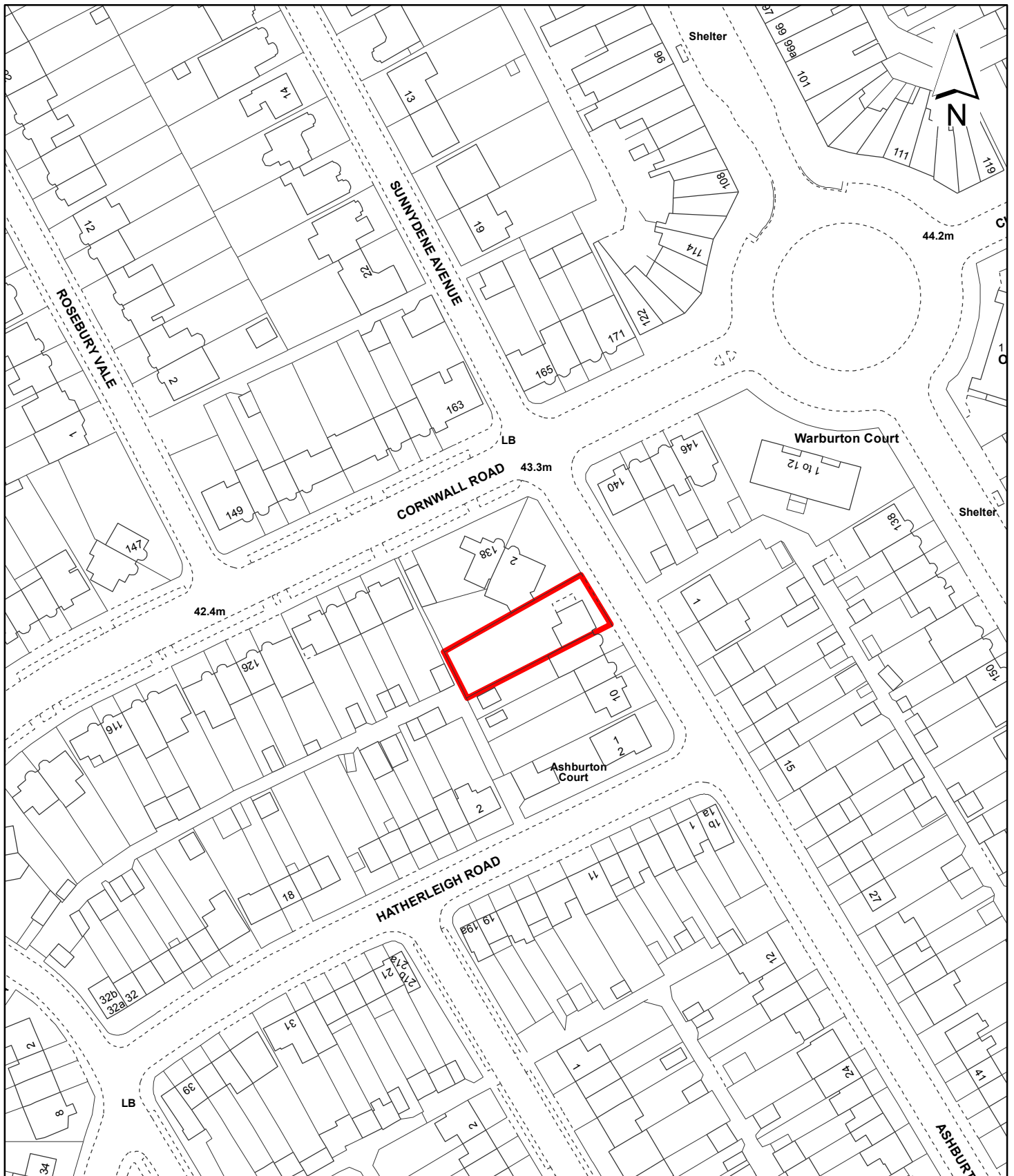
- Materials to match existing
- Doors to match existing
- Windows to match existing

- NOTES
1. EXISTING WORK SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.
  2. ALL DIMENSIONS ARE TO BE CHECKED ON THE SITE BEFORE COMMENCING WORK.
  3. IN CASE OF DISCREPANCIES IN DIMENSIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CLIENT OR CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES BEFORE COMMENCING WORK.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.
  7. IF WORK COMMENCES BEFORE THE RELEVANT PERMITS AND APPROVALS HAVE BEEN OBTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES BEFORE COMMENCING WORK.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.
  9. BY USING THIS DRAWING THE USER AND HIS EMPLOYEE ACCEPTS THE AGREEMENT OF THE ABOVE TERMS AND CONDITIONS.
  10. THE DRAWING AND OTHERS IN RESPECT TO THE PROPERTY SHALL BE THE PROPERTY OF THE CLIENT AND SHALL BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.


-----> Assumed Existing Below Ground Full Drainage System



BCC Consultants Barry Cunningham 0797609872 bccconsultants@mail.com	Drawing No. 4AshburtonRd/2017/01 REV A	Client: Mr J Stanley	Description: Erection of Part Single Front/Rear & Part Two Storey Side/Rear Extensions & Conversion of Dwelling into 4 Residential Flats with Associated Landscaping & Amenity Space
	Scale: 1:200 1:100 Issue Date: 12/10/2017	4 Ashburton Road Ruislip HA4 6AD	



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Site Address

**4 Ashburton Road**

**LONDON BOROUGH OF HILLINGDON Residents Services**

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

Planning Application Ref:  
**15579/APP/2017/3615**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**January 2017**



**HILLINGDON**  
LONDON

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

**Address** 4 VICTORIA ROAD RUISLIP

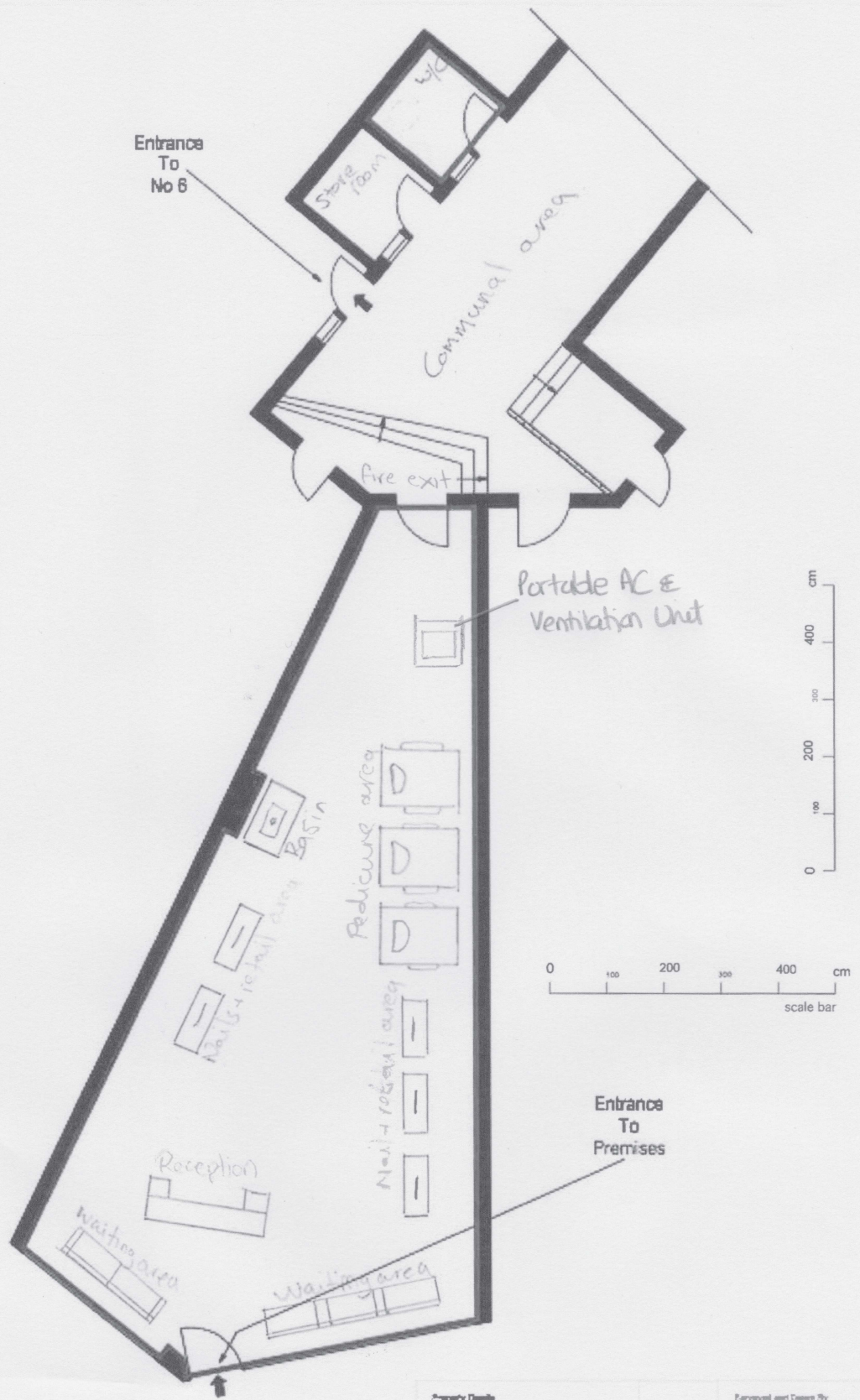
**Development:** Change of use from retail (Use Class A1) to a nail bar (Sui Generis)

**LBH Ref Nos:** 34090/APP/2017/3428

**Date Plans Received:** 20/09/2017

**Date(s) of Amendment(s):** 20/09/0017

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



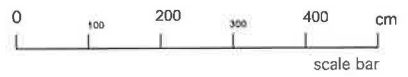
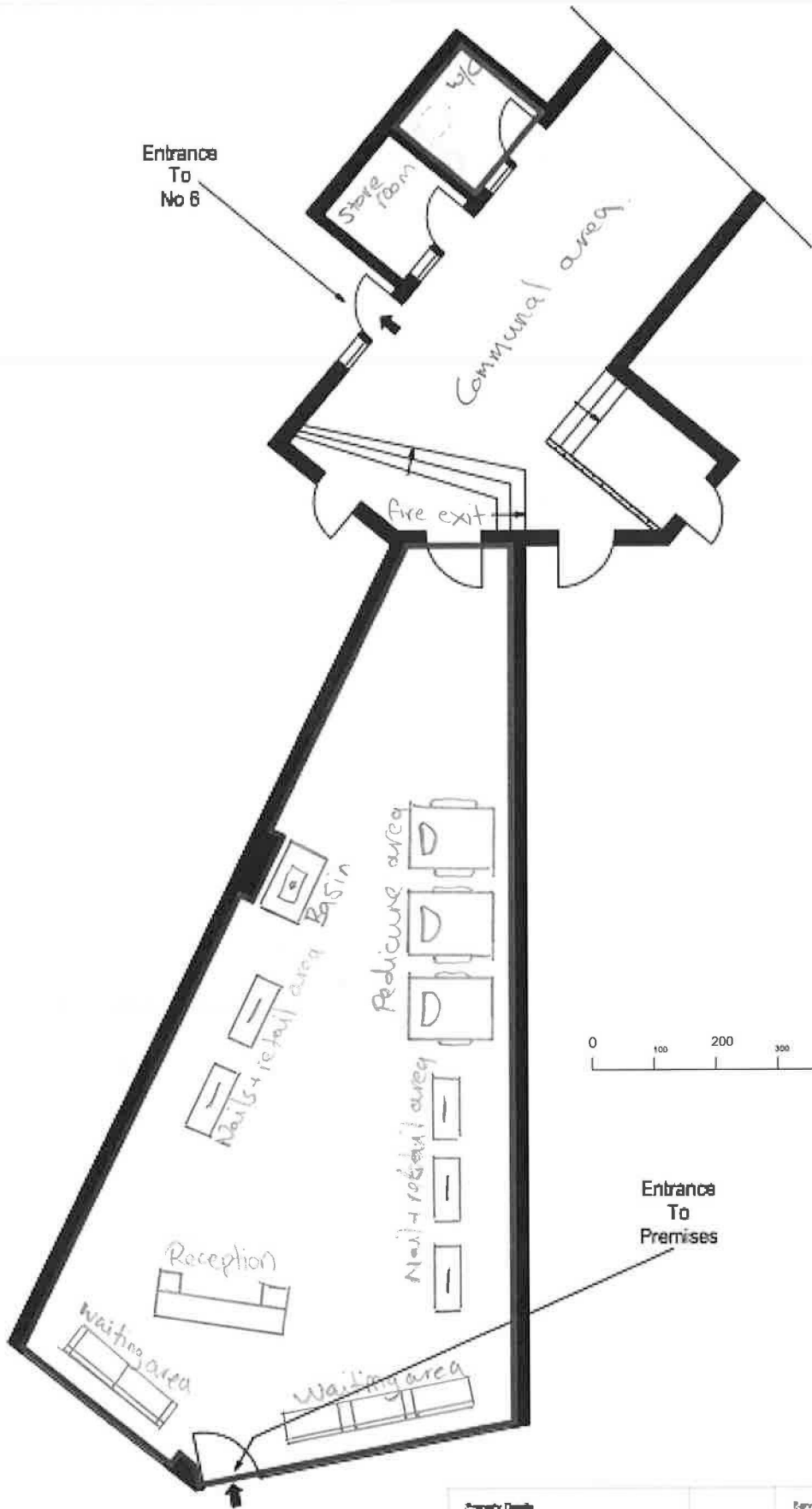
GROUND FLOOR

Property Details  
**4 VICTORIA ROAD**  
**RUISLIP**  
**MIDDLESEX**  
**HA4 0AA**



Concepted and Drawn By  
**BKR**  
 Sunnyhill House  
 3-7 Sunnyhill Road  
 London, SW16 2JG  
 Tel: 0845 267 2023  
 Fax: 0845 257 2524  
 info@bkrfloorplans.co.uk  
 www.bkrfloorplans.co.uk  
 © BKR 2016

SCALE  
 1:100 @ A4  
 Plans Drawn: 21.11.2016



GROUND FLOOR

Property Details  
**4 VICTORIA ROAD  
 RUISLIP  
 MIDDLESEX  
 HA4 0AA**

SCALE  
**1:100 @ A4**

Plans Drawn: 21.11.2016

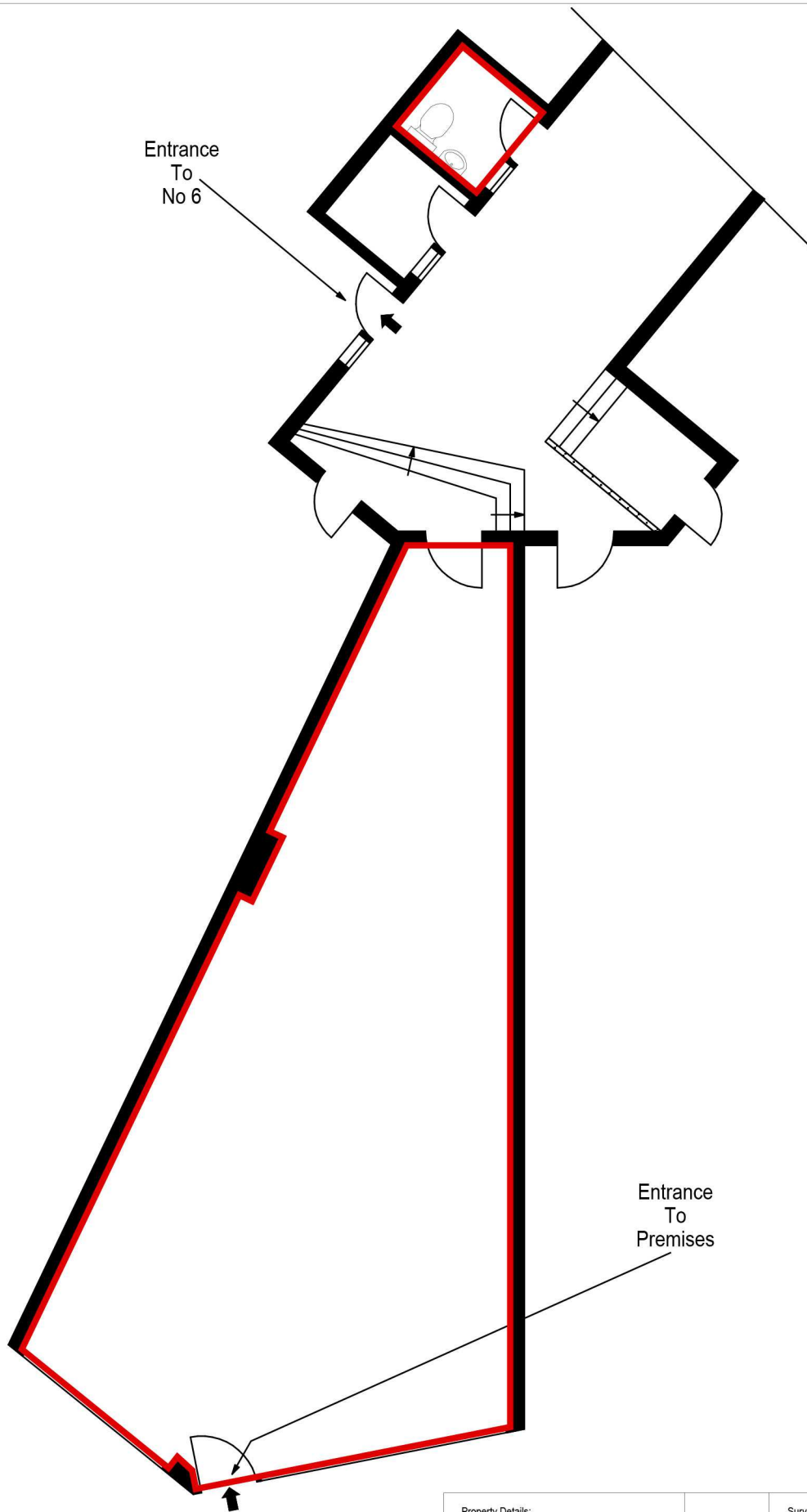


Surveyed and Drawn By  
**BKR**

Sunnyhill House  
 3-7 Sunnyhill Road  
 London, SW16 2UG

Tel: 0845 267 2023  
 Fax: 0845 267 2024  
 info@bkrfloorplans.co.uk  
 www.bkrfloorplans.co.uk

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Entrance  
To  
No 6

Entrance  
To  
Premises

GROUND FLOOR

Property Details:  
**4 VICTORIA ROAD**  
**RUISLIP**  
**MIDDLESEX**  
**HA4 0AA**



Surveyed and Drawn By:

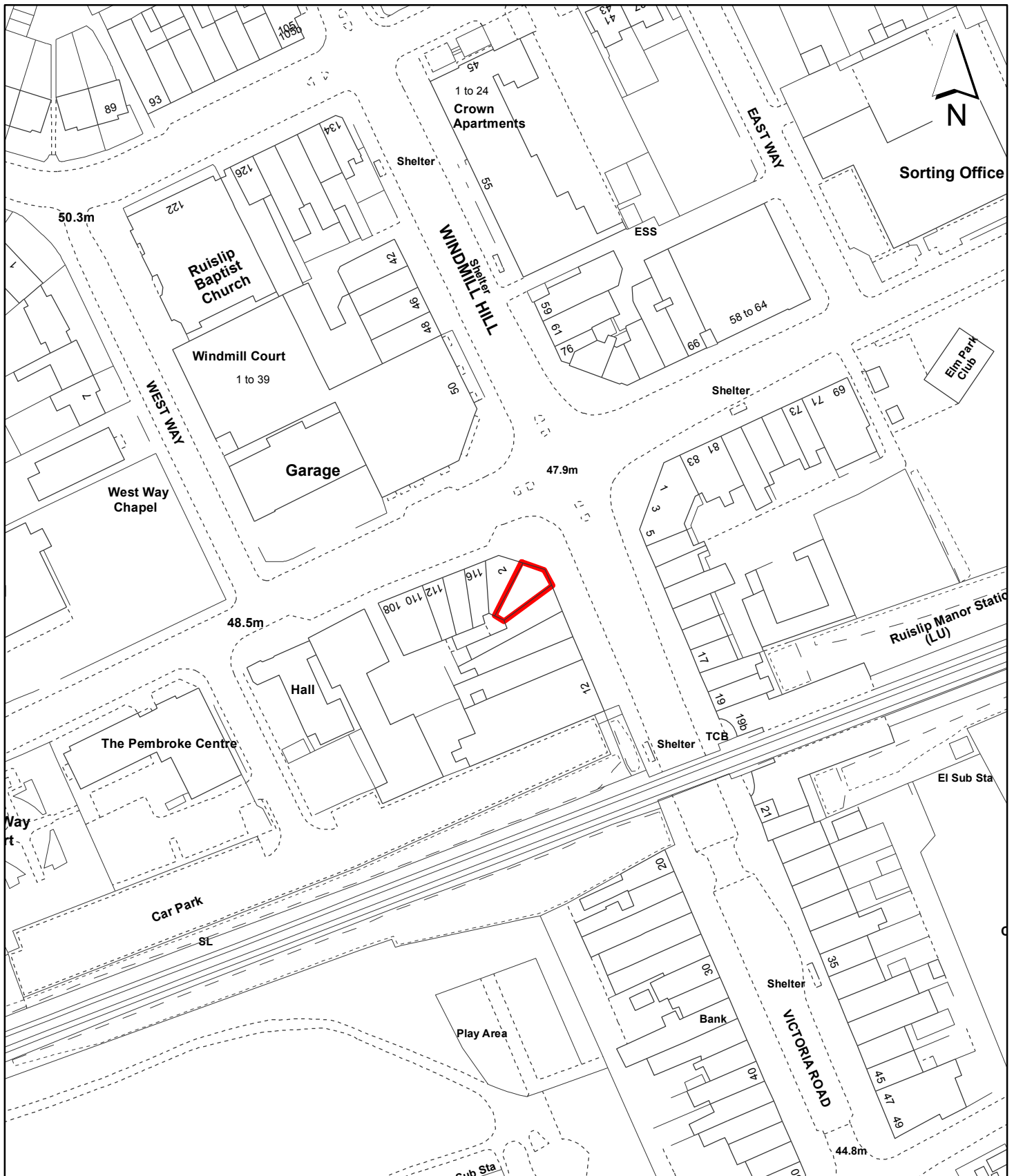


Sunnyhill House  
 3-7 Sunnyhill Road  
 London, SW16 2UG

SCALE  
 1:100 @ A4

Tel: 0845 257 2023  
 Fax: 0845 257 2024  
[info@bkrfloorplans.co.uk](mailto:info@bkrfloorplans.co.uk)  
[www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)





<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>4 Victoria Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>34090/APP/2017/3428</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North Application</b></p>	<p>Date</p> <p style="text-align: center;"><b>January 2017</b></p>	

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

**Address** 86 VICTORIA ROAD RUISLIP

**Development:** Change of use from retail (Use Class A1 to a mixed use comprising retail, restaurant and hot food takeaway Use Classes A1/A3/A5), involving installation of extractor fan to rear and internal alterations

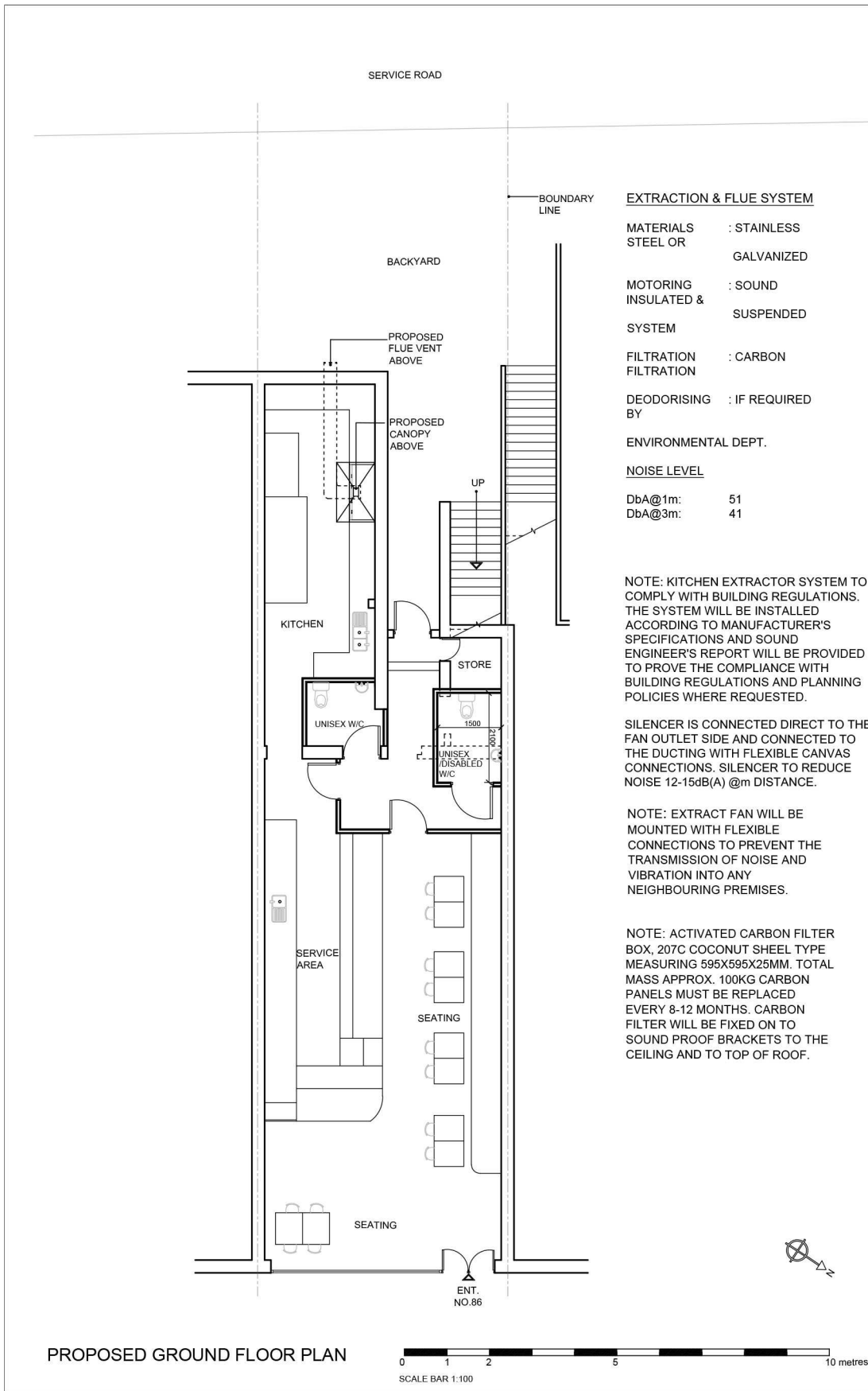
**LBH Ref Nos:** 28709/APP/2017/3180

**Date Plans Received:** 31/08/2017

**Date(s) of Amendment(s):** 31/08/0017

**Date Application Valid:** 18/09/2017

---



**EXTRACTION & FLUE SYSTEM**

MATERIALS : STAINLESS  
STEEL OR GALVANIZED

MOTORING : SOUND  
INSULATED & SUSPENDED

FILTRATION : CARBON  
FILTRATION

DEODORISING : IF REQUIRED  
BY ENVIRONMENTAL DEPT.

**NOISE LEVEL**  
DbA@1m: 51  
DbA@3m: 41

NOTE: KITCHEN EXTRACTOR SYSTEM TO COMPLY WITH BUILDING REGULATIONS. THE SYSTEM WILL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND SOUND ENGINEER'S REPORT WILL BE PROVIDED TO PROVE THE COMPLIANCE WITH BUILDING REGULATIONS AND PLANNING POLICIES WHERE REQUESTED.

SILENCER IS CONNECTED DIRECT TO THE FAN OUTLET SIDE AND CONNECTED TO THE DUCTING WITH FLEXIBLE CANVAS CONNECTIONS. SILENCER TO REDUCE NOISE 12-15dB(A) @m DISTANCE.

NOTE: EXTRACT FAN WILL BE MOUNTED WITH FLEXIBLE CONNECTIONS TO PREVENT THE TRANSMISSION OF NOISE AND VIBRATION INTO ANY NEIGHBOURING PREMISES.

NOTE: ACTIVATED CARBON FILTER BOX, 207C COCONUT SHEEL TYPE MEASURING 595X595X25MM. TOTAL MASS APPROX. 100KG CARBON PANELS MUST BE REPLACED EVERY 8-12 MONTHS. CARBON FILTER WILL BE FIXED ON TO SOUND PROOF BRACKETS TO THE CEILING AND TO TOP OF ROOF.

- NOTES**
1. ALL THE DIMENSIONS TO BE CHECKED AT SITE AS WORK COMMENCES.
  2. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
  3. FOLLOW WRITTEN DIMENSIONS ONLY AND DO NOT SCALE THE DRAWING.
  4. ALL THE DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  5. THIS PROPOSAL MUST NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN STATED BELOW.
  6. NO WORK TO BE CARRIED OUT PRIOR TO THE APPROVAL OF THE DRAWINGS UNDER THE TOWN PLANNING AND COUNTRY PLANNING ACTS AND THE BUILDING REGULATIONS.
  7. ALL DIMENSIONS, LEVELS AND DETAIL OF EXISTING STRUCTURE INDICATED ON THE DRAWING TO BE CHECKED ON SITE BY THE MAIN CONTRACTOR BEFORE COMMENCING THE WORK AND ANY VARIANCE NOTED TO BE REPORTED TO A & N ARCHITECTS LTD.
  8. MAIN CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF THE START OF THE WORK AND FOR ARRANGING REQUIRED STAGE INSPECTIONS TO BE CARRIED OUT. CLIENT TO BE ADVISED OF ANY ADDITIONAL WORKS REQUESTED BY THE BUILDING INSPECTOR.
  9. ALL DIMENSIONS READ IN CONJUNCTION WITH ALL THE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.

REVISION DATA-

NO.	DESCRIPTION	DATE

PROJECT-  
86 Victoria Road,  
Ruislip Manor,  
Middlesex,  
HA4 0AL

DRAWING STATUS  
PLANNING

DRAWING TITLE  
PROPOSED GROUND  
FLOOR PLAN

SCALE- 1:100/A3	DRAWN BY-
DATE- SEP 2017	PROJ NO -
DRG NO- AR-P03	REVISION-
CAD FILE	

ARCHITECTS:  
**A & N ARCHITECTS LTD.**

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NOTES

- 1 ALL THE DIMENSIONS TO BE CHECKED AT SITE AS WORK COMMENCES.
- 2 ALL DIMENSIONS ARE TO BE CHECKED FROM THE COMMENCEMENT OF WORK UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
- 3 ALL DIMENSIONS TO BE CHECKED FROM THE COMMENCEMENT OF WORK UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
- 4 ALL THE DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
- 5 THIS PROPOSAL MUST NOT BE USED FOR ANY OTHER PURPOSE.
- 6 NO WORK TO BE CARRIED OUT PRIOR TO THE APPROVAL OF THE DRAWINGS UNDER THE TOWN PLANNING AND COUNTRY DEVELOPMENT ACT 2000.
- 7 ALL DIMENSIONS, LEVELS AND DETAIL OF EXISTING STRUCTURE AND SERVICES TO BE CHECKED AND RECORDED BY THE MAIN CONTRACTOR BEFORE COMMENCING THE WORK AND ANY VARIANCE NOTED TO BE REPORTED TO:
- 8 MAIN CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF THE START OF THE WORK AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
- 9 ALL DIMENSIONS AND IN CONSTRUCTION WITH ALL THE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS.

REVISION DATA-


PROJECT:  
86 Victoria Road,  
Ruislip Manor,  
Middlesex,  
HA4 0AL

DRAWING STATUS  
**PLANNING**

DRAWING TITLE

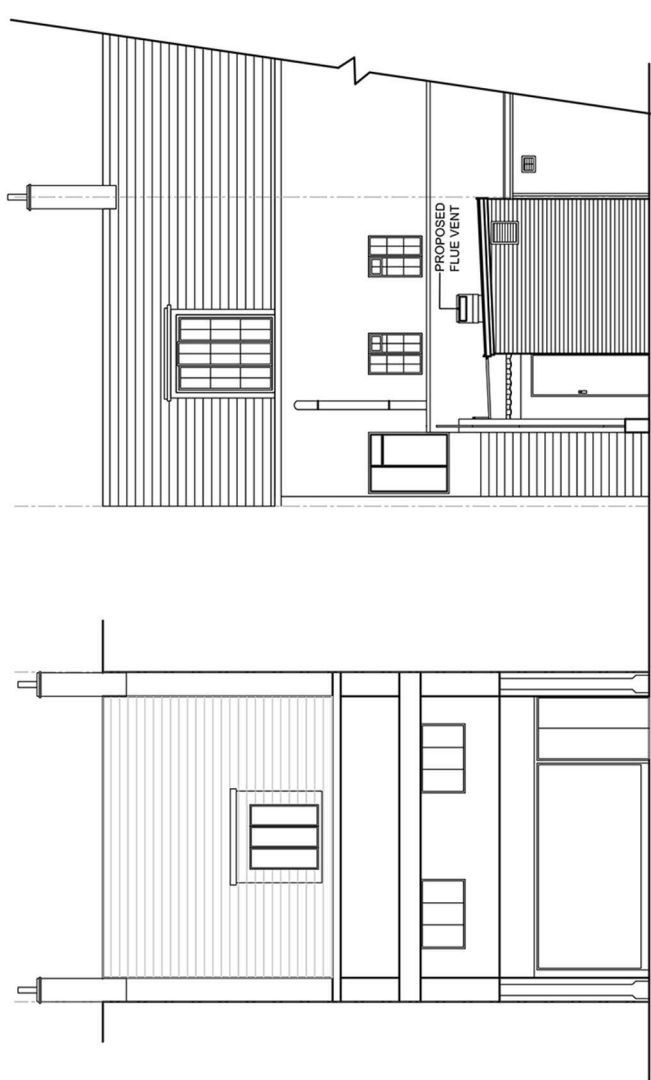
**PROPOSED ELEVATIONS**

SCALE- 1:100/0/3	DRAWN BY-
DATE- SEP 2017	PROJ NO -
DRG NO- AR-P06	REVISION-

CAD FILE

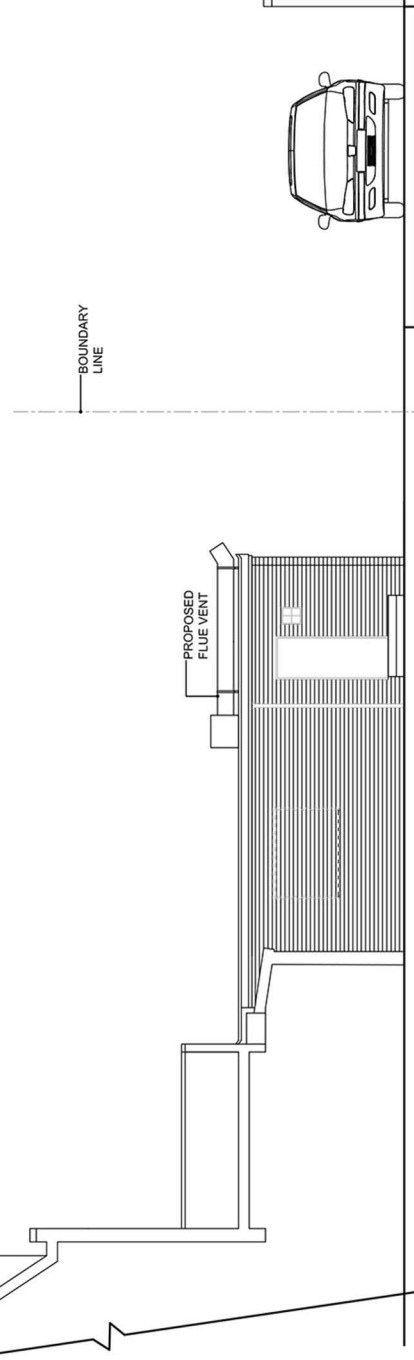
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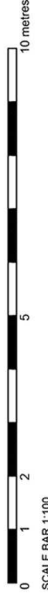


PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



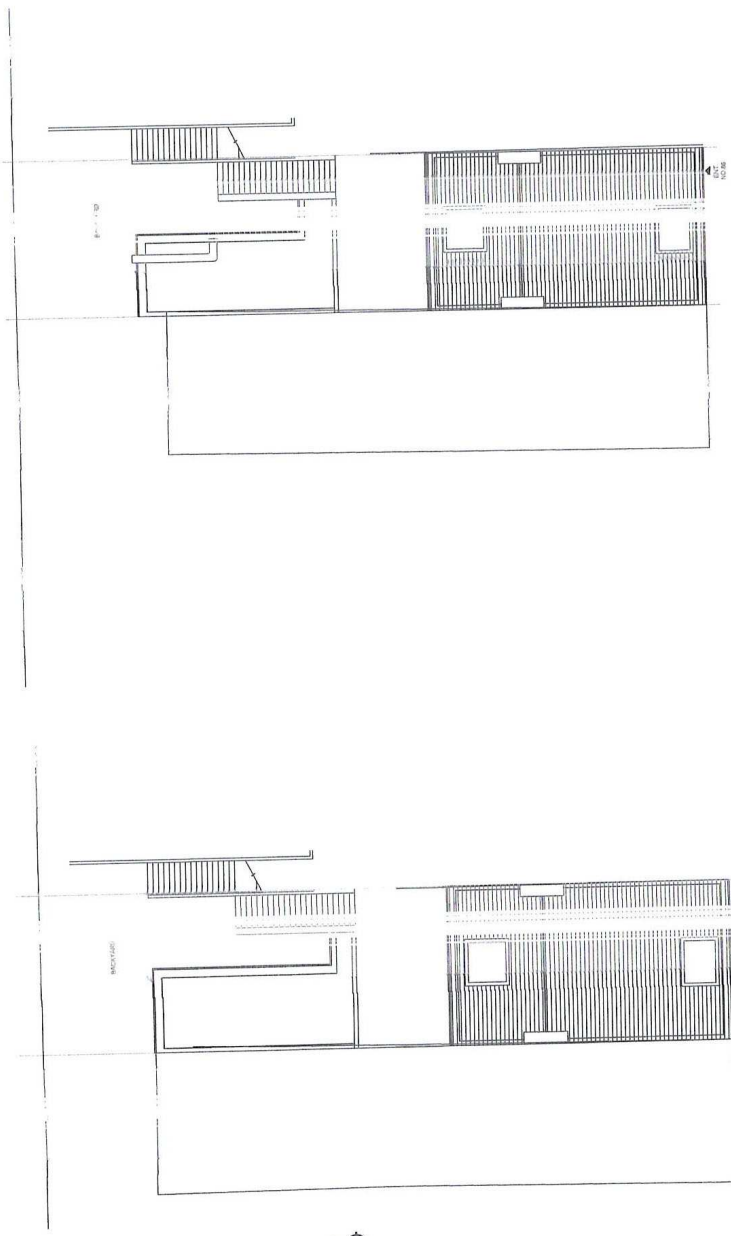
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**SITE LOCATION PLAN**

SCALE BAR: 1:250  
 0 10 20 METERS



**EXISTING SITE PLAN**

**PROPOSED SITE PLAN**

**Victoria Road**

**Victoria Road**



SCALE BAR: 1:250  
 0 5 10 METERS

**EXISTING SITE PLAN**

**PROPOSED SITE PLAN**

PROJECT:  
 88 Victoria Road,  
 Mullumbidgee,  
 NSW 2586

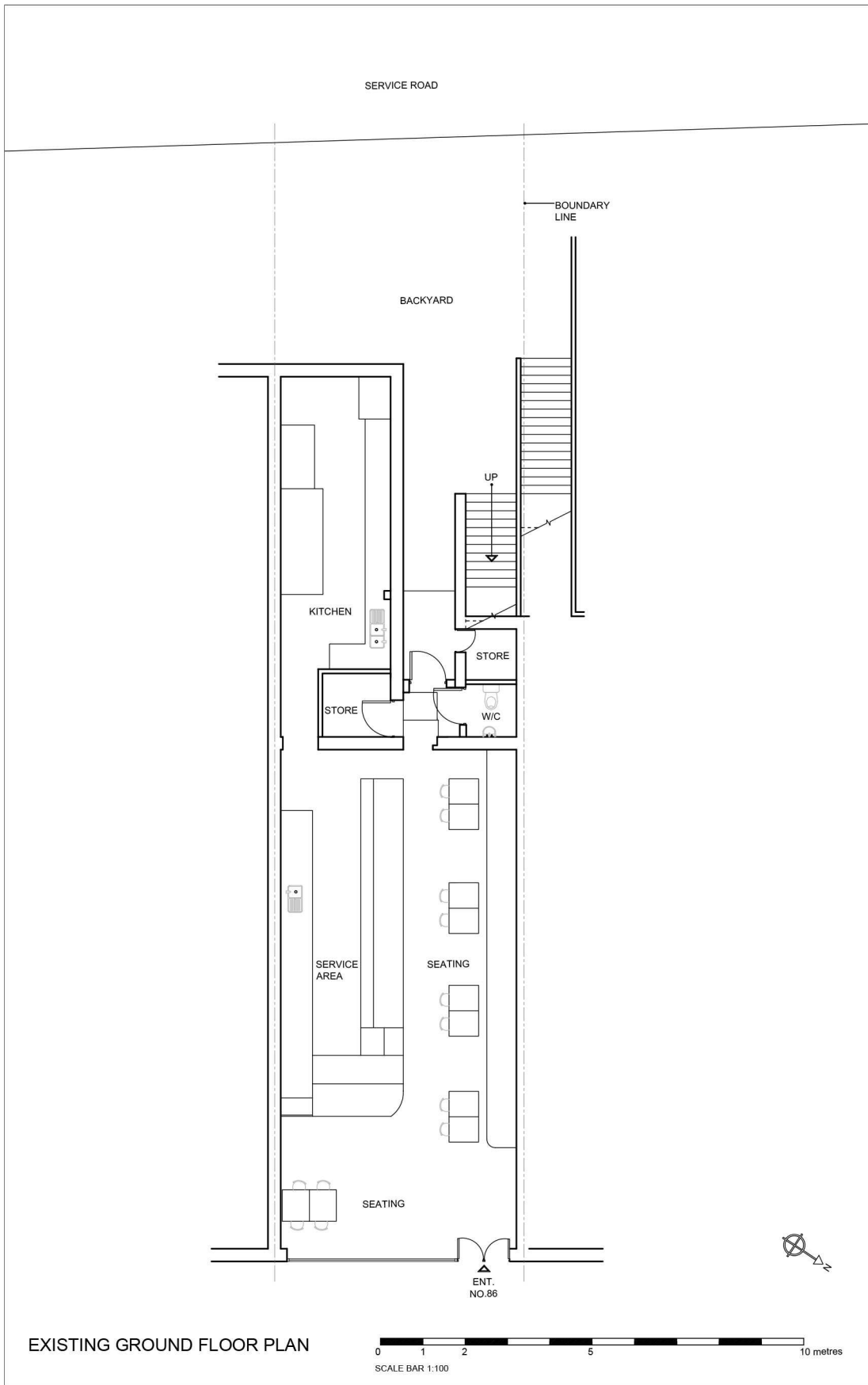
PLANNING:  
 CONSULTING

**SITE LOCATION AND EXISTING  
 AND PROPOSED SITE PLANS**

SCALE: 1:250  
 DATE: 15/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

ARCHITECTS:  
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REVISION DATA-

NO.	DESCRIPTION	DATE

PROJECT-  
**86 Victoria Road,**  
**Ruislip Manor,**  
**Middlesex,**  
**HA4 0AL**

DRAWING STATUS  
**PLANNING**

DRAWING TITLE  
**EXISTING GROUND  
 FLOOR PLAN**

SCALE- 1:100/A3      DRAWN BY-

DATE- SEP 2017      PROJ NO -

DRG NO-AR-P02      REVISION-

CAD FILE

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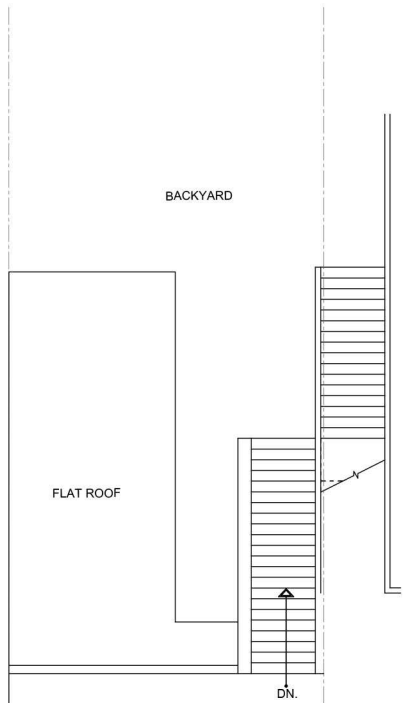
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**EXISTING GROUND FLOOR PLAN**

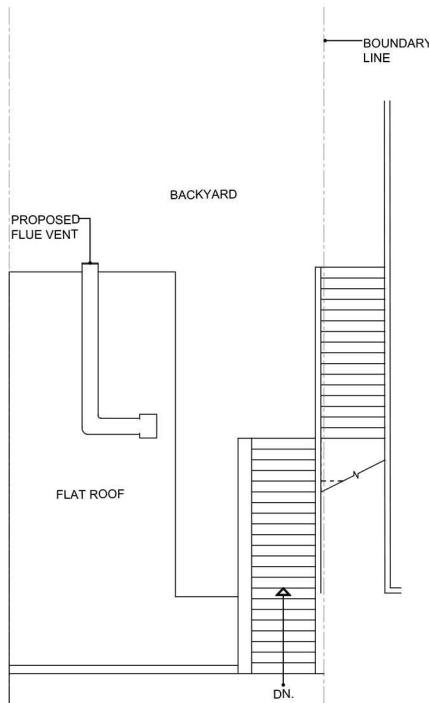


SERVICE ROAD

SERVICE ROAD



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

NOTES

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REVISION DATA-

NO.	DESCRIPTION	DATE

PROJECT-  
**86 Victoria Road,**  
**Ruislip Manor,**  
**Middlesex,**  
**HA4 0AL**

DRAWING STATUS  
**PLANNING**

DRAWING TITLE

**EXISTING AND PROPOSED ROOF PLAN**

SCALE- 1:100/A3 DRAWN BY-

DATE- SEP 2017 PROJ NO -

DRG NO-AR-P04 REVISION-

CAD FILE

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REVISION DATA

NO.	DESCRIPTION	DATE

PROJECT:  
 86 Victoria Road,  
 Ruislip Manor,  
 Middlesex,  
 HA4 0AL

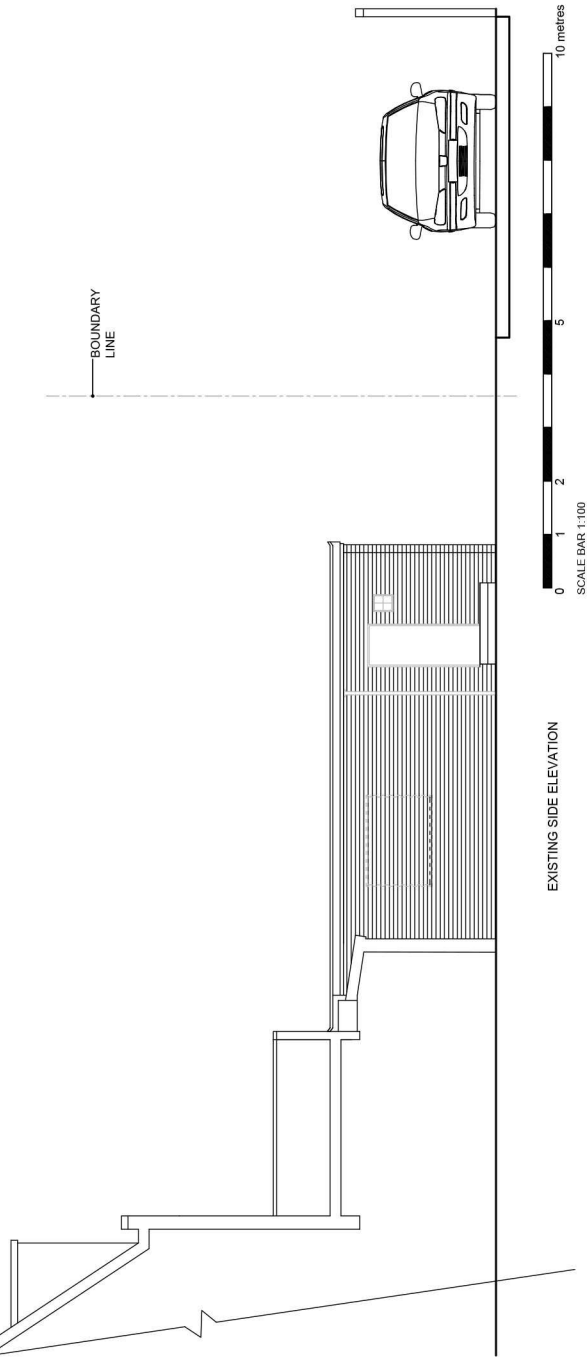
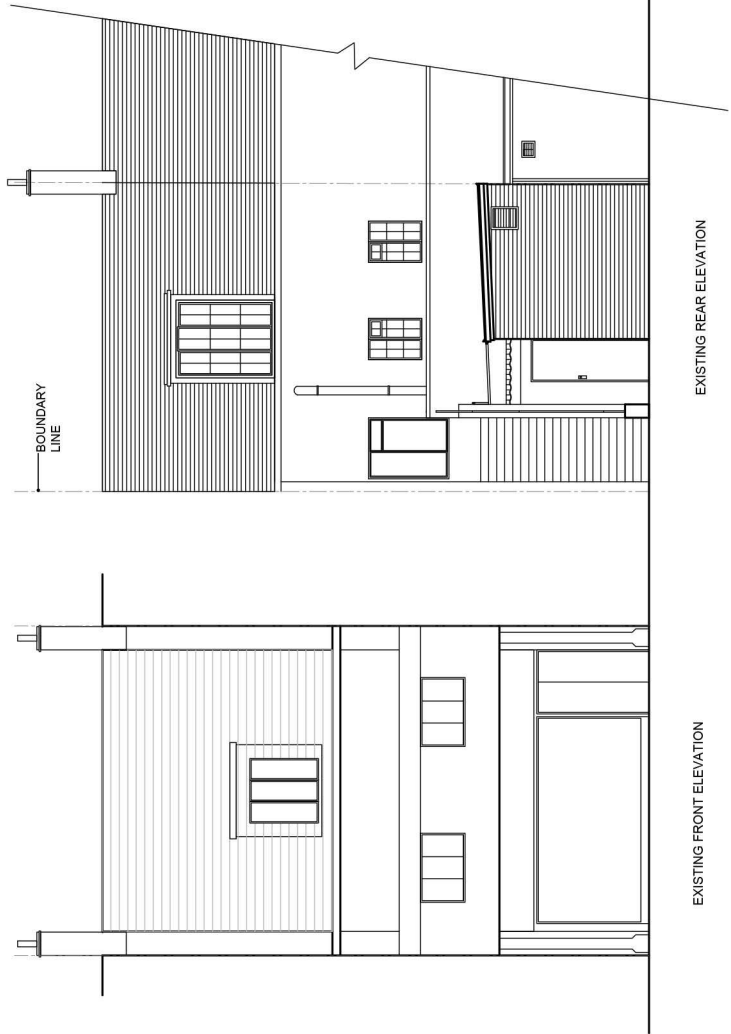
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 DRAWING TITLE

**EXISTING ELEVATIONS**

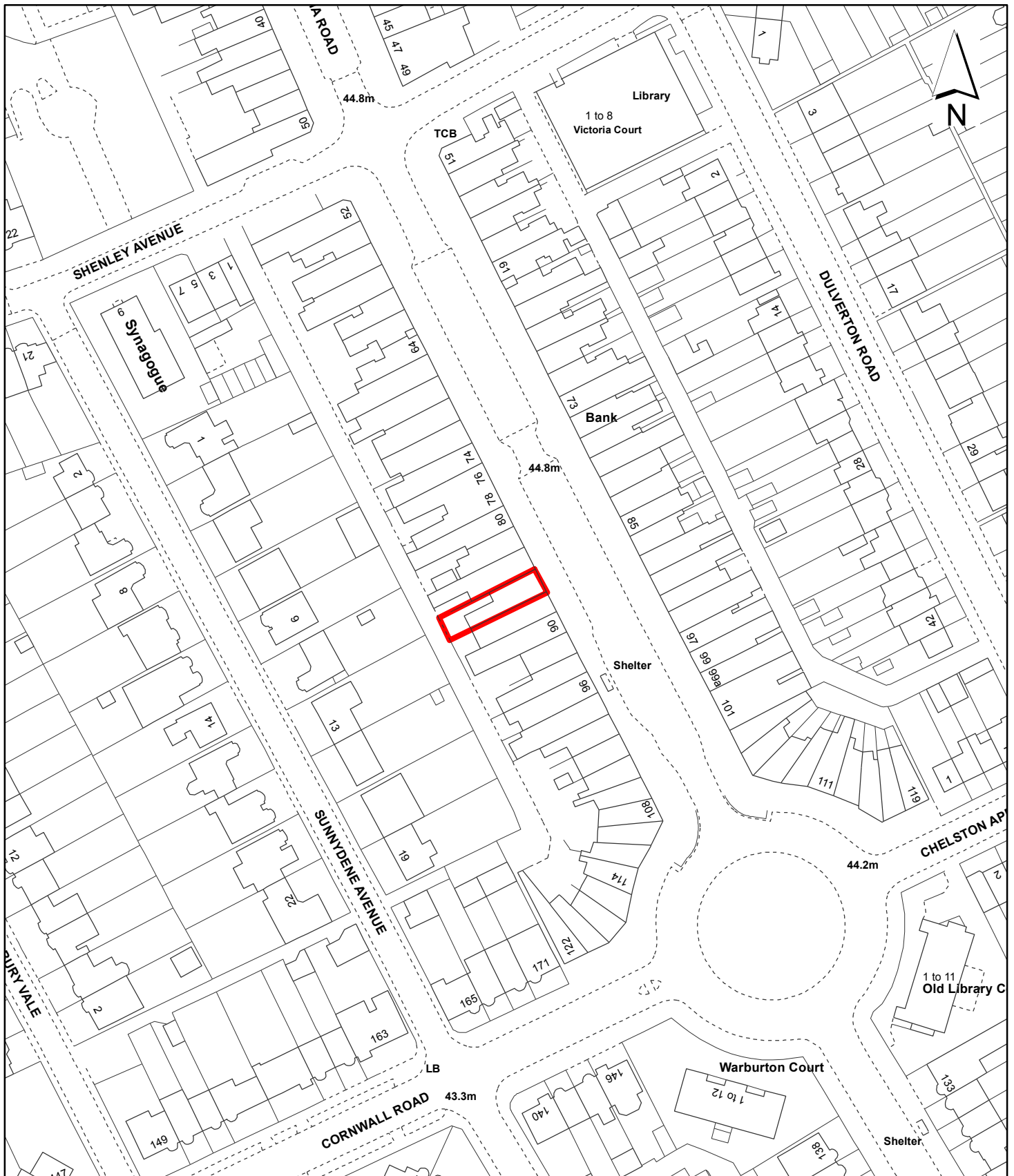
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DATE - SEP 2017	PROJ NO -
DRG NO - AR-P05	REVISION -
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Site Address

**86 Victoria Road**

**LONDON BOROUGH OF HILLINGDON**  
**Residents Services**

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

Planning Application Ref:

**28709/APP/2017/3180**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**January 2018**



**HILLINGDON**  
LONDON

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

**Address** DAVID LLOYD NORTHWOOD 18 DUCKS HILL ROAD NORTHWOOD

**Development:** Installation of an outdoor pool and associated works.

**LBH Ref Nos:** 272/APP/2017/3148

**Date Plans Received:** 29/08/2017

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

**Date Application Valid:** 11/09/2017

---

David Lloyd Northwood  
Ducks Hill Road  
Northwood



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DRAWN BY: J. CM  
 CHECKED BY: J. CM  
 DATE: 14/07/2017  
**PLANNING**

**David Lloyd**  
 CLUBS

NORTHWOOD  
**EXISTING SITE PLAN**  
 DATE: 17/06 @ A1  
 DRAWN BY: J. CM  
 CHECKED BY: J. CM  
 DATE: APR2017

**Hadfield Cawkwell Davidson**  
 Surveyors | Engineers | Planners | Architects | Environmental Consultants  
 2016-320 | P-09-001 | 01252 847474  
 www.hcd.co.uk



NOTES:

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DATE: 08/04/2017  
 CHECKED: AB  
 DATE: 14/07/2017  
 INITIAL ISSUE:

PLANNING

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NOT DATE:

*David Lloyd*

— CLUBS —

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CLIENT: NORTHWOOD

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PROJECT: EXISTING TERRACE PLAN

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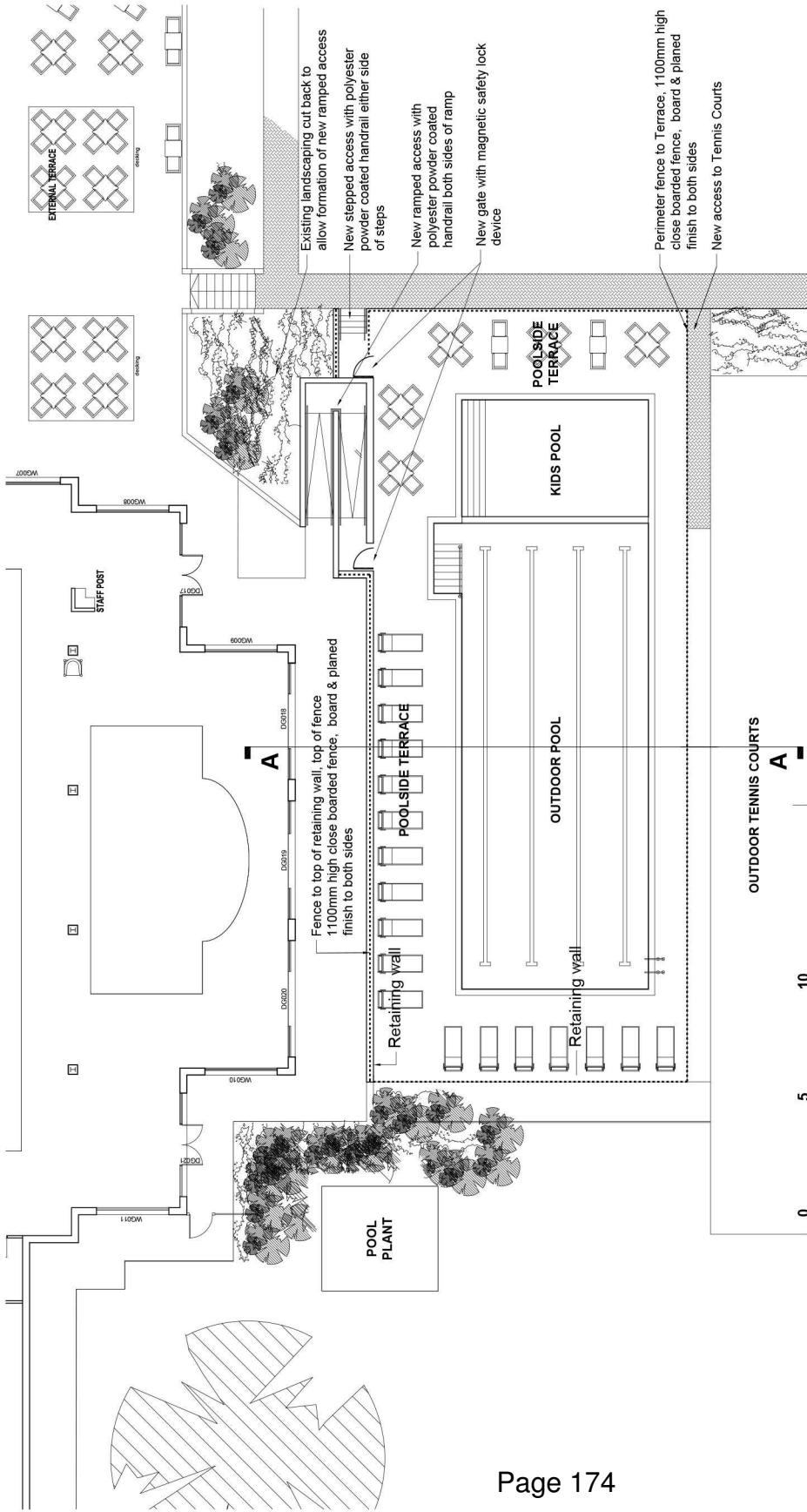
DRAWING NO: 1-100/200/03A3  
 DATE: JULY 2017  
 DRAWING BY: CM

**Headfield Cawkwell Davidson**

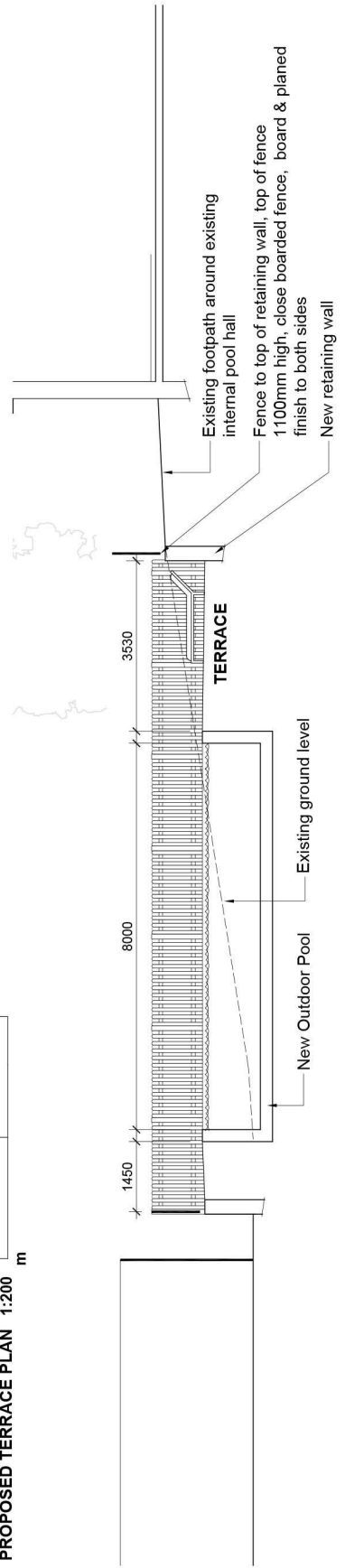
Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ | 0114 266 8181 | www.hcd.co.uk  
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design

JOB NO: 2016-320 | P-09-002 | A  
S:\Architecture\2016\320\2016320-09-002\_A.dwg - Freshwater 2017 - Existing Site Plan, Terrace & Swimming Pool - 8/17/2017

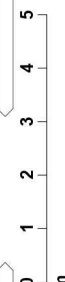




PROPOSED TERRACE PLAN 1:200



EXISTING SITE SECTION A 1:100



REVISION A BY: J.H. CHECKED: A.B. DATE: 08/09/2017  
 REVISION B BY: Initial Setup CHECKED: DATE: 14/07/2017

# PLANNING

*David Lloyd*  
 CLUBS

CLIENT: NORTHWOOD

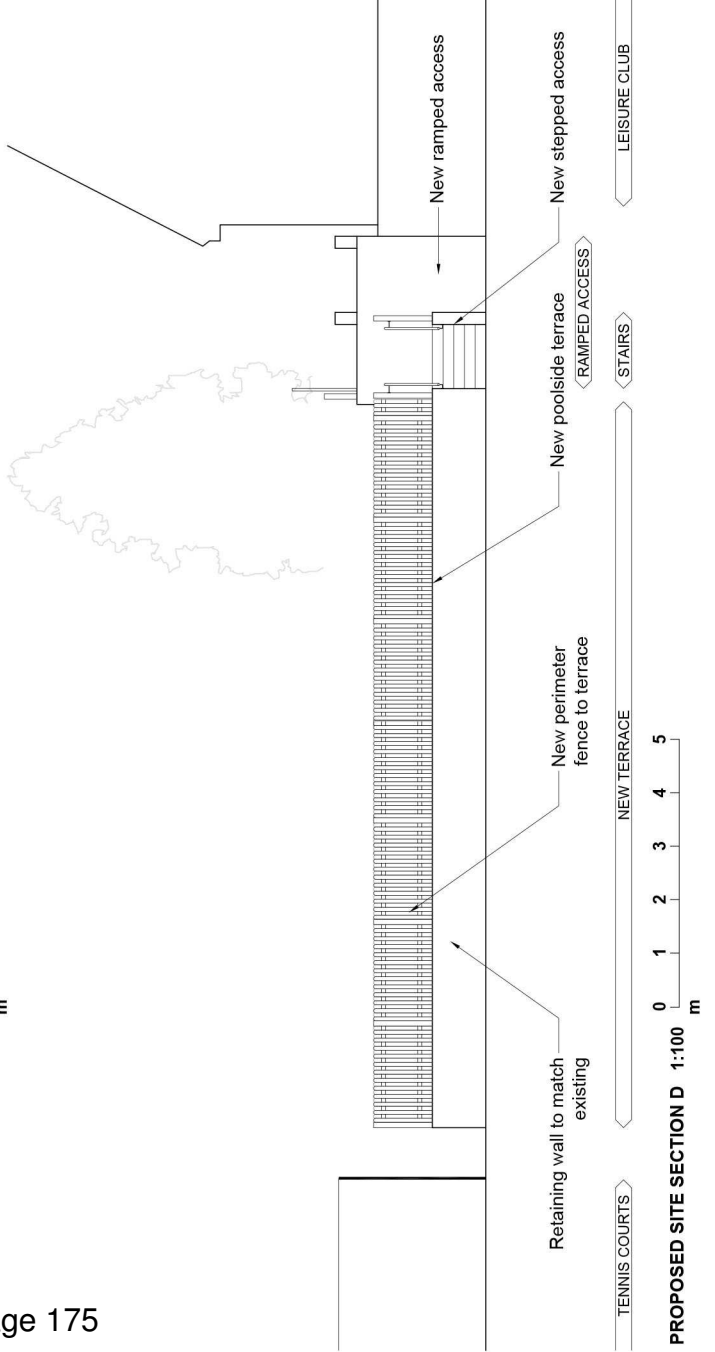
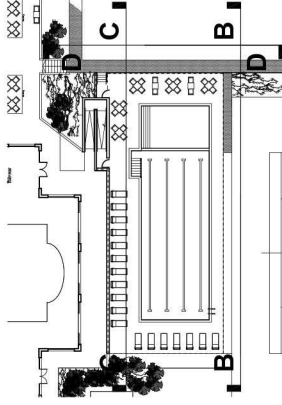
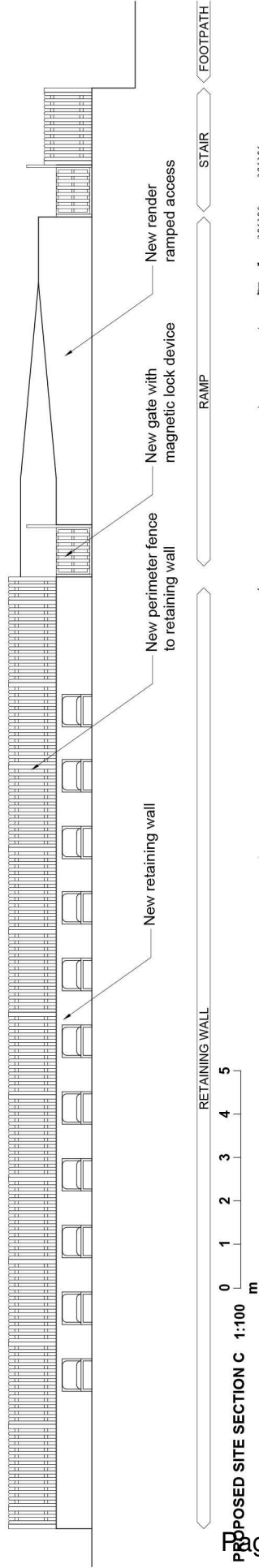
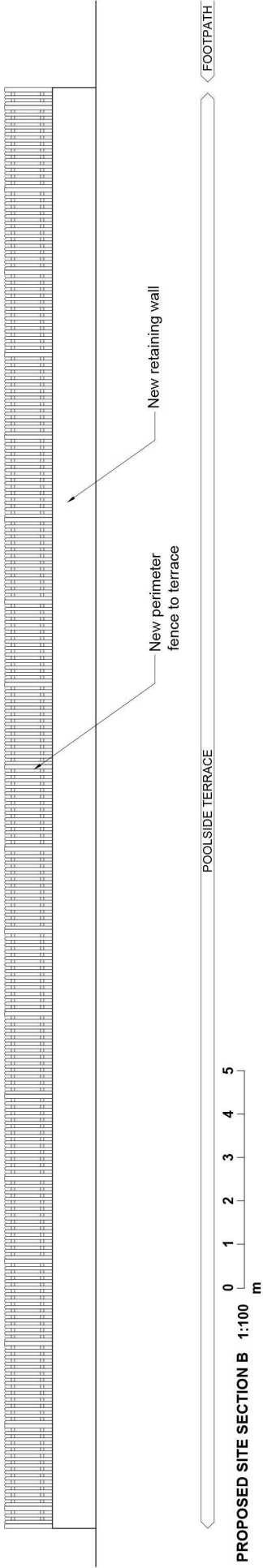
PROJECT: PROPOSED TERRACE PLAN

DRAWING NO: 1:100/200/A3 DATE: JULY 2017

DRAWING NO: 1:100/200/A3 DATE: JULY 2017

**Hacfield Cawkwell Davidson**  
 Beaumont Lodge, 13 Beaumont Rd, Sheffield, S10 2LZ | 0114 266 8181 | www.hcd.co.uk  
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design  
 JOB NO: 2016-320 | REV: P-09-003 | A  
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NOTES



REVISION: \*  
 INITIAL ISSUE  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 08/09/2017

**PLANNING**

*David Lloyd*  
 CLUBS

CLIENT: \_\_\_\_\_

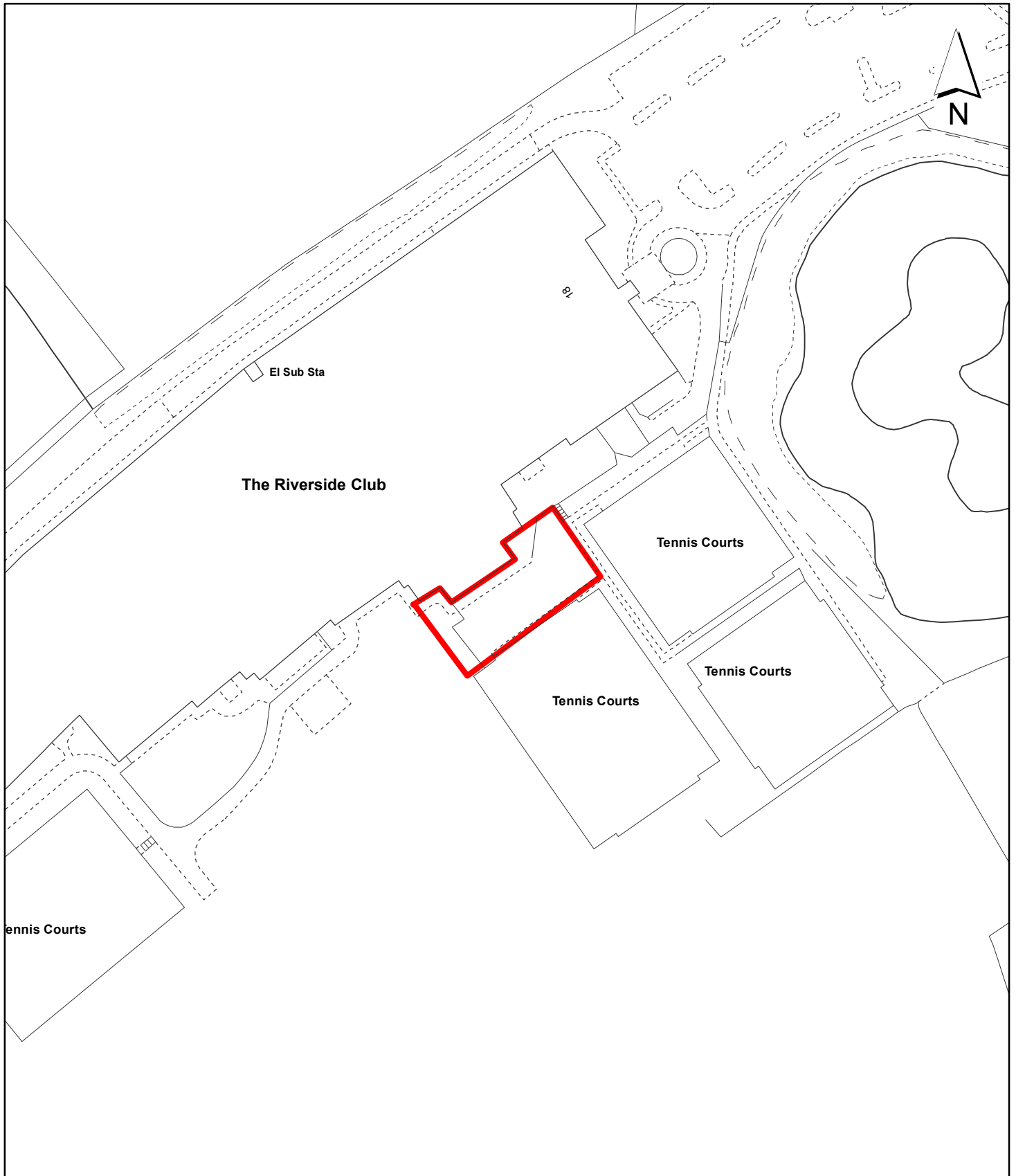
**NORTHWOOD**


PROJECT: \_\_\_\_\_

**PROPOSED  
 TERRACE SECTIONS**

DRAWING NO: \_\_\_\_\_  
 DRAWN BY: JH  
 SCALE: 1:100@A3  
 DATE: SEPTEMBER 2017

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 Beaumont Lodge, 13 Beaumont Rd, Sheffield, S10 2LZ | 0114 266 8181 | www.hcd.co.uk  
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design  
 DRAWING NO: **2016-320** | REV: **P-09-004** | \*  
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	<p>Planning Application Ref:</p> <p><b>272/APP/2017/3148</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>		 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North Application</b></p>	<p>Date</p> <p><b>January 2017</b></p>		