



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 27 AUGUST
2009

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
Anita MacDonald
Michael Markham
Carol Melvin
John Oswell
David Payne

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Published: Wednesday 19 August 2009

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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents 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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the 6 August 2009 meeting
- 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

Reports - Part 1 - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	16 & 18 Kingsend, Ruislip - 63221/APP/2009/1047	West Ruislip;	Conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages)	5 - 28

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 9 Woodlands Avenue, Ruislip - 66096/APP/2009/1238	Cavendish ;	Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover	29 - 42
8	1 Black Horse Parade, High Road, Eastcote - 2074/APP/2009/1045	Eastcote & East Ruislip;	Change of use from Class A1 retail to Class A5 restaurant	43 - 52
9	140-142 Green Lane, Northwood - 66055/APP/2009/1129	Northwood ;	Three storey building to form 1 one-bedroom, 1 three-bedroom and 7 two-bedroom flats with associated parking and basement, involving demolition of existing dwellings	53 - 68
10	2 Lea Crescent, Ruislip - 48985/APP/2009/165	South Ruislip;	Single storey outbuilding to rear for use as a complementary therapy treatment room, and provision of home office / hobby room	69 - 76

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	41 Rushdene Road, Eastcote - 51162/APP/2009/1286	Eastcote & East Ruislip;	Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.	77 - 84

12	41 Rushdene Road, Eastcote - 51162/APP/2009/1287	Eastcote & East Ruislip;	Single storey rear extension.	85 - 94
13	41 Rushdene Road, Eastcote - 51162/APP/2009/1288	Eastcote & East Ruislip;	Single storey rear extension	95 - 104
14	Littlebourne Farm, Northwood Road, Harefield - 63630/APP/2009/1291	Harefield;	Erection of a single storey extension to existing cattle yard	105 - 112
15	42 Lawrence Drive, Ickenham - 23057/APP/2009/1053	Ickenham;	Single storey rear extension with roof lantern	113 - 120
16	28 Warren Road, Ickenham - 63124/APP/2009/1532	Ickenham;	Amendment to planning permission ref. 63124/APP/2007/1521 dated 16/07/2007 (Erection of a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights) to allow alterations to the roof involving lowering the eaves height, the installation of gable features on the front and rear elevations, changes to the front porch and changes to the side and rear elevations (Part retrospective application)	121 - 134

17	Mount Vernon Hospital, Rickmansworth Road, Harefield - 3807/APP/2009/1092	Northwood ;	Construction of a flat roof over the existing building (involving demolition of the existing pitched roof)	135 - 142
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Plans for North Planning Committee

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Minutes

**North Planning Committee
Thursday, 6 August 2009
Meeting held at Civic Centre, High Street,
Uxbridge UB8 1UW**



**Published on:
Come into effect on: Immediately (or call-in date)**

Members Present:

Councillors Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
Michael Markham
Carol Melvin
John Oswell

20. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs David Payne and Anita MacDonald. Cllrs Michael White and Peter Curling substituted.

21. DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING

None.

24. TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd June 2009 and 16th July 2009 were agreed by the Committee and signed by the Chairman.

25. MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT

None.

26. 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

It was confirmed that all items were Part 1 and to be considered in public.

27. 37 EDWARDS AVENUE, RUISLIP, 65680/APP/2009/1264

Item	Address	Ward	Description
6	37 Edwards Avenue, Ruislip	South Ruislip	Erection of 2, two storey three-

	65680/APP/2009/1264		bedroom semi-detached dwellings with associated parking and vehicular crossover, involving demolition of existing dwelling
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Officers presented the report, after which the Chairman invited the ward Councillor to address the Committee.

Ward Councillors queried the shadow effect by the new building on nearby dwellings. Officers said the shadow cast would cover less than 25% of the nearby garden and therefore was not grounds on which the application could be refused.

The Chairman invited the petitioner to address the Committee.

Decision: The application was approved, subject to the addition of the following informative:

“The applicants should be aware that any changes to the internal layout of the dwellings and their conversion to flats will require the benefit of a further planning permission.”

28. RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2009/1072

Item	Address	Ward	Description
7	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2009/1072	Eastcote & E. Ruislip	Details in compliance with conditions 2 (Materials), 3 (Boundary Treatments), 5 (Highways Details), 6 (Replacement Parking for 200-206 Eastcote Road), 7 (Survey of Existing Trees), 9 (Tree Protection), 10 (Landscape Scheme), 14 (Surface Water Drainage) and 19 (External Lighting) of planning permission ref: 10189/APP/2007/2954 dated 03/03/2008

			(Proposed new access road from Eastcote Road to the boundary of R.A.F Eastcote to facilitate the redevelopment of R.A.F Eastcote for residential purposes)
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Officers presented the report and the Chairman opened the floor to questions from the Committee.

Decision: The application was approved.

29. 33 THE DRIVE, ICKENHAM, 4811/APP/2009/612

Item	Address	Ward	Description
8	33 The Drive, Ickenham 4811/APP/2009/612	Ickenham	Two storey six-bedroom dwelling with habitable roofspace and basement area

Officers presented the report. Members queried where the sixth bedroom was on the maps, as it was not labelled. Officers agreed that a sixth bedroom was not labelled, and therefore the description of the application would be changed to read:

“Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement.

Decision: The application was approved, subject to the above description amendment and the inclusion of the following condition:

“The basement area hereby approved shall not be used as habitable rooms (bedrooms, living rooms, kitchen or dining room).

Reason: To ensure that the habitable accommodation meets the Council's standards in terms of outlook, daylight and sunlight provision in compliance with Policy BE19 of the Unitary Development Plan Saved Policies September 2007.”

The meeting closed at 19:41.

30. ANY ITEMS TRANSFERRED FROM PART 1

None.

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Report of the Corporate Director of Planning & Community Services

Address 16 AND 18 KINGSEND RUISLIP

Development: Conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages).

LBH Ref Nos: 63221/APP/2009/1047

Drawing Nos: 1473/P01
1473-P02
1473-P03 REV: D
1473-P04 REV: D
1473-P05 REV:D
1473-P06
RUIS0711
Design and Access Statement

Date Plans Received: 18/05/2009

Date(s) of Amendment(s):

Date Application Valid: 08/06/2009

1. **SUMMARY**

This application seeks full planning permission for the conversion of two existing detached dwelling houses to provide for 11 residential flats with associated parking and amenity space. The scheme provides for 8 x 2 bedroom and 3 x 1 bedroom units.

The proposal seeks to overcome the deficiencies in a previously refused scheme proposed on this site, which was also dismissed at appeal. The previous 12 unit development was refused as it raised concerns relating to its impact on the character and appearance of the street scene and surrounding residential area. Further, the alterations and extensions proposed under this previous application, which sought to join the two detached units together, resulted in a scheme that did not harmonise with the scale, form, architectural composition and proportions of the original buildings and would have resulted in impacts upon the amenity of adjoining occupiers. In addition, no contributions were offered or secured towards the improvements of services and facilities as a consequence of demands created by the proposed development.

Whilst the revised scheme has addressed issues relating to the impact upon the amenity of adjoining residential properties, it is considered that the design of the revised scheme would neither preserve nor enhance the character or appearance of the Ruislip village Conservation Area. Furthermore, the extensions do not harmonise with the architectural form of these existing buildings and are incongruous with the established rear building lines of adjoining properties and are therefore contrary to established policies and guidance pertaining to residential extensions.

When considered with other developments benefiting from planning permission, the scale of the development as a whole will result in a cumulative impact that will be to the

detriment of the character of the residential setting of Kingsend.

No agreement has been reached with the applicant in respect of contributions towards the improvement of services and facilities required, including education, open space and community facilities, arising from the demands created by the proposed development.

It is therefore recommended that planning permission be refused for these reasons.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development, in particular the rear extension proposed to the rear of each dwelling, fails to harmonise with the scale, form, architectural composition and proportions of the original buildings and is considered contrary to Policies BE4 and BE15 of the Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its design, layout, scale, proportions and massing, would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, which fails to respect and would be out of keeping with the character and appearance of the Ruislip Village Conservation Area and would be to the detriment of the character of Kingsend. The scheme is therefore contrary to Policy BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Documents HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education, construction training, community facilities and health improvements). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Document 'Planning Obligations.'

4 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate in terms of a daylight/sunlight assessment that the below ground units will be provided with appropriate levels of sunlight/daylight to service these units. The proposal would therefore result in accommodation which would be to the detriment of future occupiers and contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Documents HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The scale of the development is to the detriment of the character of Kingsend when considered in the context of flatted development benefiting from planning permission. The scheme is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement:

"Residential Layouts".

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
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.
H7	Conversion of residential properties into a number of units
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Residential Extensions Accessible Hillingdon Planning Obligations Noise

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.1647ha and is located on the north side of Kingsend. It comprises two detached two storey red brick dwelling houses (No.16 and No.18 Kingsend). The site has an overall frontage to Kingsend of approximately 35 metres and is located within the recent extension (January 2009) to the Ruislip Village Conservation Area.

The application site is situated in a predominantly residential area, and consists of two separate two storey buildings, currently clearly separated by the one storey linking element. The distinct chimney stacks on either side gable reinforce the character of the individual buildings. The current layout of two separate buildings provides views between the two buildings, an important quality in the street scene. These are an attractive pair of yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks.

The area immediately surrounding the application site is characterised predominantly by large detached dwellings, generally two storeys in height.

Kingsend is designated as a Local Distributor Road on the Proposals Map of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007. The site is located approximately 300 metres from Ruislip Station and has a Public Transport Accessibility Level (PTAL) score of 4 on a scale of 1 to 6 where 6 represents the highest level of accessibility.

3.2 Proposed Scheme

Full planning permission is sought for the conversion of two existing detached dwelling houses to provide for 11 residential flats, comprising 8 x 2 bedroom and 3 x 1 bedroom units with associated parking and amenity space.

The application provides details of layout, appearance, scale, access and landscaping. The submitted drawing indicates that the proposal includes the conversion and extension of the two existing four bedroom dwelling units, and provides for a glazed single storey extension set between the two dwellings, which will accommodate a one bed flat with lower ground floor living and patio area.

Two rear extensions are proposed off both dwellings. At the fullest extent, the extensions will extend approximately 7 metres and rise to a full height of three storeys (approximately 8.2m in height). The extensions project 4 metres directly off the rear of each dwelling, before stepping into the site and then providing an additional 3 metres projection to accommodate upper floor terraces that at their highest point stand 7.5m off existing ground level.

A parking area for 10 cars would be provided at the rear of the building accessed via a driveway on the eastern side of the dwelling unit located on No.16. A further 2 spaces for

people with disabilities would be provided at the front of the building. Vehicular access would be from Kingsend via an existing cross over servicing No.16.

The current application differs from the previously refused scheme by the omission of an extension to the side of 18 Kingsend to accommodate a one bed flat with lower ground floor living and patio area, in place of the existing garage, which is now shown to be retained and utilised for refuse bin and cycle storage.

The applicant has also submitted a Design and Access Statement and a Tree Survey and Arboricultural Implications Report with the application. These are detailed below:

- Design & Access Statement

This report outlines the context for the development and provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

- Tree Survey

The tree survey identifies and rates both on-site and immediately off-site trees, which may be affected by the development. In terms of policy BE38, the Birch is the only tree of merit and there is space/scope for the planting of several new trees on the road frontage. The applicants have also submitted an arboricultural (tree) implication report (to BS 5837)(AIR), which includes sequenced methods of construction and site supervision. The proposed development utilises the existing driveways and retains the Birch tree. The report indicates that the Birch tree can be protected and should be not affected by the proposed development.

3.3 Relevant Planning History

Comment on Relevant Planning History

Full planning permission (ref. 63221/APP/2007/1817) was sought for the conversion of the two existing detached dwelling houses to provide for 14 flats, comprising 11 x 2 bedroom units and 3 x 1 bedroom units with associated parking and amenity space. The application sought to provide for a link extension to form one residential block. The application was refused on the 27 September 2007 for the following reasons:

1. The proposed development by reason of the increase in scale and massing and loss of the break between the two former separate buildings fails to harmonise with the existing street scene and the alterations and extensions proposed do not harmonise with the scale, form, architectural composition and proportions of the existing buildings on site contrary to Policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan.
2. The proposed development will have a detrimental impact upon the outlook and visual amenity currently enjoyed by occupiers of neighbouring residential properties contrary to Policies BE19, and BE21 of the adopted Hillingdon Unitary Development Plan.
3. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education and open space facilities). The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan.

The scheme was amended by a revised application ref: 63221/APP/2007/3582, which

sought to overcome those reasons for refusal detailed above. The application was also refused for the following reasons:

1. The development, in particular the rear extensions proposed to the rear of each dwelling, fail to harmonise with the scale, form, architectural composition and proportions of the original buildings and is considered contrary to Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies September 2007, the Hillingdon Design and Accessibility Statement Residential Extensions and the Hillingdon Design and Accessibility Statement Residential Layouts.

2. The proposed flatted development will have a detrimental impact upon the outlook and visual amenity currently enjoyed by occupiers of neighbouring residential properties. The scheme is therefore contrary to Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Extensions.

3. The scale of the development is to the detriment of the character of Kingsend when considered in the context of flatted development benefiting from planning permission. The scheme is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Layouts.

4. The applicant has failed to demonstrate in terms of a daylight/sunlight assessment that the below ground units will be provided with appropriate levels of sunlight/daylight to service these units. The scheme is therefore considered contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Layouts.

5. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education, open space and community facilities). The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The application was dismissed at appeal. The current application seeks to overcome the reasons for refusal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas
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.
H7 Conversion of residential properties into a number of units
H4 Mix of housing units
H5 Dwellings suitable for large families
R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7 Consideration of traffic generated by proposed developments.
AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14 New development and car parking standards.
AM15 Provision of reserved parking spaces for disabled persons
HDAS Residential Layouts
Residential Extensions
Accessible Hillingdon
Planning Obligations
Noise

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th July 2009**

5.2 Site Notice Expiry Date:- **29th July 2009**

17th July 2009

6. Consultations

External Consultees

The application was advertised as major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and as affecting the character and appearance of the Ruislip Village Conservation Area.

189 neighbours were consulted including the Ruislip Residents' Association. Six separate petitions have been received, 3 of which have each signed by 24 residents and a further three petitions, signed by 38, 42 and 50 local residents respectively.

Most signatories live predominantly within the Kingsend, Ickenham Road and Wood Lane area and object to the proposal on the following grounds:

- (i) Loss of a perfectly good family home;
- (ii) Disruption to the layout of an established residential area;
- (iii) Contrary to the Hillingdon Design and Accessibility Statement which advises that the redevelopment of more than 10% of properties in a residential street is unlikely to be acceptable.
- (iv) Additional traffic, particularly when considered in conjunction with other proposed developments in the road, would result in a potential hazard.

In addition 25 individual replies have been received raising the following concerns:

- (i) While the proposal provides for an amended appearance at the front of the site, the scheme will still result in a huge extension to the rear, which creates a massive rear block, which negates the tweaking of the proposal at the front of the site;
- (ii) The rear extensions will still result in a loss of amenity to occupiers of No.14 and No.18A Kingsend due to the scale and bulk of the extensions;
- (iii) The large size and scale of the rear extensions will damage the habitability of neighbouring properties and impact upon the enjoyment and use of rear garden areas located on neighbouring properties;
- (iv) The rear extension will result in overlooking into the properties to the rear of the site and would have a detrimental impact upon the character and feel of the area;
- (v) Flats do not meet the Council's guidance on minimum floor areas;
- (vi) Loss of quality family home, which reflect fine architectural style;
- (vii) The proposed car parking and access driveway are unacceptable and will impact upon No.14 Kingsend due to the location of the living room in this adjoining dwelling;
- (viii) The access drive is too narrow for multi vehicle use and the level of the existing driveway is higher than the ground level of No. 14. It is essential that the existing boundary wall be maintained along the boundary line separating 16 and 14 Kingsend;
- (ix) The rear extensions will result in a loss of sunlight and daylight to No.14 Kingsend;
- (x) No consistency with respect to the traffic assessment of the various schemes proposed along Kingsend and no plan should be considered until the cumulative impact of recent development on traffic is assessed;
- (xi) Opposed to flatted development in Kingsend, and the density of flats in and around 41-45 Kingsend is already overbearing;
- (xii) Proposal does not accord with PPS3 in terms of supplying more family homes and there is an over provision of 1 and 2 bedroom flats in the area;
- (xiii) Contrary to the Hillingdon Design and Accessibility Statement which advises that the redevelopment of more than 10% of properties in a residential street is unlikely to be acceptable. 7

properties already approved for flatted development in Kingsend, which equates to 10.4% and therefore HDAS should be applied and the consideration of cumulative impacts on Kingsend appropriately factored;

(xiv) Contrary to Policies of the UDP relating to new development harmonising with the street scene, and character and appearance of the area and those relating to safeguarding residential amenity;

(xv) Out of scale with neighbouring houses resulting in a change in the character of the neighbourhood;

(xvi) Would worsen existing traffic problems in the locality and result in pollution and noise impacts. Kingsend already is impacted upon by traffic congestion;

(xvii) Noise and pollution to neighbouring dwellings due to use of rear parking area;

(xviii) Excessive concentration of flats in a relatively small area when considered in conjunction with other proposed developments in the road;

(xix) Insufficient on-site parking likely to result in overspill parking outside the site;

(xx) Loss of garden space and trees;

(xxi) Increased pressure on local services;

(xxii) Adverse impact on drainage and water run-off;

(xxiii) Impact upon the privacy and amenity, including the loss of daylight and sunlight of neighbouring residents due extent of intrusion of development into back garden;

(xxiv) Loss of security for residents in Sovereign Close;

(xxv) Insufficient width of access driveway to service rear car parking area;

(xxvi) Development does not provide for affordable housing, only the delivery of luxury homes.

ENGLISH HERITAGE (Historic Buildings)

English Heritage does not wish to offer any comments on this occasion.

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

THAMES WATER

Surface Water Drainage

It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on site storage.

With regard to sewage infrastructure, we would not have any objection to the application.

Water Comments

Water supply comes within the area covered by the Three Valleys Water Company.

Ward Councillor - Objects to this application.

Internal Consultees

CONSERVATION OFFICER.

These are an attractive pair of yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks.

The houses are located within the recent extension (January 2009) to the Ruislip Village Conservation Area. Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to erode the scale and quality of the streetscape within the area.

Nos.16 and 18 are largely unchanged save for the loss of original timber windows.

CONSIDERATION: The retention of the existing buildings is to be welcomed however, the current proposals suffer from a number of shortcomings:

a) Street elevation - the dormers would be overly tall, the doors to the converted garage and to the courtyard flat would not reflect the established architectural character of the frontage. The raised section of vertical roof/roof light over the central link would be conspicuous over the screen wall between the properties and again would not be in character with the architectural style of the elevation as a whole.

b) Rear elevation- the two-casement wide dormers would be overly large and are poorly detailed. The projecting flat roofed sections over the first floor additions would not reflect the very distinctive, yet simple, architectural style of the buildings. The design and proportions of the windows, together with the lack of brick arches over the openings would not reflect the general style and detailing of the fenestration of the original houses. The slightly asymmetrical appearance of the rear elevation would also detract from the elevational balance of the buildings - this elevation would be visible from the neighbouring properties. The basements are not a characteristic feature of this area, and indeed given the use of Garden Suburb design principles, would have been features particularly omitted from the area.

c) Footprint- the additions are very large, virtually doubling the footprint of the original houses. They would substantially enlarge the original footprint of the houses and would not be subordinate to them (HDAS residential extensions para 6.4). The additions would also be very deep in relation to the original house and would relate poorly to overall form of the houses. As such, both buildings would be left with very large and obvious crown roofs, not a characteristic feature of the original buildings on this road. The bulk of the large rear additions would also be visible in gap views between the properties, along the boundaries and from the surrounding buildings.

d) Site Layout - the amenity space to the rear appears rather small given the size of the enlarged buildings - good sized gardens are a feature of the area. The unbroken run of parking bays within the rear garden would also be detrimental to the setting of the buildings. These are shown located against the rear boundary fence, which would not allow for any planting beds to soften their appearance. The lack of space would also reduce the opportunities to introduce landscaping between the bays. These would be very close to the existing residential buildings to the rear of the site.

We note that there are three vehicle openings off Kingsend with associated access roads/hard surfacing, which would open up the frontage and erode the garden setting of the buildings.

RECOMMENDATIONS: Not acceptable, detrimental to the character and appearance of the Conservation Area.

S106 OFFICER

No affordable housing is sought, given the existing 2 houses.

3 x 1 bed flats (2hab. rooms x 1.51)

8 x 2 bed flats (3hab. rooms x 1.5)

Total estimated population: $4.53 + 12 = 16.53$

Proposed Heads of Terms:

1. Transport - In line with the SPD, it will be necessary to ascertain whether or not a s278 agreement is needed.

2. Education - in line with the SPD a contribution for education is likely to be sought.

3. Health - in line with the SPD a contribution in the sum of £3,581.55 is likely to be sought.

4. Recreational Open Space - in line with the SPD if a need is demonstrated by Green Spaces then a contribution towards the expansion of recreational facilities within the vicinity of the site will be sought to address this matter. It is important to note that under previous schemes that were refused and other flatter schemes within the street that have been given approval, at the time contributions for these open space was sought therefore I would assume some form of contribution would still be necessary from this proposal, if a formal bid is received by Green Spaces.

5. Community Facility - in line with the SPD there may be a need for an off-site community facility contribution to be secured as a result of this proposal. A scheme of this nature will result in a contribution in the sum of £10,000 towards the library expansion programme.

6. Construction Training - in line with the SPD a contribution equal to £2,500 for every £1m build cost will be sought for construction training in the borough if the estimated construction time exceeds 3 months and the construction cost is over £2m.

7. Library Contribution - in line with the SPD a contribution of £23 per person is likely to be sought towards library facilities and books = £380.19

8. Project Management and Monitoring fee - a contribution equal to 5% of the total cash contribution is sought to enable the management and monitoring of the resulting agreement.

ENVIRONMENTAL PROTECTION UNIT

I refer to your memo dated 26th June 2009 requesting comment on the above application, and further to my previous comments in my memos dated 15th August 2007 with reference to 63221/APP/2007/1817 and 12th December 2007 with reference to 63221/APP/2007/3582.

Road Traffic Noise

Should permission be granted, the proposed glazing along with its verified sound reduction index will need to be submitted for written approval prior to installation at this site.

It is therefore recommend condition be applied requiring a scheme for protecting the proposed development from road traffic noise, in order to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

Dust

Current government guidance in PPS23 endorses the use of conditions to control impacts during the construction phase of a development. With this in mind a condition requiring a scheme for protecting surrounding dwellings from dust emitted from the construction works is recommended.

The standard Construction Site Informative is also recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Ruislip Village Conservation Area. Whilst there is no objection in principle to the proposed redevelopment of the two four bedroom houses for residential purposes it is particularly important in this instance to ensure that any proposed development is compatible with the character and appearance of both the existing buildings and surrounding residential setting.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports policies BE13 and BE19 of the Unitary Development Plan, which seek to protect the impacts of flatted development on the character and amenity of established residential areas.

Seven applications approved in Kingsend (Nos. 8, 28/28a, 30, 36, 41 & 43/45) are considered to fall under the interpretation of redevelopment.

Taking the above into consideration, 10.4% of properties on Kingsend have been redeveloped (being 7 out of 67 properties), or have approval for redevelopment for residential purposes. Should the current proposal be approved, 13.4% would have been approved for redevelopment, which would be contrary to the Supplementary Planning Document (SPD) HDAS: Residential Layouts.

The Inspector in dismissing the appeal for the previous scheme, attached considerable weight to the supplementary planning document, noting that the redevelopments in the immediate vicinity are exactly what the 10% threshold is aimed at addressing. The current proposal, in common with the previously refused scheme, fails to satisfy this element of the planning guidance and this is considered to be compounded by the failure of the proposal to enhance the character of the local area, particularly given its recent inclusion within the Conservation Area.

There is therefore an objection in principle to the conversion and redevelopment of the site for flatted development, given, as stated elsewhere in this report, that the development is considered to be detrimental to the character and amenity of the area.

Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposal would result in the loss of two four bedroom family dwellings, contrary to the intent of Policy H5. However, their replacement with 8 two-bedroom units and 3 one-bedroom units is considered to offset this loss, as it would provide a greater number of units, which would meet other forms of housing need in the Borough.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 4 on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 4 and with 2.7 - 3 hr/unit, should be within the ranges of 150-250 hr/ha and 50-95 units/ha.

The proposed density for the site would be 176 hr/ha and 64 units/ha, which is within the London Plan guidelines having regard to the site's Public Transport Accessibility Level.

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

Policy BE13 of the UDP states that 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 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area.

The houses are located within the recent extension (January 2009) to the Ruislip Village Conservation Area. Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to erode the scale and quality of the streetscape within the area.

The existing properties are an attractive pair of yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks. Nos.16 and 18 are largely unchanged, other than the loss of original timber windows.

The Conservation/Urban Design Officer considers that the retention of the existing buildings is to be welcomed, but raises a number of concerns relating to the design, layout, foot print and scale of the current proposals

In terms of the impact on the street scene, it is considered that the dormers in the front elevation would be overly tall, while the doors to the converted garage and to the courtyard flat would not reflect the established architectural character of the frontage. The raised

section of vertical roof/roof light over the central link would be conspicuous over the screen wall between the properties, which would not be in character with the architectural style of the elevation as a whole.

Two pedestrian and one vehicular access, together with 2 disabled parking bays are proposed at the front of the properties. It is considered that the accesses and associated hard surfacing would open up the frontage and erode the garden setting of the buildings.

With regard to the rear element of the proposal, although this would not be readily visible from the public domain, it would be visible from the neighbouring properties. The two casement wide dormers would be overly large and are poorly detailed. The projecting flat roofed sections over the first floor additions would not reflect the very distinctive, yet simple, architectural style of the buildings. The design and proportions of the windows, together with the lack of brick arches over the openings would not reflect the general style and detailing of the fenestration of the original houses. The slightly asymmetrical appearance of the rear elevation would also detract from the elevational balance of the buildings. In addition, the proposed basements are not a characteristic feature of this area.

The proposed additions to the existing houses are relatively large, almost doubling the footprint of the original houses. They would substantially enlarge the original footprint of the houses and would not be subordinate to them as required by HDAS residential extensions guidance. The additions would also be very deep in relation to the original houses and would relate poorly to overall form of the houses. As a result, both buildings would be left with very large and obvious crown roofs, which is not a characteristic feature of the original buildings on this road. The bulk of the large rear additions would also be visible in gap views between the properties, along the boundaries and from the surrounding buildings.

In terms of the overall site layout, the unbroken run of parking bays within the rear garden is considered to be detrimental to the setting of the buildings and would compromise the potential to provide amenity space commensurate with the size of the enlarged buildings. The relatively small rear garden area is uncharacteristic for the area, where good sized gardens are a predominant feature. The parking area is shown located against the rear boundary fence, which would not allow for any planting beds to soften its appearance. The lack of space would also reduce the opportunities to introduce landscaping between the bays. These would be very close to the existing residential buildings to the rear of the site.

It is therefore considered that the proposed residential development would neither preserve nor enhance the character or appearance of the Conservation Area, contrary to Unitary Development Plan Saved Policies BE4, BE13 and BE19 and the provisions of PPG15.

In terms of the Conservation Area Consent application (ref: 63221/APP/2009/1056) which was submitted in association with this planning application, only the existing garage to No.16 is shown to be demolished. The level of demolition proposed does not trigger a requirement for Conservation Area Consent and as such, no further action will be taken with regard to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Unitary Development Plan seeks to ensure that new development harmonises with the existing street scene, while Policy BE15 seeks to permit alterations and extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. The latter policy is of particular relevance to this current application. Policy BE4 requires new developments within conservation areas to preserve or enhance those features which contribute to their special architectural and visual qualities. Policy BE19 and seeks to protect the effects of development on the character and amenity of established residential areas.

The application site is situated in a predominantly residential area and consists of two separate two storey traditional red brick buildings. The distinct chimney stacks on either side gable reinforce the character of the dwellings.

The Council's SPD Residential Layouts sets out guidance with respect to elevational treatment, building lines and rooflines. Furthermore, the Council's SPD HDAS Residential Extensions also provides detailed guidance on appropriate design responses for extensions to detached dwellings.

From an urban design point of view, the principle of retaining the existing buildings in the proposed scheme is welcomed. However, the Council's Conservation/Urban Design officer considers that the proposed scheme causes serious concerns with regards to the design, scale, bulk, massing and style of the proposed rear extensions, which are considered to be over dominant in relation to the existing buildings.

The application provides for extensions to the rear of both dwellings. The existing buildings are both 7m deep, and have a ridge height of 8.3m. The first part of the rear extensions extend 4m to the rear (full height), whilst the second part, extends an additional 3m.

The proposed rear extensions are considered out of keeping with the scale, bulk and height of the existing dwellings and are considered excessively deep and increase the depth of the buildings by more than 100%. As a result, it is considered that the comfortable spatial relationship between the built elements and their generous garden setting, a key characteristic of the site and the area, is distorted.

The scheme is contrary to existing policy, which does not permit alterations and extensions to existing buildings that fail to harmonise with the scale, form, architectural composition and proportions of the original buildings. As such the scheme is considered contrary to Policy BE15.

Furthermore, HDAS Residential Extensions requires extensions to be clearly subservient to the original structure and to conform to the overall character of the existing buildings. The current scheme does not achieve this outcome.

The scale, type and configuration of the full height fenestration on the rear elevation give a large scale and repetitive impression, which is contrary to the existing character of the buildings.

With respect to the scheme's impact on the character and appearance of the street scene, in addition to the comments provided in section 7.03 of the report, it is considered that the proposed infill between the main buildings, a higher structure than the present, does not

comply with the character of the buildings and would affect the street scene negatively. The scale of the development as a whole fails to complement or improve the amenity and character of Kingsend and will result in cumulative impacts on the surrounding residential setting.

In conclusion, any alterations to the existing buildings should either preserve their current qualities, or enhance the character of the site, which in both instances, the proposal fails to achieve. The proposal is considered to be contrary to Policies BE15 and BE19 of the UDP Saved Policies September 2007.

7.08 Impact on neighbours

The refused scheme raised concerns associated with the scale, massing and style of the extensions, which were considered to be excessively over dominant in relation to the existing buildings when viewed from the adjoining properties. The Inspector, stated in his decision, on the refused scheme, that subject to improved details and conditions, the proposals would avoid unacceptable harm to the residents of No.14. The inspector also concluded that there would be no unacceptable harm to properties to the rear of the site. However, it would be harmful to the living conditions of the residents of No.18A, due to loss of outlook and privacy. The current proposal has been amended in an attempt to address these concerns.

The applicant has demonstrated that the rear extensions will comply with the Council's guidance in respect the 45-degree line of sight taken from the nearest window of neighbouring properties. Further, to mitigate the dominance of the development, the extensions have been stepped in from the adjoining property boundaries by approximately 3m-6m.

With respect to the impact on No.14 Kingsend, the current application is similar to the refused scheme other than confirmation that the existing garage wall will be retained between No.14 and the driveway, as was the case with the previous application, but was not clear to the Inspector. In addition, the Juliet balcony to the first floor window has been removed and replaced with a window, so that there is no access to the adjoining flat roof.

An analysis of potential overshadowing undertaken by Council officers identifies that the rear extensions, in particular the rear extension proposed on No.16 will slightly reduce the extent of sunlight and daylight currently enjoyed within the rear garden area by occupiers of No.14. However this must be balanced against the existing level of shading created from the existing dwellings.

The proposed driveway would be sited alongside the side boundary with No.14. However the existing hedging and the retention of the existing garage brick boundary wall will assist in mitigating any undue loss of amenity to the occupiers of this dwelling as a result of noise and disturbance. Similarly, it is not considered that the rear parking area would be likely to give rise to excessive disturbance to neighbouring occupiers at No.14.

It is therefore considered that the proposal would avoid unacceptable harm to the occupants of No.14 Kingsend.

With regard to the potential impact on No.18, the Inspector in assessing the previous scheme, concluded that the previous proposal would be harmful to the residents of that property, due to loss of outlook and privacy. The scheme has been amended, omitting the residential unit to the west of the site, but retaining the existing garage (to be used for bin

and cycle storage), so that there will no longer be a high wall along this boundary and no overlooking of the adjoining garden from any windows close to the boundary. It is therefore considered that the proposal would avoid unacceptable harm to the occupants of No.18A Kingsend.

In terms of the impact on residents to the rear of the site, these properties currently have quite secluded gardens and an open aspect. The Inspector in assessing the previous scheme, concluded that although the proposal would allow greater overlooking and the scale of the works would reduce their outlook, the distances involved between the new windows in the extended buildings and the rear gardens and windows of those properties would be such that the living conditions of those residents would not be harmed to an unacceptable degree. The current proposal maintains similar distances to the previous scheme and it is therefore not considered that the current scheme should be refused on these grounds.

Similarly, the Inspector considered that the more intense use of the garden area for parking, access and outdoor amenity space, given the nature of the existing boundary walls and hedges, would be acceptable. Given that the treatment and use of the rear gardens do not differ fundamentally between the refused and current schemes, it is not considered that the living conditions of adjoining residents would not be unacceptably harmed as a result of noise, disturbance or visual intrusion.

In conclusion, it is considered that the current scheme overcomes the reason for refusal and the Inspector's concerns with regard to the previous scheme, in terms of impact on residential amenity. It is not considered that the rear extensions would cause over-dominance, loss of privacy or undue disturbance, in accordance with Policies BE21, BE24 and OE1 of the UDP Saved Policies September 2007.

7.09 Living conditions for future occupiers

With the exception of two of the first floor 2 bedroom units at 62.3m² in area, all other units comply with the Council's HDAS guidelines for minimum internal floor areas. It is noted that the unit size could be increased to comply, however given the minor nature of the 0.7m² non-compliance with the Council's guidance it is not considered that these units would result in a poor internal living environment for future occupiers.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. In addition, the Council's Design and Accessibility Statement SPD Residential Layout details that balconies should be provided for upper floor flats and private patios for ground floor units and that for one bedroom flatted development a minimum 20m² be provided per unit and for two bedroom flatted development a minimum 25m² be provided per unit. In accordance with this standard, a total of 260m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 342m², which is in accordance with the guidelines in the HDAS. The scheme also shows low hedge borders around each of the ground floor level patio areas, which allows the demarcation between private and communal amenity areas.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and

O5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan. However, the proposal provides for one, below ground level, one bedroom unit, set within a glazed, single storey extension. This unit occupies the space between the two dwellings. This extension, while presenting a single storey facade when viewed from the road, splits into a two storey unit at the rear by excavating half a storey below ground level.

There is the potential that the basement level component servicing each of these units will not have sufficient sunlight and daylight, especially the lower ground level living room and kitchenette. The main light well into the living rooms is gained via an open light shaft located next to the stairwell, and while this may allow adequate light during summer months there is a concern that this unit will not have access to adequate sunlight and daylight during the winter months. Further, the main living room will have limited outlook from the north facing windows.

Access to sunlight and daylight to internal living areas is a matter that is paramount to achieving a satisfactory living environment for future occupiers. Previous appeal cases have raised concerns where the design of the scheme prevents daylight from reaching the principal living room and the kitchen, making the use of artificial light in these rooms necessary at all times and creating unacceptable living conditions for the building's occupiers. Notwithstanding the fact that the Inspector, in assessing the previous scheme did not consider the effect on the living conditions of future occupiers, it is considered that the applicant has failed in this case, to successfully demonstrate that the below ground living rooms will provide an appropriate living environment for future occupiers in accordance with the Council's guidance and with Policy BE20 of the UDP Saved Policies September 2007. This matter is best considered through a daylight and sunlight assessment. No such assessment has been provided with the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer raises no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Kingsend, subject to details of refuse storage arrangements and the provision of sight lines at the site entrance. These can be secured by appropriate conditions in the event of planning permission being granted.

With regard to parking, 12 (including 2 disabled spaces) car parking spaces have been provided for the proposed development, which at a ratio of 1.1 spaces per unit, complies with Council's Parking Standards. The Highways officer has concluded that with a PTAL value of 4, this parking provision is acceptable because of the site's close proximity to Ruislip Tube Station and other public transport services. With waiting restrictions in place in Kingsend during daytime, there are no concerns regarding increased on street parking.

A principle concern from an internal access point of view, and a matter raised by objectors, is that the proposed driveway servicing the development only provides for a maximum access width of 2.8m to the internal wall of the existing garage boundary wall. While this is adequate to meet the needs of individual vehicles, a passing bay is required to ensure that vehicles entering the site do not have to reverse back out onto the road. This could be identified behind the existing disabled parking spaces, given that there is sufficient space for two vehicles to pass in this part of the site.

In the event that the application is approved, the Highways officer has requested a condition that requires the two existing redundant accesses to be closed and reinstated to a footway. The identification of a passing bay will also be required to address vehicles passing each

other within the site.

7.11 Urban design, access and security

These issues have been addressed in sections 7.03 and 7.07 of this report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 2 bedroom flats is 63sq. m and 77sq. m for 3 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards for 10 of the units and that Lifetime Home Standards could be met for these flats in terms of size.

The Access officer has concerns that no unit has been identified to meet fully wheelchair accessible standards. Although details have not been provided, one of the units could be designed to full relevant standards. Had the scheme been acceptable in other respects, a condition could have been recommended requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

This application does not trigger a requirement for the provision of affordable housing, as the net gain in units is below the 10 unit threshold.

7.14 Trees, Landscaping and Ecology

The existing properties have mature gardens, which are mainly lawns and borders with few structural landscaping features. There are several small trees in the rear gardens (mostly fruit trees), but there is only one notable tree on the site, being a protected Silver Birch (T19 on TPO 259) on the road frontage, which is to be retained.

The trees have been surveyed and assessed in accordance with the guidance in BS5837. In terms of policy BE38, the existing Birch is the only tree of merit and there is space/scope for the planting of several new trees on the road frontage. The arboricultural (tree) implication report (to BS5837)(AIR) submitted with the previous application, included sequenced methods of construction and site supervision. The report indicated that the Birch tree can be protected and should not be affected by the proposed development.

The Council's Trees and Landscape Officer has advised that subject to conditions requiring the submission of a more detailed landscaping plan and a condition ensuring that the development be carried out in accordance with the methods of construction and tree protection supervision outlined in the submitted report, the scheme is acceptable in terms of policy BE38.

7.15 Sustainable waste management

The Council's Waste Services Manager has commented that although the plans do

indicate a bin provision, the number of bins is not indicated. The required ratio is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum, with no rounding down. The design of the bin chambers seems adequate, although the location of the bins store area does not incorporate the 10m closet point of access. In the event of an approval, a revision to the bin storage facilities could be carried through as a condition of consent.

7.16 Renewable energy / Sustainability

Had the scheme been acceptable in other respects a condition requiring an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code would have been attached.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. Had the scheme been acceptable in other respects, a condition could have been imposed requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The majority of planning issues raised are dealt with in the main body of the report. However comments on the remaining concerns raised by residents are provided below:

(i) Loss of a good quality family home and over provision of 1 and 2 bedroom flats in the area.

Whilst Policy H5 of the adopted Unitary Development Plan seeks to encourage dwellings suitable for large families, Policy H4 refers to the need for a mix of housing units of different sizes and in particular the provision of 1 or 2 bedroom units. Given the site's location close to Ruislip Town Centre and Station it is not considered that the retention of the existing family home on the site could be justified in planning policy terms.

(ii) Adverse impact on drainage and water run-off

These matters could be dealt with by appropriate planning conditions in the event of planning permission being granted.

(iv) Opposition to Flatted Development

Objections have been raised against the mass of flatted development in a residential road of detached houses, and while it is acknowledged that more first time buyer properties are required, it is argued that the current proposals in Kingsend are not satisfying these requirements.

In considering this matter the GLA's Housing Requirements Study has estimated that the London wide net housing requirement over the next 15 years to meet both current un-met demand and projected household growth, incorporating assumptions about the extent of voluntary sharing by single person households, is divided between household sizes as follows:

Overall housing mix 1 bedroom household 32%

2/3 bedroom household 38%

4 bedroom or larger household 30%

The above residential housing mix reflects the need for a balanced community, and while the scheme reduces the number of four bedroom units available along Kingsend, it offers a greater diversity of housing not previously catered for.

7.20 Planning Obligations

Policy R17 of the Unitary Development Plan states that: The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The application proposes a scheme of 11 flats in an area under pressure for primary and secondary school places. Under the Council's Supplementary Planning Guidance for Education Facilities, the proposed development is required to make a contribution of £7,190.

The scheme will give rise to an increase demand on existing community facilities in the locality and a contribution towards community facilities of £10,000 towards the library expansion programme is sought.

In line with supplementary planning guidance, a contribution in the sum of £3,581.55 is sought towards improved health facilities.

In line with supplementary planning guidance, a contribution equal to £2,500 for every £1m build cost is sought for construction training in the Borough.

No contributions have been offered or secured in relation to the proposal. It is therefore considered that planning permission should also be refused for this reason.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the

Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The revised scheme has failed to overcome the issues raised with the previous 12 unit development, which was refused on this site.

The proposed scheme causes concerns with regards to the scale, bulk, massing and style of the proposed rear extensions, which are considered to be severely over dominant in relation to the existing buildings. The scale of the development as a whole fails to complement or improve the amenity and character of Ruislip Village Conservation Area and will result in cumulative impacts on the residential setting of Kingsend in particular.

There is also concern regarding the environmental conditions of the below ground flat and no contributions have been offered or secured towards the improvements of services and facilities as a consequence of demands created by the proposed development.

It is therefore recommended that planning permission be refused for these reasons.

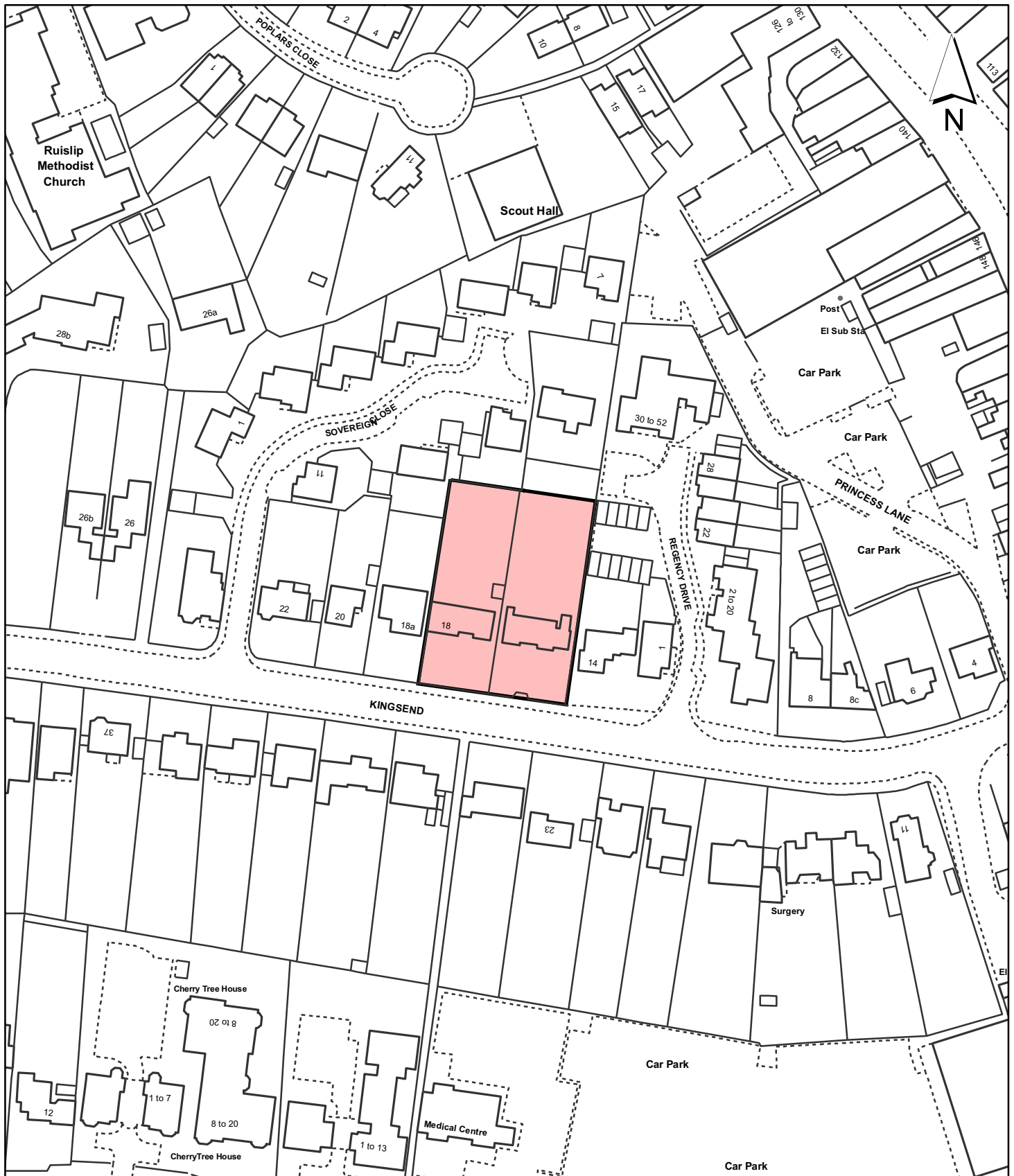
11. Reference Documents

- (a) Planning Policy Statement 1 (Delivering Sustainable Development)
- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) The London Plan
- (e) Hillingdon Unitary Development Plan Saved Policies September 2007.
- (f) Hillingdon Design and Accessibility Statement - Residential Layouts
- (g) Hillingdon Design and Accessibility Statement - Residential Extensions


- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Supplementary Planning Guidance - Community Facilities

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
16 & 18 Kingsend Ruislip	
Planning Application Ref:	Scale
63221/APP/2009/1047	1:1,250
Planning Committee	Date
North Page 28	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



Report of the Corporate Director of Planning & Community Services

Address LAND FORMING PART OF 9 WOODLANDS AVENUE RUISLIP

Development: Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover.

LBH Ref Nos: 66096/APP/2009/1238

Drawing Nos: 2355 03A
2355 02A
2355 08
2355 06
2355 01
Design & Access Statement
6 x Photographs
2355 04
2355 05

Date Plans Received: 10/06/2009 **Date(s) of Amendment(s):**

Date Application Valid: 08/07/2009

1. SUMMARY

This scheme proposes to erect a detached two storey block to replace an existing single storey side extension in order to provide 2, two bedroom duplex houses. It is considered that the scheme would be detrimental to the visual amenities of the street scene on this prominent corner plot and would fail to leave an appropriate undeveloped gap between this and the side elevation of No.9 Woodlands Avenue. Furthermore, the scheme would result in the overlooking of adjoining properties, fails to provide a satisfactory standard of residential accommodation for its future occupiers, including 'Lifetime Homes' standards, is deficient in off-street car parking, would be detrimental to pedestrian and highway safety and fails to provide a tree survey.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of its excessive density, overall size, reduced ridge height, siting, rear projection and design, would appear as an incongruous and intrusive addition to the street scene on this prominent corner plot. The proposal would give rise to a cramped form of development and erosion of the open character of this corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policy 3A.3 and Table 3A.2 of the London Plan (February 2008), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2008) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed building, by reason of its overall size, design, siting and proximity to the side

boundary, would fail to retain a minimum 2m gap for the full height of the proposed development between this and the side elevation of the neighbouring property, No.9 Woodlands Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2008) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development by reason of the siting of the proposed first floor rear bedroom window(s) would result in the direct overlooking of the rear gardens of the adjoining properties, Nos. 9 and 11 Woodlands Avenue, causing an unacceptable loss of privacy and residential amenity to the adjoining occupiers. The proposal is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal would fail to provide an adequate amount of amenity space for the occupiers of the proposed units, and therefore would provide a sub-standard form of residential, accommodation and as such, would be likely to result in an overintensive use of the areas provided to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal fails to provide a tree survey and the Local Planning Authority has therefore been unable to assess the impact of proposal upon trees on and close to the site and the scheme's landscape impact, contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7 NON2 Non Standard reason for refusal

The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted car parking standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007). As such, the proposal is likely to give rise to additional demand for on-street car parking, which is limited in the area. The proposal is therefore likely result in additional competition for on-street car parking, detrimental to the residential amenity of the area, contrary to policy AM7, AM14 and BE19

of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

8 NON2 Non Standard reason for refusal

The proposal, due to the widening of an existing double driveway and the lack of a visibility splay for the new off-street car parking space for Unit B, would be likely to result in drivers emerging from the car parking space being unsighted of pedestrians using the adjoining public footpath on a length of footpath that would have a reduced pedestrian refuge area. The proposal is therefore likely to be detrimental to pedestrian and highway safety, contrary to policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

9 NON2 Non Standard reason for refusal

The proposal fails to satisfy 'Lifetime Homes' Standards, contrary to policies 3A.5, 3A.13, 3A.17 and 4B.5 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
AM14	New development and car parking standards.
R17	Use of planning obligations to supplement the provision of recreation

HDAS	leisure and community facilities Residential Layouts Accessible Hillingdon
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Planning Obligations

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the curtilage of No.9 Woodlands Avenue, which occupies a corner plot located on the north western side of Woodlands Avenue at its junction with Newnham Avenue. No.9 is a semi-detached property which has been extended with single storey side and rear extensions and there is a detached garage at the end of its rear garden with an attached canopy, accessed from Newnham Avenue. The application site comprises the left hand side of the plot, from the side elevation of the original house and has a maximum width of 8.6m, which tapers to a width of 6.8m at the rear, adjoining the garage access, with an overall length of 33.7m.

The surrounding area is primarily characterised by semi-detached houses, although the adjoining properties on Newnham Avenue, Nos.17 to 23, are semi-detached bungalows. The area forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

3.2 Proposed Scheme

The application seeks permission to erect a detached two storey building, providing 2 two-bedroom duplex units, involving the demolition of the single storey side extension at No.9 Woodlands Avenue. The building would be 6m wide and 11.35 deep, set back from the side elevation of No.9 by 0.85m. The building would align with the front elevation of the adjoining pair of semi-detached properties, projecting some 3m beyond their main rear elevation at first floor level, but aligning with their single storey rear extensions on the ground floor.

The building would have a hipped roof design, 5.1m high to eaves level and 7.5m high to its ridge and would incorporate 1 metre deep front and rear two storey bays.

The building would be divided vertically to provide front and rear duplex houses, with the rear garden area divided to provide separate amenity space for the two units. The front house (Unit A) would be accessed from a front door and the rear house (Unit B) would be accessed by a side door from Newnham Avenue. The rear garden would be divided across its width, so that the adjoining part of the rear garden would serve Unit B, accessed from rear French windows to its living room and the rear part of the garden, serving Unit A would be accessed via the 0.85m wide passageway between the new building and No.9 Woodlands Avenue and the side of Unit B's amenity space.

The front garden would provide one off-street car parking space and a new car parking space and vehicular crossover would be provided at the rear of the amenity space,

adjacent to the existing garage which together with the hardstanding area in front, would serve No.9 Woodlands Avenue.

3.3 Relevant Planning History

Comment on Relevant Planning History

25318/APP/2007/2680 - Construction of a dummy pitched roof over existing side extension (Retrospective Application) - Refused 19th October 2007 for the following reason:

The dummy pitched roof above the single storey side extension by reason of its overall size, bulk, scale and height in relation to the original house represents an incongruous and visually intrusive addition on this prominent corner site. It detracts from the appearance of the original house and the street scene generally, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 4.0 of the Hillingdon Design & Accessibility Statement: 'Residential Extensions'.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- AM14 New development and car parking standards.
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS Residential Layouts
Accessible Hillingdon

LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Planning Obligations

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th August 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbouring properties have been consulted and a site notice has been displayed. A petition with 87 signatories and 5 individual responses have been received (two from same occupier), raising the following concerns:

Petition

'Please find enclosed a 'petition' strongly 'objecting' to the above proposal.

The consultation letters which were sent by yourselves were dated the 24th July (Friday) but were not received by the residents until the 29th July (Wednesday). The residents held a meeting on the 2nd August (Sunday) at 8pm 'strongly objecting to this application' which has been minuted. Due to the time of year many residents including myself are away or going away on their annual holidays so it was difficult obtaining signatures. Had the application been made earlier or later in the year we would have had a lot more time obtaining signatures, thus giving us further support.

We would like to request that a representative speaks on behalf of the residents, at the North Planning Committee meeting.'

Individual Responses

- (i) Strongly object to application and will be contacting local residents to raise a petition;
- (ii) Proposal on a prominent corner plot in area of predominantly semi-detached 1930s houses. Proposed flats on such a small space would be very different and detrimental to the character of the area;
- (iii) Discrepancy between the application forms which states 2 x one-bedroom flats and the plans which show 2 x two-bedroom flats. Form also refers to demolition of double garage but this was converted to living accommodation some 3 years ago;
- (iv) Proposed flats would have small rooms with 59m² overall floor space which falls below the 63m² area required by planning regulations and therefore are sub-standard;
- (v) Roof of side extension refused retrospective planning permission on grounds of overall size, bulk, scale and height. It was deemed incongruous and visually intrusive, detracting from the appearance of the original property and the street scene. We fail to see how the proposal would be any less offensive to the eye;
- (vi) Proposal would remove garden space;
- (vii) Units would overlook surrounding properties;
- (viii) Building should be at least 1 metre away from the adjacent property and there is not the space for such a development;

- (ix) There must be a sustainable drainage system as history of flooding problems in Newnham and Woodlands Avenue;
- (x) Additional crossover and congestion in area will be detrimental to road safety;
- (xi) The single off-street parking spaces proposed for each flat would be likely to be deficient for the occupiers of the two-bedroom properties who would be likely to have at least two cars. One of these spaces is already used by applicant for one of his vehicles and he already parks a building lorry in Newnham Avenue;
- (xii) No tree survey submitted;
- (xiii) Large Eucalyptus tree in garden already blocks sunlight to No.11 Woodlands Avenue;
- (xiv) Rear bay windows project too far;
- (xv) Bin stores would be detrimental in street scene;
- (xvi) Car parking space for Unit B would be difficult to implement due to proximity of Eucalyptus tree
- (xvii) Development will be intrusive to No. 11 Woodlands Avenue;
- (xviii) Development will overlook No.11 Woodlands Avenue, 52 Newnham Avenue and other properties;
- (xvix) No. 9 Woodlands Avenue, with rear garden trees, garage and attached canopy already blocks out large amount of sunlight from No.11 Woodlands Avenue. This proposal would exacerbate this situation; and
- (xx) Proposal would be detrimental to road safety, particularly school children from Newnham School on Newnham Avenue, who should have been consulted.

Eastcote Residents' Association:

- (i) Very muddled, even shambolic application, lacking in detail;
- (ii) Description should take into account the demolition of the side extension, which was once a garage;
- (iii) Design & Access Statement refers to 1 bedroom flats;
- (iv) Application for the retention of the dummy pitched roof was refused due to its overall size, bulk, scale and height in relation to the original house, intrusive on the corner plot. This current application, due to its overall size, bulk and scale would be even more intrusive, out of keeping with the street scene;
- (v) 59.12m² internal floor areas are inadequate for two bedroom properties as a minimum of 63m² is required;
- (vi) No details given of existing layout of No.9, nor how it would be laid out once side extension removed;
- (vii) The gap between No.9 and the proposed building is at most 1m. There should be at least 2 to 3m between buildings;
- (viii) Proposed bin store in front garden of Unit A would be out of keeping with the street scene, as would be the general lack of a front garden. It will resemble a car park, not a residential street;
- (ix) These dwellings would look like semi-detached houses and each property would have their own ground and first floors. They should therefore be considered as houses and as such, do not provide adequate amenity space.

A Ward Councillor has requested that this application be presented to committee.

Internal Consultees

HIGHWAYS:

Parking provision at one per dwelling within the site curtilage does not comply with the Council's parking standards (Saved UDP policies). The shortfall in parking provision is likely to impact on the limited availability of on street parking.

Widening of the existing double crossover and lack of adequate visibility splay for the vehicle

emerging from the parking space is likely to compromise pedestrian safety.

The application cannot be supported on highway grounds.

TREES AND LANDSCAPE OFFICER:

There are trees on and close to the site, but the application does not include a tree survey as required by Saved Policy BE38 of the UDP, which also requires the retention of landscape features of merit as part of developments, or any other tree-related information. It is not, therefore, possible to make a full and proper assessment of the tree and landscape impact of the scheme or to ensure that it complies with Saved Policy BE38.

For this reason, the application is unacceptable.

EPU (LAND CONTAMINATION):

No objection, subject to a condition requiring soils to be tested for contamination.

WASTE AND RECYCLING CO-ORDINATOR:

Scheme makes adequate provision for waste and recycling facilities. Food waste grinders should be included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company. A Site Waste Management Plan is also required.

EDUCATION SERVICES:

The work to the existing house results in a loss of 3x habitable rooms, and the erection of the two new houses provides 8 habitable rooms, and the net gain is only 5 habitable rooms.

Based on the information provided, no contribution is requested.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The single storey side extension has little or no architectural merit and no objections are raised to its demolition. Furthermore, this is an established residential area and therefore there are no objections in principle to the proposed residential use of the site.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 308 habitable rooms per hectare (hr/ha) and 77 u/ha. The proposed density therefore exceeds the London Plan recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 3 (150-250 hr/ha and 35-65 u/ha), as indicated in Table 3A.2 of the London Plan. The fact that the application is considered to be detrimental to the visual amenities of the street scene, resulting in a cramped form of development, overlooking of adjoining properties and its failure to provide a satisfactory standard of residential accommodation for future occupiers and off-street car parking to Council standards is indicative of the excessive density proposed.

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE22 seeks to ensure that residential development of two or more storeys maintains a minimum gap of 1m from the side boundary.

The application site forms part of a prominent corner plot. The proposed building would maintain the front building line of properties on this side of Woodlands Avenue, match their eaves height and mimic their front two storey projecting bays. Furthermore, the proposed building would have a width of approximately 6m which compares to the adjoining properties. However, these properties have linked hipped roofs which run parallel with the street as opposed to the proposal which has a ridge which is perpendicular to Woodlands Avenue. As a result, whilst the roof pitch is similar to surrounding development, the overall ridge height of the roof is much reduced and the two storey building appears somewhat squat and out of character as compared to its neighbours. Also, at the rear, the building would project beyond the main rear building line of the adjoining properties by 3m, which increases to 4m with the projecting rear bay, which is not a feature found at the rear of surrounding properties.

Properties fronting this side of Newnham Avenue have a staggered siting so that there is no clearly defined return building line. Furthermore, given the distance to the nearest property on Newnham Avenue, which is a bungalow, together with the screening provided by existing trees in the rear garden, it is considered that the proposed development would not be viewed in the context of the existing buildings on Newnham Avenue. However, the proposed two storey building would, at the front, maintain a maximum gap of approximately 1.6m to the side boundary of the plot on Newnham Avenue, which reduces to 0.9m at the rear. It is considered that the two storey building with this siting would erode the open character of this corner plot, to the detriment of the street scene.

Furthermore, the proposed building would be sited some 0.85m from the side elevation of the existing semi-detached property, No.9 Woodlands Avenue. The surrounding area is characterised by semi-detached houses, which typically have shared driveways and garages at their sides, which separate the pairs of properties by distances of approximately 2.5m and 5m respectively. The proposal, with a gap of 0.85m, instead of the minimum 2m as required by policy BE22 of the saved UDP would appear too narrow and the development unduly cramped in this context.

The proposal is therefore considered to represent an incongruous and intrusive form of development in the street scene, contrary to policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

The proposed residential use would be unlikely to result in a detrimental impact upon

surrounding residential properties by reason of increased noise and general disturbance. As such, the proposal accords with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2009).

Both Nos.9 and 11 Woodlands Avenue have single storey rear extensions of a similar depth to that of the proposal. On the first floor, the proposal would project 3m beyond the rear elevation of No.9, increasing to 4m with the projecting rear bay. Although the proposal would encroach upon the 45° line of sight from the nearest first floor rear window at No.9, as this serves a bathroom, there would be no significant impact upon any neighbouring habitable room window. Furthermore, the rear bay would be chamfered and only project a further 1m and be sited at least a metre from the shared side boundary so that it would not appear unduly dominant upon neighbouring property.

The rear elevations of these properties have a north west facing aspect. The proposal would mainly overshadow the side elevation and rear garden of No.9 during the afternoon, but given the orientation of No.9, much of the garden area involved would already be overshadowed by No.9 itself and its rear extension. The proposal therefore complies with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

As regards the potential for overlooking, the only side windows proposed would serve non-habitable rooms or are secondary and therefore could be obscure glazed and be made non-opening to safeguard the privacy of neighbouring properties. At the rear, the proposal would mainly overlook the front garden of No.23 Newnham Avenue, and be sited more than 21m from any windows in this property. To the front, the proposal would be sited no closer to the properties on the opposite side of the road than existing properties. However, the rear projection of the proposed building, coupled with the angled side windows in the bay projection would result in a main bedroom window directly overlooking the rear gardens of Nos.9 and 11 Woodlands Avenue, resulting in a significant loss of privacy. The scheme is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

The units would have separate accesses and their habitable rooms would have adequate outlook and natural lighting. However, Paragraphs 4.6 to 4.8 and Table 2 of the Council's HDAS Design Guide: 'Residential Layouts' advise that two bedroom units should have a minimum floor area of 63m². The plans show the units to each have a floor area of 59.12m² which would not provide adequate internal floor space to provide a satisfactory standard of residential accommodation.

The guidance also goes on to advise at paragraphs 4.14 to 4.16 that two and three bedroom houses should have a minimum amenity area of 60m². Although not shown as being within the application site, the plan does indicate that No.9 Woodlands Avenue would retain a rear amenity area of approximately 92m². The plans show that areas of 43.8m² (Unit A) and 43.16m² (Unit B) would be provided for the new units. Amenity space provision for the new units is therefore deficient. As such, the scheme fails to provide adequate amenity space and would be contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraphs 4.14 to 4.16 of the Council's HDAS Design Guide: 'Residential Layouts'.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The plans show that No.9 Woodlands Avenue would be served by the existing garage in its rear garden and the space to the front of the garage, accessed by an existing crossover.

Unit A would have one off-street car parking space in the front garden, served by an existing vehicular crossover and Unit B would be served by a 4.8m by 2.4m off-street space that would be provided adjacent to the existing garage. The Council's Highway Engineer advises that the parking provision of one per dwelling does not comply with the Council's parking standards and the shortfall is likely to impact on the limited availability of on-street parking. Also, the widening of the existing double crossover and lack of adequate visibility splay for vehicles emerging from the parking space is likely to compromise pedestrian safety.

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

The proposal fails to satisfy 'Lifetime Homes' standards. There are no ground floor level wheelchair accessible WCs and the side passageway would be too narrow to allow disabled access to the rear amenity space serving Unit A. As such the scheme is contrary to the Council's policies and Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

There are trees on and close to the site. The Council's Trees Officer advises that in the absence of a Tree Survey, it has not been possible to assess the impact of proposal upon these trees. As such, the scheme is contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)

7.15 Sustainable waste management

Policy 4A.21 of the London Plan (February 2008) requires development to have regard to and contribute to a reduction in waste produced. This would have been conditioned had the scheme been recommended favourably.

7.16 Renewable energy / Sustainability

Policies 4A.1 and 4A.3 of the London Plan (February 2008) require development to have regard to climate change and seek to reduce the amount of carbon emissions generated by new development by utilising sustainable design and construction techniques and sustainable energy. This would have been conditioned had the scheme been recommended favourably.

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area. Had the application been recommended favourably, this would have been dealt with by condition.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The comments made by the petitioners are noted.

As regards the comments made in the individual responses, points (i), (iii), (vi) (xiii) and (xvi) are noted. Points (ii), (iv), (v), (vii), (viii), (ix), (x), (xi), (xii), (xiv), (xvii), (xviii) and (xvix) are dealt with in the main report. As regards point (xv), detailed bin store siting and screening could be conditioned if the application were to be recommended favourably. In terms of point (xx), Newnham Infant and Junior School does not adjoin the site and its entrance, over 100m away on Newnham Avenue, is too far removed to be directly affected by the proposal. A notice was displayed on site to ensure that a wider public consultation was carried out.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

Although national and local planning policies seek to ensure that best use is made of existing developed land, this should not be at any cost. In this respect, the scheme is

considered detrimental to the visual amenities of the street scene and the residential, amenities of surrounding occupiers, fails to provide a satisfactory standard of residential accommodation for its future occupiers, including 'Lifetime Homes' standards, is deficient in off-street car parking, would be detrimental to pedestrian and highway safety and fails to provide a tree survey and is thus recommended for refusal.



11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)
London Plan (February 2008)
HDAS: 'Residential Layouts' & 'Accessible Hillingdon'
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007)
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes</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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p>Land forming part of 9 Woodlands Avenue Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 66096/APP/2009/1238</p>	<p>Scale 1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee North Page 42</p>	<p>Date August 2009</p>	

Report of the Corporate Director of Planning & Community Services

Address 1 BLACK HORSE PARADE HIGH ROAD EASTCOTE
Development: Change of use from Class A1 retail to Class A5 restaurant.
LBH Ref Nos: 2074/APP/2009/1045
Drawing Nos: 01A
1:1250 Location Plan

Date Plans Received: 18/05/2009 **Date(s) of Amendment(s):**
Date Application Valid: 12/06/2009

1. SUMMARY

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to restaurant use (Use Class A5). The application seeks to establish the principle of the use and no exterior alterations are proposed. Any future alterations such as a new shopfront, extractor ducts etc. would require further planning permission.

The parade comprises 6 units and, should this application receive consent, 50% of the frontage would remain in retail use. It is therefore considered an adequate choice of facilities would remain and subject to appropriate conditions relating to hours of operation, litter control, odour and extraction control, the proposal would not conflict with any other of the relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Hours of operation

The premises shall only be used for the preparation or sale of food, between the hours of

0800 hours and 2300 hours Monday to Saturday, 0800 hours and 2200 hours Sunday and at no time on bank/public holidays.

Reason

To safeguard the residential amenity of the occupiers and nearby properties accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

4 NONSC Details of ventilation and odour control

The proposed use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed when no longer required.

Reason

To safeguard the residential amenity of the occupiers and nearby properties accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

5 NONSC Hours of deliveries and collections

Deliveries and collections, including waste collections, shall be restricted to 0800 hrs to 2300 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays.

Reason

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

6 OM15 General Litter/Waste

No development shall take place until a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

7 OM16 Notice advertising customer responsibilities

A notice shall be displayed permanently and prominently within the premises requesting that customers dispose of their litter responsibly.

Reason:

To ensure the satisfactory disposal of litter in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 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).

2 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

BE4	New development within or on the fringes of conservation areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south side of the High Road and comprises a ground floor end terrace unit in a parade of six units, with residential above. The site has a footway and an access/service road to the front providing on-street parking. There is a further access road to the rear providing vehicular access to the commercial uses and residential units above. The general locality is sloped with the ground rising up to the rear and the site is within Eastcote Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the ground floor from a retail unit (A1) to Restaurant (A5). No external alterations are proposed.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th August 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 neighbours consulted and 2 responses were received, which made the following comments -

1. The existing two restaurants/take-aways have full extract systems from the kitchen to the roof level. In the same place at No.1 Black Horse Parade there is a brick chimney stack left over from the launderette. This is probably not suitable for a kitchen extract and would have to be taken down to a suitable level before a new system is installed;
2. Depending on the type of takeaway, there are concerns re: litter clogging up the street and our front gardens, also from noise from groups gathering outside. Most litter from the existing outlets goes home with meals.

In addition a petition with 20 signatures has been received objecting to the proposal on the following grounds:

1. It is not needed, as there are already two units in the Parade offering food;
2. Lack of parking;
3. Mess and uncleanliness that comes with take aways; and
4. Certain groups would go to Eastcote House Gardens to eat their take aways and this would add to the current problems in the gardens.

Eastcote Village Conservation Panel:

Do not object in principle to the change although disappointed to lose yet another retail outlet.

Concerned at the lack of detail in the drawings. Any changes to the frontage must be in keeping with the conservation area.

There is also scant information as to the type of takeaway, placement of extractor fans, waste containers etc. The residents of the maisonettes must be considered in the placement of these fans and containers, as must the effect on the conservation area.

Eastcote Residents Association - No comments received.

Internal Consultees

Conservation Officer:

This property forms part of a modern parade of shops within Eastcote Village CA. Whilst there would be no objection in principle to the change of use, we would expect to see further related applications for new signage, flues and other works associated with the new use which will need to be given careful consideration

EPU

I have spoken to the agent for the applicant and am advised that no additional information is currently available in respect of any proposed kitchen extract system. However, I understand that the installation of such a system at this location would require a separate application for planning permission.

Should this proposal be recommended for approval I would recommend conditions relating to hours of operation, submission of details relating to extract ventilation systems and odour control equipment including details of any noise levels and external ducting, hours of use, hours of deliveries and collections and provision of litter bins together with the construction Site informative.

Waste and Recycling Officer - The waste division does not have any specific comments regarding this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority seeks to protect vulnerable parades which are particularly important to the community and to provide opportunities for the establishment of new essential shop uses in existing premises.

Policy S6 states that applications for 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 have no harmful effect on road safety or worsen traffic congestion.

Policy S7 states changes of uses in parades will only be permitted if the parade retains sufficient essential shops to provide a choice appropriate to the size of the parade, the surrounding area is not deficient in essential shop uses, and the proposal accords with policy S6 (above).

Policy 3D.3 of the London Plan (2008), states Boroughs should work with retailers and

other to prevent the loss of retail facilities within these areas.

Black Horse Parade comprises a parade of 6 commercial units at ground floor with residential above. Currently the parade comprises the application site, a vacant retail unit, a convenience store occupying 2 units, 2 restaurant/takeaway outlets and a hairdresser. As such, the proposal would result in 50% of the frontage still remaining in retail use. It is considered should the proposal receive consent, there would still be an appropriate choice of shops within the parade, and furthermore, it would bring an existing vacant unit back into commercial use.

It should also be noted that whilst the previous use of the premises was retail, the use prior to this was as a laundrette (Use Class 'Sui Generis') which is a non-retail use.

7.02 Density of the proposed development

Not applicable to this application

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

The proposal is within the Eastcote Village Conservation Area and the Conservation Officer considers the principle of the change of use to be acceptable, subject to the receipt of further related applications for new signage, flues and other works associated with the new use. As the proposal does not currently include any external changes it is considered to comply with Policy BE4 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

See Paragraph 7.03.

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to be detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise nuisance will only be permitted if the impact can be mitigated. The Environmental protection officer has suggested a number of conditions should be applied relating to control of hours of operation, extract ventilation systems and odour control, deliveries and litter, to safeguard the amenity of residents and the surrounding area. These conditions are attached and the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated on High Road, and is located within a small retail parade which fronts a dedicated service road. It is not considered the traffic generation or parking between retail and take away use would be significantly different such as to warrant a refusal of the application. The proposal would therefore comply with policies AM7 and AM14 of the UDP

(Saved Polices September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

The application is for change of use only and does not involve any alterations to the building. Should an application for a new shop front be received then this would be a consideration at this point.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

The waste division does not object to the proposal and therefore the proposal would be considered acceptable in relation to these matters.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The site is not within a flood zone and no further drainage issues have been raised.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Any further external alterations, including the provision of an extract flue would require a further application and should the application be approved appropriate conditions could be applied relating to the provision of litter bins and hours of operation.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

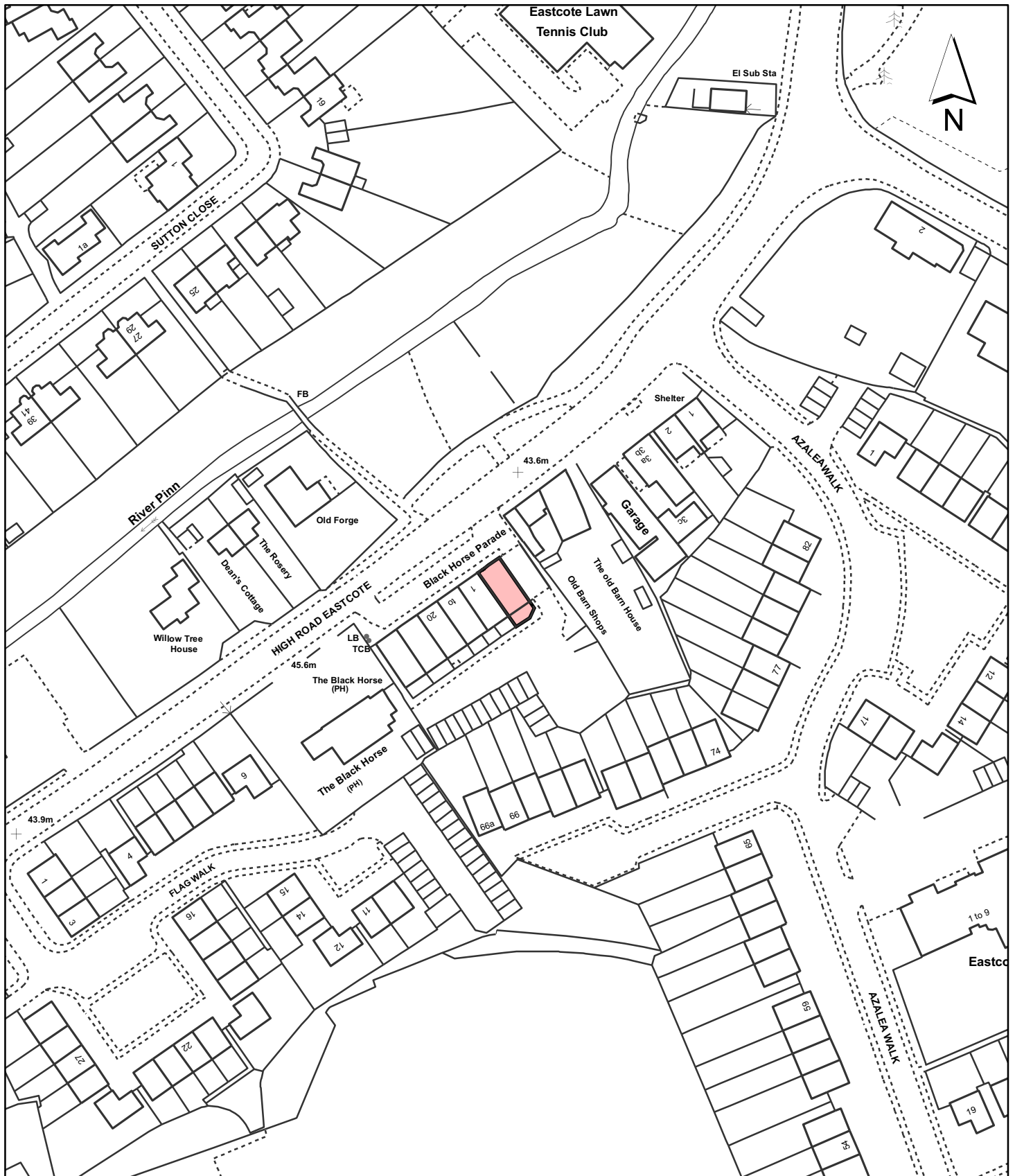
The application is for change of use only and does not involve any exterior alterations to the building and as such the existing frontage would be maintained. Subject to appropriate conditions the proposal would be considered compatible with neighbouring uses and is not considered to result in an adverse impact on highway safety. Should the application receive consent, the parade would still maintain 50% of its frontage in retail use and as such an appropriate level and choice of shops would be maintained, and therefore is considered to comply with Policies S6 and S7 of the UDP (Saved Policies September 2007).



11. Reference Documents

Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



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	<p>Planning Application Ref:</p> <p align="center">2074/APP/2009/1045</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 51</p>	<p>Date</p> <p align="center">August 2009</p>	

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Report of the Corporate Director of Planning & Community Services

Address 140-142 GREEN LANE NORTHWOOD

Development: Three storey building to form 1 one-bedroom, 1 three-bedroom and 7 two-bedroom flats with associated parking and basement, involving demolition of existing dwellings.

LBH Ref Nos: 66055/APP/2009/1129

Drawing Nos: 4650/PL/01
SL/3/08
4650/PL/04 Rev A
4650/PL/06
4650/PL/02
4650/PL/05 Rev A
Design and Access Statement
4650/PL/03

Date Plans Received: 27/05/2009 **Date(s) of Amendment(s):**

Date Application Valid: 03/06/2009

1. **SUMMARY**

Planning permission is sought for the erection of a part three, part 2 storey building to provide 7, two bedroom, 1 three bedroom and 1 one bedroom flats, with basement parking, a gym and associated landscaping (involving the demolition of a pair of semi detached properties fronting onto Green Lane, Northwood).

It is considered that the block, given its scale, siting and site coverage would constitute an over-development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which would fail to respect the established character of the area, including the adjoining Old Northwood and nearby Gate Hill Farm Estate Areas of Special Local Character.

The proposal does not make provision for the long-term retention and/or the planting and long term retention of trees in scale with the proposed building along Church Road Furthermore, the proposal would also impact upon the amenity of adjoining residential properties, in terms of loss of privacy and over dominance.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its overall scale, site coverage, design, layout and scale, represents an over-development of the site that would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, out of keeping with the character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its siting and design would result in an unacceptable loss of residential amenity to adjoining residents, by reason of loss of outlook and privacy, contrary to Policies BE21 and BE24 of the adopted Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The scheme fails to make provision for the long-term retention and/or the planting and long term retention of trees in scale with the proposed building along Church Road to the detriment of the visual amenity of the area contrary policy BE38 of the Hillingdon Unitary Development Plan saved Policies (September 2007).

INFORMATIVES

1

You are advised that although no education contribution has been requested (on the basis of current educational requirements), this position may be subject to review in the future. Any subsequent application will be assessed on the basis of educational needs at the time of determination.

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties

	and the local area
OE5	Siting of noise-sensitive developments
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	Residential Layouts Accessible Hillingdon

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located at the junction of Green Lane and Church Road, at the crossroads with Gate Hill Road. The site is located immediately adjacent to the Old Northwood Area of Special Local Character, and opposite the Gatehill Farm Estate Area of Special Local Character.

A pair of semi-detached late Edwardian dwelling houses, set in mature gardens, currently occupies the site, which is partly screened by vegetation along the church Road and Green Lane frontages. The site level drops considerably to the rear. A hard surfaced parking area with vehicular access from Church Road is located at the bottom of the rear garden of 142 Green Lane.

To the north, the surrounding area is characterised by mainly late Victorian and Edwardian two storey detached houses, interspersed with some later infill development, many of which are very attractive with good detailing and individual design. The houses vary in size, but tend to be well spaced and set within spacious gardens. To the south the area is more tightly developed and includes two storey 1930s semis, and smaller scale Victorian properties.

3.2 Proposed Scheme

Planning permission is sought for the replacement of the existing pair of semi-detached houses with a part three, part 2 storey 'L' shaped building, providing 9 flats with basement parking. The accommodation would comprise of 1 x three bedroom, 7 x two bedroom and 1 x one bedroom apartments.

The main entrance would be from Church Road at the centre of the block, leading to a central circulation core, with the lifts and staircases located at the rear of the building. All the flats are designed with individual balconies.

The proposed building would have a frontage of some 20 metres to Green Lane, set back between 6.5 and 8 metres and a frontage of 33 metres to Church Road, set back between 2.5 and 4.5 metres from the road. The ridge height of the proposed roof decreases in steps along the Church Road, with the southern section at 2 storeys. The materials would comprise facing brickwork and timber cladding, with a clay tile roof.

A pedestrian access and a separate vehicular access ramp to the basement car park are proposed, both off Church Road. The basement would provide for 18 parking spaces (including 2 disabled parking bays), individual storage areas for each flat, 10 secure cycle storage spaces and a 75 sq. m gym, with changing and shower facilities. (Note: The proposed gym would be for the occupiers of the proposed flats only).

Amenity space is provided at the rear of the block, with refuse storage located in the southwest corner of the site. It is proposed to remove six ash trees to allow for the new entrance, with nine other trees removed at the rear of the site to make way for the development.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
H4	Mix of housing units
H5	Dwellings suitable for large families

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

13 letters of objection have been received objecting on the following grounds:

1. Loss of privacy;
2. Loss of daylight;
3. The building would be an eye sore;
4. The proposed building is too large;
5. The design of the building is not in keeping with the area;
6. The design of the building is more like an office block than residential accommodation;
7. Tandem parking system probably will not work;
8. Inadequate parking;
9. Traffic congestion;

In addition, a petition bearing 36 signatures has been received, objecting to the proposal on the following grounds:

1. The proposed entrance is only 16 metres away from the junction of Green Lane and Church Road, which is a frequent accident spot;
2. Church Road is a busy bus route and main route from Watford Road down to the Rickmansworth Road. The road is not wide, having originally been made as a lane and considerable congestion will ensue;
3. There is an allocation of 18 underground car parking spaces, but if the owners of the flats have more than one car, there is no space for visitors. Street parking will lead to similar (congestion) problems.

Internal Consultees

URBAN DESIGN OFFICER

The application site is prominently situated at the Eastern end of Green Lane, at the junction of Green Lane, Gate Hill Road and Church Road, in a highly exposed corner position by the roundabout. The area is located immediately adjacent to the Old Northwood Area of Special Local Character, and opposite the Gatehill Farm Estate Area of Special Local Character.

The existing properties on the site are a pair of semi-detached late Edwardian dwelling houses, set in mature gardens, and partly screened by vegetation. The site level drops considerably to the rear.

The residential area is characterised by larger detached properties to the north, many of which are very attractive with good detailing and individual design, and slightly more modest residential dwellings to the south, including some 1930's developments, and smaller scale Victorian family homes.

The existing pebble-dashed/red brick two storey semis on the site are typical examples of a building style of their times, however are not protected. Although there are no principal objections to the re-generation of the site, given the visually exposed site location and the immediate proximity of two Areas of Special Local Character (ASLC), any proposed development scheme would be required to respect the character, scale, height and bulk of the protected built context, in line with national and local planning policies (PPS1, PPS3, London Plan, UDP Policy BE13).

The application scheme proposes an intensification of the existing density, including an enlargement of the existing footprint, resulting in a scheme which is considered to create an unbalanced relationship between the proposed building, its landscape setting, the street scene and the general character and appearance of the neighbourhood. The proposal brings a considerably higher and bulkier building forward, closer to the Church Road street scene, which will cause a drastic and permanent change to the character, scale, bulk and height of built development, typical for the area.

The visual impact in Church Road is considered to be especially detrimental, causing an unacceptable change of height, scale and character given by the three storey high, continuous 35m long block like development which, given its pure scale, unbroken roofline, unarticulated front facade and a lack of front entrances does not have any kinship with the established, protected immediate built setting. The lack of active frontages along two architecturally prominent Northwood streets, exacerbated by the monolithic front facade, without any depth or interesting detailing, raises serious concerns, and is considered unacceptable. The recessed large scale balconies along the frontage contribute to the dull and flat appearance. Nor does the building express any typical proportions, built elements or features typical of the area.

In summary, from an urban design point of view the proposed development is considered to be unacceptable in its current form and needs to be re-designed with respect to scale, bulk and general architectural character, as well as proportions between built areas and open space. The site would preferably be re-created as a series of different built elements to achieve a more acceptable scale and bulk, and a stronger degree of individuality.

CONSERVATION OFFICER

BACKGROUND:

The site includes an attractive pair of late Edwardian semi-detached houses and their mature gardens. It is prominently located at the junction of Church Road and Green Lane, and slopes down to the south and east.

The site lies opposite the Gatehill Farm Estate Area of Special Local Character and adjacent to the Old Northwood Area of Special Local Character. To the north the surrounding area is characterised by mainly late Victorian and Edwardian two storey detached houses, interspersed with some later infill development. The houses vary in size, but tend to be well spaced and set within spacious gardens. To the south the area is more tightly developed and includes two storey 1930s semis, and smaller scale Victorian properties.

COMMENTS:

The applicant proposes the replacement of the existing pair of semi-detached houses with a three storey building providing 9 flats with basement parking.

The proposed building would have a very large footprint in comparison with the surrounding properties. As such it would fill a substantial proportion of the site, not a characteristic feature of the area; the inclusion of underground parking and a ramp would also be an alien and rather urban feature in this location.

The proposed structure would have a very wide frontage onto Church Road, and a large bulk, made

more prominent by the change in levels, when viewed from the south. This, made more obvious by the lack of screening on the southern boundary of the site, would have a negative impact on views into and out of the Area of Special Local Character. The bulk of the building would also be very prominent in views from the junction of Church Road and Green Lane.

Both street elevations appear to have been 'dug' into the slope in order to reduce their overall height in comparison with the neighbouring properties. That part of the building on the corner of Green Lane and Church Road, would be very close to the road and at 3 storeys, would be overly prominent and detrimental to the street scene, particularly given the lack of tree screening on this corner.

The Green Lane frontage would be not much wider than the existing houses, however, it would appear as an incongruous addition to the street. This is as a result of a number of issues. These include its lack of elevational articulation- despite the detailing shown on the drawings, which seeks to 'break up' the elevation (this is actually applied materials of different types), the elevation would in reality be fairly flat, save for one set back and the in-set balconies to the west. The positioning of step in the elevation would not reflect the proportions of the adjacent buildings and would result in the building having a very strong horizontal emphasis, at odds with the architecture of the adjacent buildings. This would be compounded by the large crown roof, which would appear shallow and again, would not reflect the architecture of the surrounding buildings. The compressed storey heights, in comparison with the adjacent buildings, would also contribute to this characteristic. This elevation would also have no entrance and therefore, not link into, or contribute to the street activity on this frontage. The Church Road elevation would suffer from similar shortcomings and the entrance as proposed would fail to make any sort of statement in terms of a focus for the building, or the wider streetscape of the road.

The scheme includes the use of solar panels and photo-voltaics. There are no details showing the location of these.

CONCLUSION: Unacceptable.

TREE/LANDSCAPE OFFICER

There is a belt of trees on the road frontage of the site, and several trees in the gardens and parking area at the rear of the houses. With the exception of the two purple-leafed plum trees on Green Lane, and possibly the pollarded ash-leafed maple, the Ash and Sycamore trees on the frontage are self-seeded and malformed, and/or have been topped. The ornamental plums are quit conspicuous, but are verging on over-maturity.

The trees on and close to the site are not protected and, whilst they form a large-scale landscape feature, they do not merit the protection of a tree preservation order, because of their poor condition and form, or limited life expectancy.

The application includes a tree survey plan, but does not include a tree survey (and report) based on the recommendations of BS 5837:2005, and a layout plan, which shows the retention of many of the trees close to the roads. However, the application does not include information to show that the proposed retention/removal of trees is based on a qualitative assessment of them, a an assessment of the feasibility of removing the existing buildings and building near to the trees.

Nevertheless, this scheme should be focussed on the planting of new trees on the road frontage, as part of a comprehensive landscaping scheme for the redevelopment of the site, rather than the retention of some of the existing trees, and it is therefore vital that sufficient space is reserved for the planting and growth of the trees and that the internal layout of the building does not cause potential conflicts, so that new trees can be established and retained for the long-term. Such trees should be in scale with the building.

The proposed layout reserves sufficient space (a 6.5-8.5m-wide strip) for two or 3 medium size trees on the Green Lane frontage, but insufficient space (a 2-5m-wide strip) along most of the Church Road frontage, particularly close to the road junction, for trees of that size.

The scheme is unacceptable, because it does not make provision for the long-term retention and/or the planting and long term retention of trees in scale with the proposed building along Church Road, and does not therefore comply with saved policy BE38 of the UDP.

EDUCATION AND CHILDREN'S SERVICES

This application is in Northwood, so we will not request an S106 contribution for Education. However, please note that this situation is under review and it is possible we will start requesting contributions for Northwood in the near future.

HIGHWAY ENGINEER

There is an over provision of parking. Maximum permissible under Hillingdon standards for flats, at 1.5 spaces per unit, is 14 spaces.

Tandem parking in communal parking areas is not acceptable. Parking space 12 would be obstructed by doors to the cycle storage and lift areas. There is a need to come up with measures to overcome visibility issues relating to the use of parking spaces 1 and 7.

The width of the access ramp to the car park must be a minimum of 4.1. It scales off at 4.0 m. At the exit on to Church Road they need to demonstrate that the 2.4x2.4 pedestrian visibility splays can be achieved.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as identified on the Proposals Map of the Unitary Development Plan. As such, there is no objection in principle to its redevelopment for residential purposes.

7.02 Density of the proposed development

Density guidelines are provided by the London Plan. These guidelines take into account public transport accessibility, the character of the area and type of housing proposed. Sites with a suburban character, with a Public Transport Accessibility Level (PTAL) score of 2-3 is between 3.8-4.6 habitable rooms per unit, have an indicative density range of 150 - 250 habitable rooms per hectare (hr/ha), or 35-65 units per hectare (u/ha).

This application has 41 habitable rooms and would therefore provide a residential density for the development of 59 units/hectare (u/ha) and 269 habitable rooms/hectare (hr/ha). The development therefore slightly exceeds the London Plan density guidance for habitable rooms per hectare, but is within the range for units per hectare. Given site specific issues, including, the impact on the character of the area and impact on neighbouring properties and the amenities of future residents, which are dealt with elsewhere in the report, the proposed density is not considered appropriate.

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

The issues relating to the impact on the Old Northwood and Gate Hill Farm Estate areas of Special Local Character have been addressed in Section 7.07.

7.04 Airport safeguarding

There are no air traffic safety issues associated with this application.

7.05 Impact on the green belt

The site does not lie within or close to the Metropolitan Green Belt. There are therefore no Green belt issues associated with this application.

7.06 Environmental Impact

There are no ground contamination issues associated with this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. Policy BE38 seeks the retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals.

The existing pebble-dashed/red brick two storey semis on the site are typical examples of a building style of their times, but are not protected. Although there are no principal objections to the re-generation of the site for residential purposes, given the visually exposed site location and immediate proximity of two Areas of Special Local Character (ASLC), any proposed development scheme would be required to respect the character, scale, height and bulk of the protected built context in line with national and local planning policies (PPS1, PPS3, London Plan, and UDP Policy BE13).

The proposed structure would have a very wide frontage onto Church Road and a large bulk, made more prominent by the change in levels, when viewed from the south. This, made more obvious by the lack of screening on the southern boundary of the site, would have a negative impact on views into and out of the Area of Special Local Character. The bulk of the building would also be very prominent in views from the junction of Church Road and Green Lane.

The Conservation Officer considers that the proposal would result in a three storey building in close proximity to Church Road, which would have an overbearing effect on the street scene, causing a detrimental effect on the ALSC area, creating an alien built form and harming the existing architectural quality of the area.

Similarly, the Urban design Officer considers that the visual impact in Church Road is especially harming, causing an unacceptable change of height, scale and character given by the three storey high, continuous 35m long development, which with its pure scale, unbroken roofline, unarticulated front facade and a lack of front entrances, does not have any kinship with the established, protected immediate built setting. The lack of active frontages along two architecturally prominent Northwood streets, exacerbated by the monolithic front facade, without any depth or interesting detailing, is considered unacceptable. The recessed large scale balconies along the frontage contribute to the dull and flat appearance. Nor does the building express any typical proportions, built elements, or features typical of the built form in the area.

Both street elevations appear to have been dug into the slope in order to reduce their overall height in comparison with the neighbouring properties. Nevertheless, the Conservation Officer considers that the part of the building on the corner of Green Lane and Church Road would be very close to the road and at 3 storeys, would be overly

prominent and detrimental to the street scene, particularly given the lack of tree screening on this corner.

In terms of the Green Lane frontage, this would be not much wider than the existing houses. However, it is considered that the proposed building would appear as an incongruous addition to the street, given the lack of elevational articulation, the strong horizontal emphasis, at odds with the architecture of the adjacent buildings, the large crown roof, which would appear shallow, and the compressed storey heights, in comparison with the adjacent buildings. In addition, this elevation would also have no entrance and therefore, not link into, or contribute to the street activity on this frontage. The Conservation Officer considers that the Church Road elevation would suffer from similar shortcomings and the entrance as proposed would fail to make any sort of statement in terms of a focus for the building, or the wider streetscape of the road.

In terms of layout, the application scheme proposes an intensification of the existing built form, including an enlargement of the existing footprint, resulting in a scheme which the Urban Design Officer considers to create an unbalanced relationship between the proposed building, its landscape setting, the street scene and the general character and appearance of the neighbourhood.

The Conservation Officer also considers that the proposed building would have a very large footprint in comparison with the surrounding properties. As such, it would fill a substantial proportion of the site, not a characteristic feature of the area. Similarly, the inclusion of underground parking and a ramp would also be an alien and rather urban feature in this location.

Overall, it is considered that the proposal, given its scale, siting and site coverage would constitute an over-development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which would fail to respect the established character of the area, including the adjoining Areas of special character, contrary to Policy 4B.3 of the London Plan, Policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide Residential Layouts advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. In this case, the building steps down from three to 2 storeys on the southern end elevation and the two storey element would be approximately 16 metres away from the side boundary with 21 Church Road. It is not therefore considered that the building would result in an over dominant form of development which would detract from the amenities of that property.

However, in terms of the relationship with residential development to the west, a distance of approximately only 10 metres (reducing to 6 metres at the stairwell) is maintained between the 3 storey element and the side boundary with 137 Green Lane. This three storey element varies in height between 9-10 metres above ground level. Having regard to the combined length and height of the proposed building and its position relative to the common boundary, it is considered that the new building would be an overbearing and imposing feature that would unacceptably detract from the outlook and amenities of existing residents. In these circumstances, the living conditions of neighbouring occupiers

would be unacceptably harmed, contrary to Policy BE21 of the UDP.

Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours.

The first floor bedroom window of the type D apartment would be only 16.5 metres from the private amenity area of 21 Church Road. Similarly the rear balconies of the first and second floor type A units would be only 3 metres from the private amenity area of 137 Green Lane. It is considered that there be the potential to overlook the rear gardens of these adjoining properties, resulting in a loss of privacy to adjoining occupiers, contrary to policy BE24 of the UDP Saved Policies (September 2007).

It is not considered that there would be a material loss of day or sunlight to neighbouring properties, as the proposed building would be orientated or sited a sufficient distance away from adjoining properties.

7.09 Living conditions for future occupiers

All of the units benefit from individual private amenity spaces totalling 181.5 sq. m, in the form of private balconies or terraces, ranging from 4.2 to 43.5 sq. metres. In addition, two areas of shared amenity space totalling 312 sq. m, comprising a 138 sq.m courtyard adjacent to block B, at lower ground floor level and a 174 sq. m. terrace on Block A, at first floor level are proposed. The total amenity space provision for the scheme amounts to 493.5 sq m. which equates to an average of 35 sq.m /unit. The amenity space provided therefore exceeds the 30 sq.m standard for three bedroom flats given in The Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and is considered acceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on-site parking and access to public transport.

The application proposes a total of 18 parking spaces, 6 of these in tandem, and includes 2 spaces for people with a disability. The Council's standards allow for a maximum provision of 1.5 spaces per flat, a total of 14 spaces in this case. The site has a PTAL rating of 2 and the Council's Highways Engineer has raised an objection to the overprovision of car parking, which does not comply with the Council's standards. In addition, the Highway Engineer has stated that tandem parking in communal parking areas is not acceptable.

With regard to the standard of the parking provided, the Highway Engineer considers that parking space 12 would be obstructed by doors to the cycle storage and lift areas, while there is a need to overcome visibility issues relating to the use of parking spaces 1 and 7.

Notwithstanding the overprovision of parking shown on the submitted plans, given the Highway Engineer's comments above, 9 of the spaces are considered to be substandard. However, had the application been acceptable in other respects, the issue of the parking layout could have been addressed by the imposition of a suitably worded condition. It is therefore not considered that the inadequacy of the parking layout is a sustainable reason to refuse the application in this case.

It is considered that the additional traffic generated by a net increase of 7 residential units could be adequately accommodated on the adjoining highway network. However, in terms of access arrangements, the width of the access ramp to the car park at 4 metres is

sub standard as it should be a minimum of 4.1 metres, to allow for 2 way traffic. The road could be widened to 4.1 metres, without harming other aspects of the scheme. In addition, it will be necessary to demonstrate that the 2.4 x 2.4 pedestrian visibility splays onto Church road can be achieved. It is considered that through appropriate landscaping and boundary treatments, visibility requirements could also be met.

Overall, there are not considered to be any reasons to refuse the application with respect to highway safety.

7.11 Urban design, access and security

Policy H4 states that, wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposal would result in the loss of two family homes. However, it is considered that its replacement with 9 units (1 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom flats) satisfactorily offsets this loss, as it would provide a greater number of units and will contribute towards meeting the housing need in the Borough. It is considered that the scheme provides an acceptable mix of units in accordance with the Council's policies.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 2 bedroom flats is 63 sq. m and 77 sq. m for 3 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5 sq. metres. Additional floor space would be required for the wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards for the units and that Lifetime Home Standards could be met for these flats in terms of size.

Although details have not been provided, one of the units could be designed to full wheelchair accessible standards. Had the scheme been acceptable in other respects, a condition could have been recommended requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

The development is for less than 10 units and therefore does not trigger a requirement for affordable housing.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things, that development proposals will be expected to retain and utilise topographical and landscape features of merit.

There is a belt of trees on the road frontage of the site and several trees in the gardens and parking area at the rear of the houses. With the exception of the two purple-leafed plum trees on Green Lane, and possibly the pollarded ash-leafed maple, the Ash and Sycamore trees on the frontage are self-seeded and malformed, and/or have been topped. The

ornamental plums are quite conspicuous, but are verging on over-maturity.

The trees on and close to the site are not protected and, whilst they form a large-scale landscape feature, the Tree and Landscape Officer does not consider that they merit the protection of a tree preservation order, because of their poor condition and form or limited life expectancy.

The tree officer notes that the application does not include information to show that the proposed retention/removal of trees is based on a qualitative assessment of them, and an assessment of the feasibility of removing the existing buildings and building near to the trees.

Given the above considerations, it has not been demonstrated that it would be feasible or indeed desirable to retain the existing tree belt along the road frontages. Rather, the Tree/Landscaping Officer considers that this scheme should be focussed on the planting of new trees on the road frontage, as part of a comprehensive landscaping scheme. It is therefore vital that sufficient space is reserved for the planting and growth of the trees and that the internal layout of the building does not cause potential conflicts, so that new trees can be established and retained for the long-term. It is vital that such trees should be in scale with the building.

The proposed layout reserves sufficient space (a 6.5-8.5m-wide strip) for two or three medium sized trees on the Green Lane frontage, but insufficient space (only a 2-5 metre wide strip) along most of the Church Road frontage, particularly close to the road junction, for trees of that size.

The scheme is unacceptable, because it does not make provision for the long-term retention and/or the planting and long term retention of trees in scale with the proposed building along Church Road, and does not therefore comply with saved policy BE38 of the UDP.

7.15 Sustainable waste management

Although the plans indicate bin provision, the number of bins is not indicated. The required ratio is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum, with no rounding down. The design of the bin chambers appears to be adequate, although it is not clear how these would be accessed. In the event of an approval, details of the bin storage facilities could be carried through as a condition of consent.

7.16 Renewable energy / Sustainability

Had the scheme been acceptable in other respects a condition requiring an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code would have been attached.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. Had the scheme been acceptable in other respects, a condition could have been imposed requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

There are no air quality or noise issues associated with this proposal.

7.19 Comments on Public Consultations

The planning issues raised are dealt with in the main body of the report.

7.20 Planning Obligations

Policy R17 of the Hillingdon UDP saved policies September 2007 is concerned with securing planning obligations to supplement the provision of affordable housing, recreational open space, community, social and educational facilities. This policy is supported by more specific Supplementary Planning Guidance. As the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of any contributions.

In terms of education contributions connected to this proposal, following an assessment by Education Services, there is no requirement for an S106 contribution for education. However, Education Services advise that this situation is under review and it is possible that they will start requesting contributions for Northwood in the near future.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

It is considered that the proposed block, due to its height, siting, width and bulk, would be a prominent and visually intrusive building, dominating its surroundings and would be a visually imposing and dominant feature in the street scene. In addition, the design of the block lacks detailing and articulation that would provide visual interest.

The layout of the proposed building, combined with its height would represent an uncharacteristic and intense form of urban development in this suburban setting. It would appear cramped and visually intrusive and would not respect the character or spatial standards of the surrounding area, including the Old Northwood and the Gate Hill Farm Estate Areas of Special Local Character.

In addition, the scheme would fail to make provision for the long-term retention and/or the planting of trees of a size commensurate with the scale of the proposed building along Church Road frontage, to the detriment of the visual amenity of the area.

The proposal, by virtue of its siting and design would also result in an unacceptable loss of residential amenity to adjoining residents, by reason of loss of privacy and outlook.

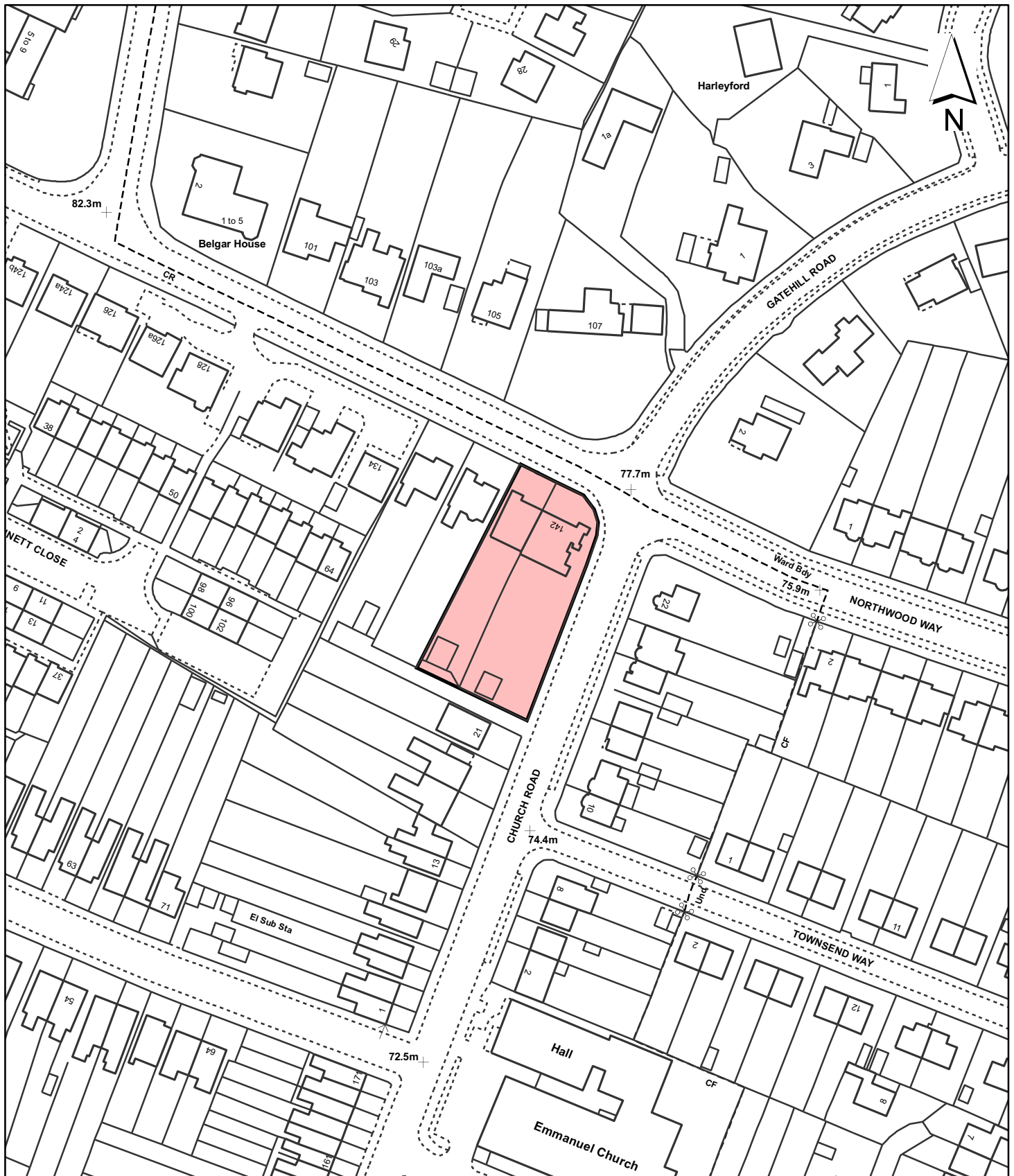
It is therefore recommended that planning permission be refused for these reasons.

11. Reference Documents


- (a) Planning Policy Statement 1 (Delivering Sustainable Development)
- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) Planning Policy Guidance Note 24 (Planning and Noise)
- (e) The London Plan
- (f) Hillingdon Unitary Development Plan Saved Policies September 2007
- (g) Hillingdon Design and Accessibility Statement Residential Layouts
- (h) Hillingdon Design and Accessibility Statement Accessible Hillingdon

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
140 - 142 Green Lane Northwood	
Planning Application Ref:	Scale
66055/APP/2009/1129	1:1,250
Planning Committee	Date
North Page 68	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

Address 2 LEA CRESCENT RUISLIP

Development: Single storey outbuilding to rear for use as a complementary therapy treatment room, and provision of home office / hobby room.

LBH Ref Nos: 48985/APP/2009/165

Drawing Nos: Supporting Documents (Qualifications)
Location Plan at Scale 1:1250
Design and Access Statement
Flood Risk Matrix
1:200 Block Plan
Un-numbered floor plan and elevations

Date Plans Received: 26/05/2009 **Date(s) of Amendment(s):** 26/02/2009
Date Application Valid: 26/05/2009 26/03/2009
26/05/2009

1. SUMMARY

The proposal involves the erection of an outbuilding within the rear garden of the property and the use of part of this building for complementary therapy treatment. The size and scale of the outbuilding is considered acceptable and given the small scale nature of the business use proposed it is not considered to have an unacceptable impact on adjoining occupiers or result in traffic and parking problems.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T6 Temporary Use - Discontinuance

The use hereby permitted shall be discontinued on or before 31st August 2011.

REASON

It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

The use of the outbuilding for complementary therapy treatment shall only operate between 17.00 hours and 20.00 hours Mondays to Fridays, between 9.00 hours and 12.00 hours on Saturdays and at no time on Sundays and Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3. CONSIDERATIONS

3.1 Site and Locality

No.2 Lea Crescent is located at the junction of Lea Crescent and Clyfford Road, with its side boundary adjoining Clyfford Road and the rear boundary adjoining a rear service road, beyond which is No.127 Clyfford Road. The area is located within a developed part of the Borough, as identified in the Adopted UDP, saved Policies September 2007. There are a number of small trees alongside the boundary with Clyfford Road, and a Hawthorn hedge and the garden itself is attractively landscaped.

No.2 Lea Crescent has a single storey flat roof side extension, alongside the boundary with Clyfford Road, with parking for two cars to the front. At the bottom of the rear garden, alongside the rear boundary with the service road is a detached outbuilding/shed.

3.2 Proposed Scheme

This application seeks permission to demolish the existing outbuilding and replace it with a single storey log cabin, 9m wide x 4m deep x 2.7m high to the ridge. Clarification during the course of this application has revealed that the applicants intend to use one half of this outbuilding for hobbies associated with the main residential use of the property, and the other half for the practising of Complementary Medicine.

Therapies are currently offered to people in the main home, and would be transferred to one half of this outbuilding, and would include nutrition, iridology and hypnotherapy, aromatherapy, Indian head massage, Hopi Ear candling and Reiki.

A couch would be used in association with these activities, and supporting documentation provided includes copies of various qualification certificates. In addition, a petition containing 27 signatures of support is appended to the application.

3.3 Relevant Planning History

48985/A/94/0548 2 Lea Crescent Ruislip
Erection of a two storey side extension

Decision: 22-07-1994 Approved

Comment on Relevant Planning History

Although the property has had planning permission for a two storey side extension, in 1994

(94/0548), 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:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

19 residents and South Ruislip Residents Association have been consulted. One reply received stating no objection to the proposal provided its intended future use does not include any residential use. Parking is already bad in Clyfford Road, and they would also be concerned about any business purpose that would create a noise nuisance. This neighbour is particularly concerned regarding potential noise and disturbance as he is a shift worker.

Environment Agency - no objection.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Not applicable to this application

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.07 Impact on the character & appearance of the area

With regards to the appearance of this proposed outbuilding, the design, materials and siting of the proposed log cabin are such that, whilst it would be partially visible from Clyfford Road, it would be of a an attractive timber finish with a shallow pitched roof, no more than 2.7m high and it would continue to be partially screened from Clyfford Road by the existing hedge, trees and close boarded fence alongside and forming the side and rear boundaries. As such, it would not adversely affect the character and appearance of the property or the wider area, or conflict with Policies BE13, BE15 and BE19 of the Adopted UDP, saved policies, September 2007.

7.08 Impact on neighbours

The proposed detached log cabin would be separated from No.127 Clyfford Road (to the rear) by a service road which extends down the side of its flank wall leading to garages to the rear and this degree of separation is considered to be such that it would not adversely overdominate, overshadow or adversely impact on this immediate neighbour.

With regards to the use of the building for complimentary medical purposes, the Design and Access Statement states that the use will only operate in the evenings on Monday to Friday between 5pm and 8pm and on Saturday morning between 9 and 12. There will only be one visitor at a time and each session would take approximately one hour. On this basis the maximum number attending per day would be 3, giving a total of 18 per week. Furthermore, it should be noted that the use has operated within the main dwelling for some time without any impact on adjoining occupiers. Given the relatively modest nature of the building and the number of visitors per week, it is considered that the use is unlikely to lead to noise and disturbance to adjoining neighbours.

As such, this low level of use would not be detrimental to the amenities of neighbouring residential properties. However, a condition is recommended (T6) restricting this use to a temporary permission, in order that the situation can be reviewed once the use has become operational.

In these circumstances, the proposed use of this building as a complementary therapy treatment room will not adversely affect neighbours, and will not therefore conflict with Policy OE1 of the Adopted UDP, saved policies, September 2007.

7.09 Living conditions for future occupiers

In terms of the remaining garden area, approximately 140 square metres would be retained, which is in excess of the 60 square metres minimum requirement for a 3 bed house. A cramped appearance to the site would not therefore arise and adequate amenity space would remain for occupants of this four bedroom dwelling, in compliance with Policy BE23 of the UDP saved policies September 2007.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The relatively modest nature of the use proposed and the number of visitors anticipated

from the use is unlikely to result in an increase in traffic generation or parking demand such that a refusal could be justified on these grounds.

7.11 Urban design, access and security

See section 7.2

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

It is noted that the site falls within a flood Zone 2 area, however given the timber construction and relatively temporary nature of this building, this log cabin would not have any flooding implications, and the Environment Agency have no objection.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None

7.20 Planning obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

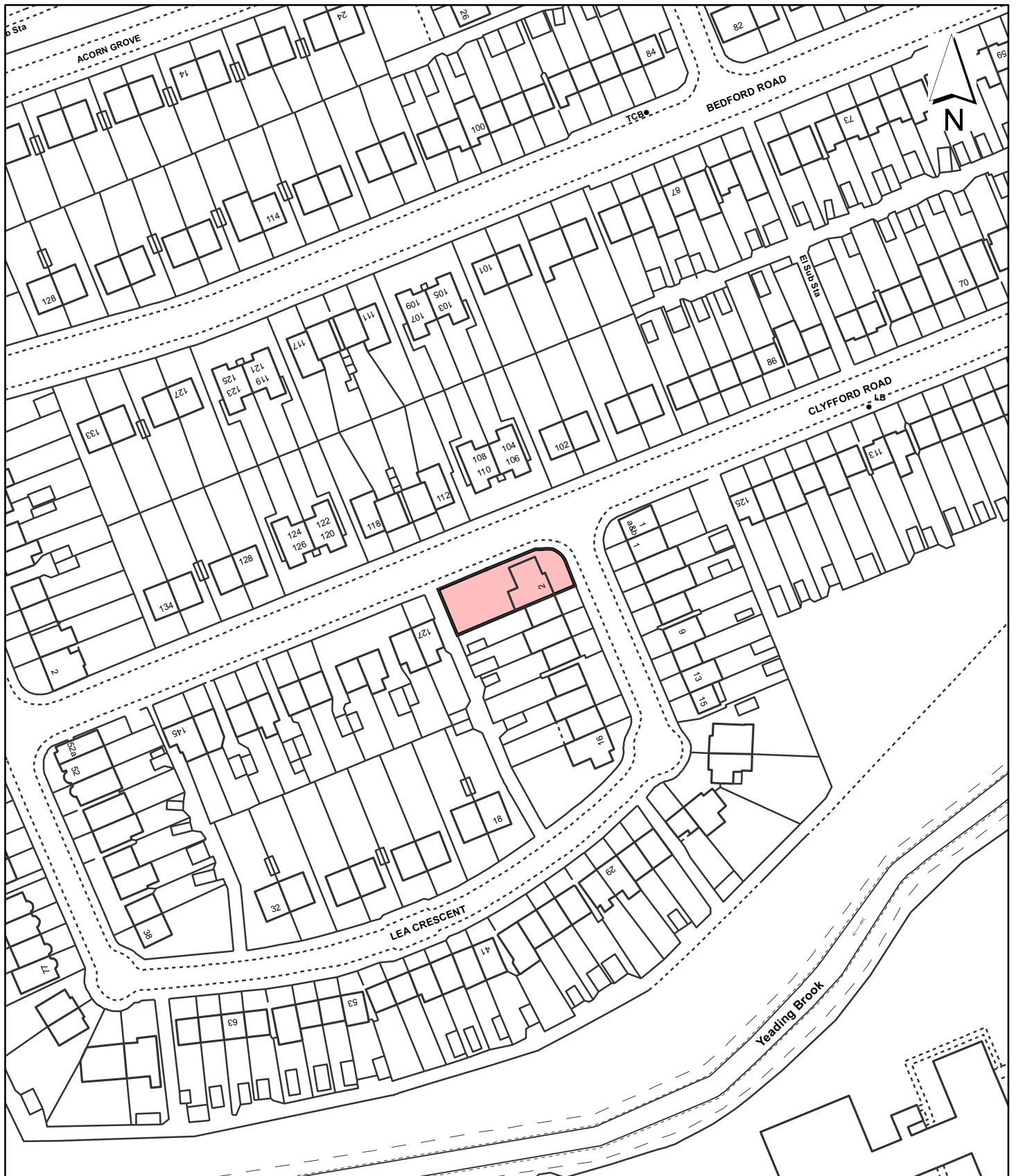
The proposal involves the erection of an outbuilding within the rear garden of the property and the use of part of this building for complementary therapy treatment. The size and scale of the outbuilding is considered acceptable and given the small scale nature of the business use proposed it is not considered to have an unacceptable impact on adjoining occupiers or result in traffic and parking problems. The proposal is thus considered to comply with the Council's policies and is thus recommended for approval.

11. Reference Documents


Unitary Development Plan Saved Policies September 2007
Supplementary Planning Document HDAS: Residential Extensions

Contact Officer: Colin Tebb

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**2 Lea Crescent
Ruislip**

Planning Application Ref:
48985/APP/2009/165

Planning Committee
North Page 75

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



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Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.

LBH Ref Nos: 51162/APP/2009/1286

Drawing Nos: Location Plan at Scale 1:1250
Design and Access Statement
TSG/41RR/PRK02/PD
TSG/41RR/PRK03/ED
TSG/41RR/PRK03/PD
TSG/41RR/PRK02/E

Date Plans Received: 15/06/2009

Date(s) of Amendment(s):

Date Application Valid: 29/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the east side of Rushdene Road and comprises a substantial two storey detached property with a hipped roof and front projecting gable. To the front there is a single integral garage, and the frontage has yet to be completed, but a driveway to the garage will provide adequate off street parking for this property. There is a beech tree covered by TPO No 614 situated in the front garden, set 1m back from the public footway. The property is a newly constructed infill plot in a street characterised mainly by semi-detached properties. The land in the locality is sloping with the rear gardens, on this side of the street, falling away from the properties. The dwelling is within a 'developed area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission for the alteration of the existing fenestration details in the rear facing dormer. The existing two light sections would be widened to three sections. Planning permission is required for this proposal as permitted development rights were withdrawn by Condition 4 of planning permission reference 51162/APP/2009/466.

1.3 Relevant Planning History

51162/99/0399 Forming Part Of 39 Rushdene Road Eastcote Pinner
Erection of a five-bedroom detached house

Decision Date: 24-09-1999

Refused

Appeal:

51162/APP/1999/2320

Forming Part Of 39 Rushdene Road Eastcote Pinner

ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

Decision Date: 07-07-2000 **Approved** **Appeal:**
51162/APP/2000/1899 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE

Decision Date: 02-10-2000 **Refused** **Appeal:**27-FEB-01 **Dismissed**
51162/APP/2000/620 Forming Part Of 39 Rushdene Road Eastcote Pinner

ERECTION OF A FIVE-BEDROOM HOUSE

Decision Date: 07-07-2000 **Refused** **Appeal:**
51162/APP/2001/852 Forming Part Of 39 Rushdene Road Eastcote Pinner

ERECTION OF A FIVE-BEDROOM DETACHED HOUSE (INVOLVING GABLE ENDS)

Decision Date: 25-07-2001 **Refused** **Appeal:******* **Dismissed**
51162/APP/2002/77 Forming Part Of 39 Rushdene Road Eastcote Pinner

ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE

Decision Date: 27-05-2004 **Refused** **Appeal:**18-FEB-05 **Dismissed**
51162/APP/2007/2544 Forming Part Of 39 Rushdene Road Eastcote Pinner

ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE,
MODIFICATIONS TO PLANNING PERMISSION 51162/APP/1999/2320 DATED 7TH JULY 2000
(ERECTION OF A FIVE-BEDROOM DETACHED HOUSE) (RETROSPECTIVE APPLICATION)

Decision Date: 11-03-2008 **Refused** **Appeal:**26-JAN-09 **Dismissed**
51162/APP/2007/512 Forming Part Of 39 Rushdene Road Eastcote Pinner
FIVE BEDROOMHOUSE

Decision Date: 05-11-2007 **Withdrawn** **Appeal:**
51162/APP/2008/425 41 Rushdene Road Eastcote
ERECTION OF A REAR CONSERVATORY (RETROSPECTIVE APPLICATION).

Decision Date: 22-04-2008 **Refused** **Appeal:**
51162/APP/2009/1287 41 Rushdene Road Eastcote
Single storey rear extension.

Decision Date: **Appeal:**
51162/APP/2009/1288 41 Rushdene Road Eastcote
Single storey rear extension.

Decision Date: **Appeal:**
51162/APP/2009/466 41 Rushdene Road Eastcote
ERECTION OF A FIVE BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE
(RETROSPECTIVE APPLICATION)

Decision Date: 05-06-2009 **Approved** **Appeal:**

51162/APP/2009/467 41 Rushdene Road Eastcote

Rear conservatory and dormer window (Application for a Certificate of Lawfulness for a existing use or operation or activity).

Decision Date: 02-04-2009 Withdrawn **Appeal:**

Comment on Planning History

There are two further applications running concurrently with this application, both relate to single storey rear extensions (although showing different roof forms) (51162/APP/2009/1287 and 1288) and are also reported on this agenda.

The application site has a complex planning history, with the most recent application resulting in a retrospective planning approval for erection of the dwelling.

However, it should be noted during the construction of the property the dormer was constructed with a 4-light window, although the planning approval showed a 2-light opening.

This unauthorised alteration to the approved scheme was considered as part of a planning appeal for the erection of the dwelling in 2009. The inspector, in his decision letter stated:

"The enlarged window in the dormer draws attention to this element and gives it significantly greater prominence and as such is over dominant rather than subservient. In addition the increased size of this window results in a greater perception of being overlooked at adjoining properties.

In his summing up the inspector concluded;

"Whilst I have found no significant harm in respect of the porch or the roof lights along the single storey side projection, I have found that in respect of the dormer and conservatory the development would have significant harm to the amenity and character of the area and to living conditions of the adjoining properties."

These comments are considered material to the determination of this current application.

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

28 Neighbours were consulted, and 3 responses have been received that made the following comments:

1. We feel continually harassed by this developer;
2. We would like this matter resolved and some agreement how to prevent the constant barrage of appeals, amendments and submissions, which add to worry and stress of local residents;
3. This developer is in breach of Section 1 Article 8 of the European Human Rights Convention;
4. We appeal to all applications on these sites until the applicant realizes he would have more success of a brownfield site;
5. This dormer window has already been the subject of a previous planning appeal and

was refused due to its large size giving rise to increased sense of overlooking and it did not protect the privacy of neighbouring properties;

6. I would ask the authority refuses to determine the current applications as I think the appellant thinks he will get his own way if he continually bombards the LPA with new similar applications;

7. The rear dormer widow overlooks the garden and the surroundings of adjoining properties. It is most uncomfortable and unjust as there are roof windows to provide light.

Officer comments - It is not possible to prevent an applicant submitting an application on any given site and each application is required to be determined on its own merits. It is not considered to be a breach of human rights for a planning application to have due process.

Eastcote Residents Association

The applicant does not live in the borough but over a period of ten years has submitted twenty applications on this and another site, in Lowlands Road, all of which were refused and ten appeals have been dismissed. This building has been under construction for four years and is still not finished thus Rushdene Road resembles a slum. The residents of the area are constantly having to defend against inappropriate development and this is a waste of tax payers money and residents time.

A ward councillor has requested that the application be determined at the North Planning Committee

London Borough of Harrow - No comments received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling and wider locality and the impact upon the amenities of adjoining occupiers.

Policy BE15 of the UDP (Saved Polices 2007) requires extensions and alterations to harmonise with the scale, form, architectural composition and proportions of the original building and Policy BE24 of the UDP requires that the design of new buildings and

extensions should protect the privacy of the occupiers and their neighbours.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions: section 6.9 states no door or window should overlook a neighbouring property. These are therefore usually located on the rear wall. If windows are located on a side wall they should be at a high level, or non-opening below 1.8m internal finished floor level and fitted with obscure glazing. Section 7.0 in relation to Loft conversions and roof alterations states careful thought must be given to the volume, height, proportion, details and position and overall appearance of any dormer windows or other roof alterations.

It is considered that the proposed alterations would not cause any further loss of light or outlook to adjoining occupiers, as no further additions are proposed as part of this application. All the proposed habitable rooms, and those altered by the development would maintain an adequate outlook and source of natural light, and therefore this proposal would accord with Policies BE20 and BE21 of the UDP (Saved Polices, September 2007) and Policy 4A.3 of the London Plan (2008).

The proposed alteration to the dormer window would reflect the proportions and style of those used on the existing property, and therefore would comply with the advice in the SPD: Residential Extensions, which states that any new windows should reflect those of the existing house. It is considered the proposed alteration is visually in-keeping with the main dwelling, such that its character would not be unduly harmed. The proposal would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Polices September 2007) and Supplementary Planning Document HDAS: Residential Extensions.

With regard to loss of privacy, the SPD Residential Layouts, section 4.12, states adequate distances should be maintained to any area from which overlooking may occur, as a guide, the distance should not be less than 21m between facing habitable room windows and 24m to patio areas. The properties situated to the rear of the development would be over 50m away, however, whilst the proposal may meet the recommended distances, it is also considered that each development should be considered on its own merits and therefore even if a proposal complies with design guidance it still may not be viewed as acceptable.

With regard to the fenestration of the dormer window, the property when constructed was built with a 4-light window, and the inspector in the 2009 appeal decision considered that, due to the size of the window in the dormer, a greater perception of being overlooked occurred and that the change in the internal layout and the size of the window together with the height of the dormer above ground floor level gave rise to a significantly increased sense of overlooking to adjoining properties. The area of glazing was then reduced by 50% to a 2-light window and conformed to the size of the window shown in the planning approval for the property in 2000.

This application seeks to replace the existing 2-light window with a 3-light window. It is considered that due to the height of the existing dormer and property in relation to surrounding neighbouring dwellings, any additional enlargement of the existing opening would draw further attention to it and result in a greater perception of being overlooked to adjoining properties. As such, this proposal would fail to accord with Policy BE24 of the UDP (Saved Polices September 2007) and with Supplementary Planning Document HDAS: Residential Extensions.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Reason for refusal

The enlarged window size creates conditions for greater overlooking of adjoining rear gardens and a greater perception of being overlooked to the detriment of neighbouring residential amenity. The proposal is therefore contrary to policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

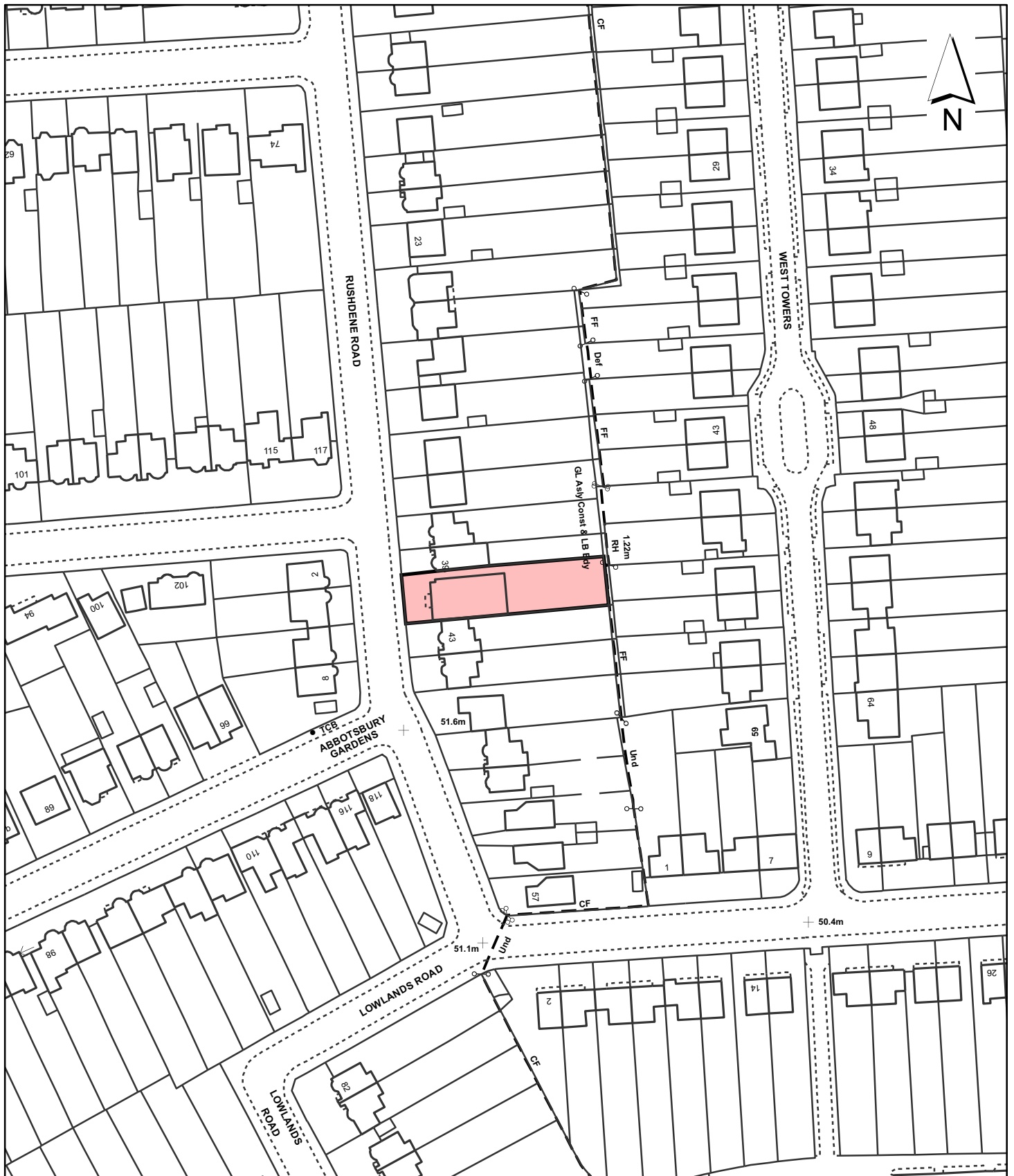
Standard Informatives

- 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.


BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
41 Rushdene Road Eastcote	
Planning Application Ref:	Scale
51162/APP/2009/1286	1:1,250
Planning Committee	Date
North Page 83	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

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Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Single storey rear extension.

LBH Ref Nos: 51162/APP/2009/1287

Drawing Nos: 1:1250 Location Plan
TSG/41RR/PRK01
Design and Access Statement
TSG/41RR/PRK04/PA
TSG/41RR/PRK05/E
TSG/41RR/PRK02/PA
TSG/41RR/PRK02/E
TSG/41RR/PRK01/P
TSG/41RR/PRK01/E
TSG/41RR/PRK05/P
TSG/41RR/PRK03/PA

Date Plans Received: 15/06/2009

Date(s) of Amendment(s):

Date Application Valid: 29/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the east side of Rushdene Road and comprises a substantial two storey detached property with a hipped roof and front projecting gable. To the front there is a single integral garage, and the frontage has yet to be completed, but a driveway to the garage will provide adequate off street parking for this property. There is a beech tree covered by TPO No 614 situated in the front garden, set 1m back from the public footway. The property is a newly constructed infill plot in a street characterised mainly by semi-detached properties. The land in the locality is sloping with the rear gardens, on this side of the street, falling away from the properties. The dwelling is within a 'developed area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Polices September 2007).

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension. The extension would be finished with a pyramid style conservatory roof.

In regard to the proposed dimensions, it is noted there are a number of discrepancies shown on the submitted plans, these are summarised as follows:

1. Drawing TSG/41RR/PRK01/P - The extension is shown to be 8m wide by 3.4m deep and 1.55m away from the shared boundary with No 43.
2. Drawing TSG/41RR/PRK02/PA - The extension is shown to be 8.6m wide by 3.8m high

and 1.3m away from the shared boundary with No 43.

3. Drawing TSG/41RR/PRK03/PA - The extension is shown to be 3.85m deep and 3.85m high.

4. Drawing TSG/41RR/PRK04/PA - The extension is shown to be 3.8m deep by 3.9m high.

5. Drawing TSG/41RR/PRK05/P - The extension is shown to be 8.3m wide by 3.6m deep and 1.65m away from the shared boundary with No 43.

It should be noted that the onus is on the applicant to provide accurate information in order that the proposal can be properly assessed.

1.3 Relevant Planning History

51162/99/0399 Forming Part Of 39 Rushdene Road Eastcote Pinner
Erection of a five-bedroom detached house

Decision Date: 24-09-1999 Refused **Appeal:**

51162/APP/1999/2320 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

Decision Date: 07-07-2000 Approved **Appeal:**

51162/APP/2000/1899 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE

Decision Date: 02-10-2000 Refused **Appeal:**27-FEB-01 Dismissed

51162/APP/2000/620 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM HOUSE

Decision Date: 07-07-2000 Refused **Appeal:**

51162/APP/2001/852 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE (INVOLVING GABLE ENDS)

Decision Date: 25-07-2001 Refused **Appeal:******* Dismissed

51162/APP/2002/77 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE

Decision Date: 27-05-2004 Refused **Appeal:**18-FEB-05 Dismissed

51162/APP/2005/2217 Forming Part Of 39 Rushdene Road Eastcote Pinner
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 6 OF PLANNING PERMISSION
REF:51162/APP/1999/2320, DATED 07/07/2000 (ERECTION OF A FIVE-BEDROOM
DETACHED HOUSE)

Decision Date: 18-03-2009 NFA **Appeal:**

51162/APP/2007/2544 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE,
MODIFICATIONS TO PLANNING PERMISSION 51162/APP/1999/2320 DATED 7TH JULY 2000
(ERECTION OF A FIVE-BEDROOM DETACHED HOUSE) (RETROSPECTIVE APPLICATION)

Decision Date: 11-03-2008 Refused **Appeal:**26-JAN-09 Dismissed

51162/APP/2007/512 Forming Part Of 39 Rushdene Road Eastcote Pinner

FIVE BEDROOMHOUSE

Decision Date: 05-11-2007 Withdrawn **Appeal:**
51162/APP/2008/425 41 Rushdene Road Eastcote
ERECTION OF A REAR CONSERVATORY (RETROSPECTIVE APPLICATION).

Decision Date: 22-04-2008 Refused **Appeal:**
51162/APP/2009/1286 41 Rushdene Road Eastcote
Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.

Decision Date: **Appeal:**
51162/APP/2009/1288 41 Rushdene Road Eastcote
Single storey rear extension.

Decision Date: **Appeal:**
51162/APP/2009/466 41 Rushdene Road Eastcote
ERECTION OF A FIVE BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE (RETROSPECTIVE APPLICATION)

Decision Date: 05-06-2009 Approved **Appeal:**
51162/APP/2009/467 41 Rushdene Road Eastcote
Rear conservatory and dormer window (Application for a Certificate of Lawfulness for a existing use or operation or activity).

Decision Date: 02-04-2009 Withdrawn **Appeal:**

Comment on Planning History

There are two further applications running concurrently with this application, one for the alteration to the fenestration details of the dormer window (51162/APP/2009/1286) and another for a single storey rear extension, similar to that proposed under this application, but to be finished with a mono-pitched roof (51162/APP/2009/1288). Both of these are reported on this agenda.

The application site has a complex planning history, with the most recent application resulting in a retrospective planning approval for the retention of the dwelling.

However, it should be noted during the construction of the property an unauthorised conservatory was erected at the rear of the dwelling. Enforcement action was taken against the conservatory and it was subsequently removed. In relation to the siting and footprint of that conservatory, the proposal is considered similar to that being assessed by this application.

The unauthorised conservatory addition was considered as part of a planning appeal for the erection of a dwelling in 2009. The inspector in his decision letter commented:

"The rear ground floor elevation of No.41 extends a significant amount beyond that of the ground floor elevation of No.43 and the conservatory extends some 3.7m beyond that. The

resultant building extends significantly beyond the rear elevations of the adjoining dwellings and I noted that the conservatory is readily seen from the house at No.43 and more particularly the garden. I have formed the view that the extent of the development and the height of the conservatory results in an over intrusive impact on the gardens of the adjoining property and cause a significant loss of residential amenity."

In his summing up the inspector concluded;

"Whilst I have found no significant harm in respect of the porch or the roof lights along the single storey side projection, I have found that in respect of the dormer and conservatory the development would have significant harm to the amenity and character of the area and to living conditions of the adjoining properties."

These comments are considered material to the determination of this current application.

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

28 Neighbours consulted, and 4 responses have received that made the following comments:

1. This single storey extension has already been subject of a previous application and an appeal which was refused because it was too high and deep;
2. The current scheme only differs in one detail - it does not extend the full width of the building;
3. Since the depth and width are the same this application I request the authority refuses to determine this application;
4. I believe the applicant thinks he will eventually get his own way if he continues to submit applications;
5. This would constitute an overdevelopment of the site;
6. The applicant makes reference to an extension at No.47, however, this cannot be seen from No.45 and this extension is far less obtrusive than the lock up garage that was previously there;
7. We object to the continual harassment by this applicant and consider our human rights have been breached
8. Due to the sloping nature of the site the development will be overly dominant and intrusive;
9. Loss of privacy due to differing ground level.

Eastcote Residents Association

The applicant does not live in the borough but over a period of ten years has submitted twenty applications on this and another site, in Lowlands Road, all of which were refused and ten appeals have been dismissed. This building has been under construction for four years and is still not finished thus Rushdene Road resembles a slum. The residents of the area are constantly having to defend against inappropriate development and this is a waste of tax payers money and residents time.

A ward councillor has requested that the application be determined at the North Planning Committee

London Borough of Harrow - No comments received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling and wider locality and the impact upon the amenities of adjoining occupiers.

Policy BE15 of the UDP (Saved Polices 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. The adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, section 3.0, states that careful thought must be given to the size, depth, location, height and overall appearance of the extension and Section 3.1 emphasises that the extension should always be designed so as to appear subordinate to the original house.

Due to the inaccuracies in the submitted plans it has not been possible to fully assess the impact of the extension on the amenities of the adjoining properties. However, with regard to loss of light or outlook to adjoining occupiers, the SPD: Residential Extensions, Section 3.1 states that extensions should not protrude too far from the rear wall of the original house because the extension may block daylight or sunlight to neighbouring properties, Section 3.4 states on a detached house an extension of up to 3.6m deep is acceptable. The main properties to be affected would be Nos.39 and 43 (to either side). The application site relates to a newly constructed property with a depth which is already greater than the adjoining properties and whilst it is accepted this property has not had any previous extensions, it is considered due to the depth of the original property the maximum acceptable rear building line has already been met and therefore any further additions to the rear of this property would result in an overly dominant and obtrusive feature in relation to the neighbouring properties. Furthermore, this matter is compounded by the changing

site levels, with the slab level of the existing dwelling and proposed extension being at a significantly higher level than the garden land and patio areas of the neighbouring properties. This results in the impression of excessive over-dominance to these neighbouring dwellings. It is therefore considered that whilst the proposal would not significantly obstruct sunlight or daylight to the adjacent properties, due to the height and depth of the proposal, particularly when viewed from the adjoining properties, the application would be considered overly dominant and therefore contrary to Policy BE20 and BE21 of the UDP (Saved Polices 2007).

With regard to loss of privacy, due to the change in site levels and the slab level of the proposed extension, the windows facing No.43 could provide clear vantage over the side boundary wall into that neighbour's private area. However, this could be overcome by conditions relating to obscure glazing and non-opening windows on this boundary to avoid any over-looking concerns. Therefore, this proposal (subject to condition) would comply with Policy BE24 of the UDP (Saved Polices 2007) and with the Supplementary Planning Document HDAS: Residential Extensions.

It is considered, that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

With regard to design and appearance, the SPD HDAS: Residential Extensions, states that applications for extensions should be assessed against the affect on the original house, and should always be designed to appear as subordinate (3.1 rear extensions). The proposed extension is shown at a depth of 3.6m - 3.85m and the SPD: Residential Extensions, states (Section 3.4) that a depth of 3.6m would be acceptable on a property of this nature. However, this is a substantial property with a long span depth and (on some of the drawings) the extension exceeds the depth guidelines and the extension in terms of its depth would not appear subordinate. With regard to the height of the extension, the SPD states that this should not exceed 3.4m and that the roof design and angles should match that of the original property. The proposed conservatory would have a maximum height of 3.9m, and therefore would exceed this advice. Furthermore, the extension would appear significantly higher due to the differing ground levels, with the land to the rear falling away from the house and the garden level being approximately 0.5m lower than that of the patio shown on the plans as the ground floor level. It is therefore considered that the proposed extension due to its height and design would result in a bulky, overly dominant addition to the property which would fail to preserve the character and appearance of the original dwelling. The proposal would therefore be contrary to policies BE13, BE15 and BE19 of the UDP (Saved Polices September 2007) and SPD HDAS: Residential Extensions

The parking provision at this site would remain un-altered by this proposal, and therefore the proposal would comply with policy AM14 of the UDP (Saved Polices September 2007).

A garden of more than 100 sq m would be retained and therefore it would comply with policy BE23 of the UDP (Saved Polices September 2007).

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1	NON2	Reason for refusal
---	------	--------------------

The proposed rear extension, by reason of its size, bulk and design, together with the differing ground levels would result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse impact on the character and appearance of the dwelling and the wider locality. Therefore the proposal would be contrary to policies BE13, BE15, and BE19 of the Hillingdon Unitary Development Plan (Saved Policies 2007) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

2 NON2 Reason for refusal

In the absence of accurate and consistent drawings of the original property and proposed single storey rear extension, it is difficult to fully assess the planning merits of this proposal in terms of its impact upon the amenities of the neighbouring properties. Nonetheless the existing property extends beyond the rear building lines of neighbouring properties. Furthermore the impact of a rear extension will be exacerbated by the level changes to the rear of the property. It is considered that even an extension of the least width, length and height dimensions would have a detrimental impact on the amenities of neighbouring occupiers. The proposal is therefore contrary to Policies BE20 and BE21 of the Hillingdon Unitary Development Plan and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

- 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.
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- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
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HDAS Residential Extensions
LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
41 Rushdene Road Eastcote	
Planning Application Ref:	Scale
51162/APP/2009/1287	1:1,250
Planning Committee	Date
North Page 93	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

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Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Single storey rear extension.

LBH Ref Nos: 51162/APP/2009/1288

Drawing Nos: 1:1250 Location Plan
TSG/41RR/PRK01
Design and Access Statement
TSG/41RR/PRK01/E
TSG/41RR/PRK01/P
TSG/41RR/PRK02/E
TSG/41RR/PRK02/PB
TSG/41RR/PRK03/PB
TSG/41RR/PRK04/PB
TSG/41RR/PRK05/E
TSG/41RR/PRK05/P

Date Plans Received: 15/06/2009

Date(s) of Amendment(s):

Date Application Valid: 29/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the east side of Rushdene Road and comprises a substantial two storey detached property with a hipped roof and front projecting gable. To the front there is a single integral garage, and the frontage has yet to be completed, but a driveway to the garage will provide adequate off street parking for this property. There is a beech tree covered by TPO No 614 situated in the front garden, set 1m back from the public footway. The property is a newly constructed infill plot in a street characterised mainly by semi-detached properties. The land in the locality is sloping with the rear gardens, on this side of the street, falling away from the properties. The dwelling is within a 'developed area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension with a mono-pitched roof.

In regard to the proposed dimensions, it is noted there are a number of discrepancies shown on the submitted plans, these are summarised as follows:

1. Drawing TSG/41RR/PRK01/P - The extension is shown to be 8m wide by 3.4m deep and 1.55m away from the shared boundary with No 43.
2. Drawing TSG/41RR/PRK02/PB - The extension is shown to be 8.6m wide by 3.35m

high and 1.3m away from the shared boundary with No 43.

3. Drawing TSG/41RR/PRK03/PB - The extension is shown to be 3.85m deep and 3.55m high.

4. Drawing TSG/41RR/PRK04/PB - The extension is shown to be 3.8m deep by 3.4m high.

5. Drawing TSG/41RR/PRK05/P - The extension is shown to be 8.3m wide by 3.6m deep and 1.65m away from the shared boundary with No 43.

It should be noted that the onus is on the applicant to provide accurate information in order that the proposal can be properly assessed.

1.3 Relevant Planning History

51162/99/0399 Forming Part Of 39 Rushdene Road Eastcote Pinner
Erection of a five-bedroom detached house

Decision Date: 24-09-1999 Refused **Appeal:**

51162/APP/1999/2320 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

Decision Date: 07-07-2000 Approved **Appeal:**

51162/APP/2000/1899 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE

Decision Date: 02-10-2000 Refused **Appeal:**27-FEB-01 Dismissed

51162/APP/2000/620 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM HOUSE

Decision Date: 07-07-2000 Refused **Appeal:**

51162/APP/2001/852 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE (INVOLVING GABLE ENDS)

Decision Date: 25-07-2001 Refused **Appeal:******* Dismissed

51162/APP/2002/77 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE

Decision Date: 27-05-2004 Refused **Appeal:**18-FEB-05 Dismissed

51162/APP/2005/2217 Forming Part Of 39 Rushdene Road Eastcote Pinner
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 6 OF PLANNING PERMISSION
REF:51162/APP/1999/2320, DATED 07/07/2000 (ERECTION OF A FIVE-BEDROOM
DETACHED HOUSE)

Decision Date: 18-03-2009 NFA **Appeal:**

51162/APP/2007/2544 Forming Part Of 39 Rushdene Road Eastcote Pinner
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE,
MODIFICATIONS TO PLANNING PERMISSION 51162/APP/1999/2320 DATED 7TH JULY 2000
(ERECTION OF A FIVE-BEDROOM DETACHED HOUSE) (RETROSPECTIVE APPLICATION)

Decision Date: 11-03-2008 Refused **Appeal:**26-JAN-09 Dismissed

51162/APP/2007/512 Forming Part Of 39 Rushdene Road Eastcote Pinner

FIVE BEDROOMHOUSE

Decision Date: 05-11-2007 Withdrawn **Appeal:**
51162/APP/2008/425 41 Rushdene Road Eastcote
ERECTION OF A REAR CONSERVATORY (RETROSPECTIVE APPLICATION).

Decision Date: 22-04-2008 Refused **Appeal:**
51162/APP/2009/1286 41 Rushdene Road Eastcote
Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.

Decision Date: **Appeal:**
51162/APP/2009/1287 41 Rushdene Road Eastcote
Single storey rear extension.

Decision Date: **Appeal:**
51162/APP/2009/466 41 Rushdene Road Eastcote
ERECTION OF A FIVE BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE (RETROSPECTIVE APPLICATION)

Decision Date: 05-06-2009 Approved **Appeal:**
51162/APP/2009/467 41 Rushdene Road Eastcote
Rear conservatory and dormer window (Application for a Certificate of Lawfulness for a existing use or operation or activity).

Decision Date: 02-04-2009 Withdrawn **Appeal:**

Comment on Planning History

There are two further applications running concurrently with this application, one for the alteration to the fenestration details of the dormer window (51162/APP/2009/1286) and another for a single storey rear extension, similar to that proposed under this application, but finished with a pyramid style conservatory roof (51162/APP/2009/1287). Both of these are reported on this agenda.

The application site has a complex planning history, with the most recent application resulting in a retrospective planning approval for the retention of the dwelling.

However, it should be noted during the construction of the property an unauthorised conservatory was erected at the rear of the dwelling. Enforcement action was taken against the conservatory and it was subsequently removed. In relation to the siting and footprint of that conservatory, the proposal is considered similar to that being assessed by this application.

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resultant building extends significantly beyond the rear elevations of the adjoining dwellings and I noted that the conservatory is readily seen from the house at No.43 and more particularly the garden. I have formed the view that the extent of the development and the height of the conservatory results in an over intrusive impact on the gardens of the adjoining property and cause a significant loss of residential amenity."

In his summing up the inspector concluded;

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These comments are considered material to the determination of this current application.

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2.1 Advertisement Expiry Date:- Not applicable

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28 Neighbours consulted, and 4 responses have received that made the following comments:

1. This single storey extension has already been subject of a previous application and an appeal which was refused because it was too high and deep;
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AM14	New development and car parking standards.
HDAS	Residential Extensions
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5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling and wider locality and the impact upon the amenities of adjoining occupiers.

Policy BE15 of the UDP (Saved Polices 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. The adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, section 3.0, states that careful thought must be given to the size, depth, location, height and overall appearance of the extension and Section 3.1 emphasises that the extension should always be designed so as to appear subordinate to the original house.

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site levels, with the slab level of the existing dwelling and proposed extension being at a significantly higher level than the garden land and patio areas of the neighbouring properties. This results in the impression of excessive over-dominance to these neighbouring dwellings. It is therefore considered that whilst the proposal would not significantly obstruct sunlight or daylight to the adjacent properties, due to the height and depth of the proposal, particularly when viewed from the adjoining properties, the rear conservatory extension would be considered overly dominant and therefore contrary to Policy BE20 and BE21 of the UDP (Saved Polices 2007).

With regard to loss of privacy, due to the change in site levels and the slab level of the proposed extension, the windows facing No.43 could provide clear vantage over the side boundary wall into that neighbour's private area. However, this could be overcome by conditions relating to obscure glazing and non-opening windows on this boundary to avoid any over-looking concerns. Therefore, this proposal (subject to condition) would comply with Policy BE24 of the UDP (Saved Polices 2007) and with the Supplementary Planning Document HDAS: Residential Extensions.

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The parking provision at this site would remain un-altered by this proposal, and therefore the proposal would comply with policy AM14 of the UDP (Saved Polices September 2007).

A garden of more than 100 sq m would be retained and therefore it would comply with policy BE23 of the UDP (Saved Polices September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 **NON2** **Reason for refusal**

The proposed rear extension, by reason of its size, bulk and design, together with the differing ground levels would result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse impact on the character and appearance of the dwelling and the wider locality. Therefore the proposal would be contrary to policies BE13, BE15, and BE19 of the Hillingdon Unitary Development Plan (Saved Policies 2007) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

2 **NON2** **Reason for refusal**

In the absence of accurate and consistent drawings of the original property and proposed single storey rear extension, it is difficult to fully assess the planning merits of this proposal in terms of its impact upon the amenities of the neighbouring properties. Nonetheless the existing property extends beyond the rear building lines of neighbouring properties. Furthermore the impact of a rear extension will be exacerbated by the level changes to the rear of the property. It is considered that even an extension of the least width, length and height dimensions would have a detrimental impact on the amenities of neighbouring occupiers. The proposal is therefore contrary to Policies BE20 and BE21 of the Hillingdon Unitary Development Plan and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

INFORMATIVES

Standard Informatives

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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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

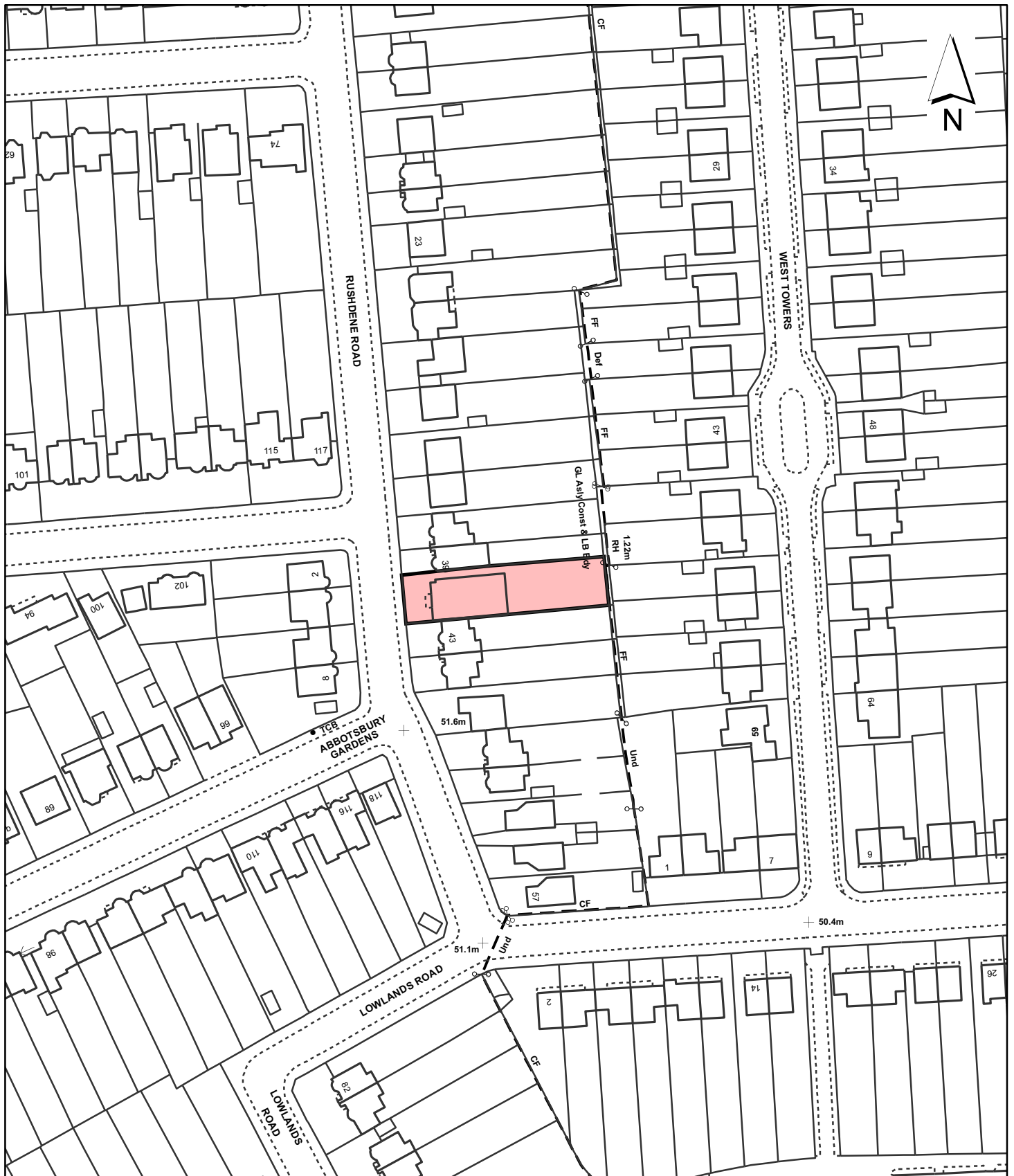
Policy No.

BE13	New development must harmonise with the existing street scene.
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BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.


AM14 New development and car parking standards.
HDAS Residential Extensions
LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
41 Rushdene Road Eastcote	
Planning Application Ref:	Scale
51162/APP/2009/1288	1:1,250
Planning Committee	Date
North Page 103	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON

LONDON

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Report of the Corporate Director of Planning & Community Services

Address LITTLEBOURNE FARM NORTHWOOD ROAD HAREFIELD

Development: Erection of a single storey extension to existing cattle yard.

LBH Ref Nos: 63630/APP/2009/1291

Drawing Nos: Design and Access Statement
2302/3
2302/1
2302/2

Date Plans Received: 16/06/2009

Date(s) of Amendment(s):

Date Application Valid: 16/06/2009

1. SUMMARY

This application seeks planning permission for the erection of a single-storey building attached to the existing cattle yard building for farm related activities. The existing agricultural and equestrian uses of the site are acceptable uses within the green belt. The proposed building would be similar in design and appearance to the existing building and although it would represent a large increase in the size of the existing building, it is not considered to significantly increase the built up appearance of the site and would not injure the visual amenities of the Green Belt.

The proposal would thus comply with policies OL1, OL4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

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.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 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).

2 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

3 I1 Building to Approved Drawing

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 I3 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I46 Renewable Resources

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

3. CONSIDERATIONS

3.1 Site and Locality

Little Bourne Farm is located on the south east side of Northwood Road to the west of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the raising of weaned calves. The existing cattle yard is located to the south of the main buildings on the site. The application site lies within the Green Belt as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of single storey building and associated hardstanding for use as an extension to the existing cattle yard. The proposed building would be similar in construction to the existing cattle yard building with a corrugated fibre roof finished in natural grey, stained timber space boarding with galvanised steel access gates.

The proposed building would measure 9.4m wide, 31.8m deep, 4.2m high at eaves level and 6m high at ridge level. It would be attached to the existing cattle yard building and a hardstanding area measuring 12m wide by 32m deep, is proposed to the south of the new building.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no planning decisions relating to this application site.

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:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd July 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice has been placed on site and the Ickenham and Harefield Tenants & Residents' Associations have been consulted. No comments have been received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

- * Agriculture and Forestry;
- * Essential facilities for outdoor sport and recreation; for cemeteries; and or other uses of land which preserve the openness of the Green Belt;
- * Limited extension, alteration or replacement of existing dwellings;
- * Limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The application site is an established farming and equestrian use and therefore conforms to the types of development allowed by PPG2 and Policy OL1.

Policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 permits the extension of buildings within the Green Belt if the development would not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus the principle of an extension to the existing building is considered acceptable.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposed building and hardstanding area would have a footprint of some 0.06 hectares and would be similar in size to the existing cattle yard building and hardstanding area. As such, the proposal would double the size of the cattle holding buildings on this part of the site. The proposal would result in a substantive change to the bulk and character of the existing cattle yard building. However, given that the proposed building would be attached to the existing cattle yard building, would be similar in design, materials and appearance to that building and would be surrounded by some 20 hectares of open fields, it is considered that the proposal would not significantly increase the built up appearance of the site or injure the visual amenities of the green belt. Furthermore, the building would be for an existing and viable agricultural unit on the site and is therefore considered to be justified in terms of PPG2. On balance, the proposal would not detract from the character and appearance of the surrounding area generally in accordance with policies OL4(ii)& (iii), BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed building has been designed to match the size, appearance and materials of the existing cattle yard building. As such, it is not considered to detract from the agricultural character of the immediate surrounding area, in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

Issues relating to urban design are addressed in paragraph 07.07 above. Issues relating to access and security are not considered to be applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

This is not applicable to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

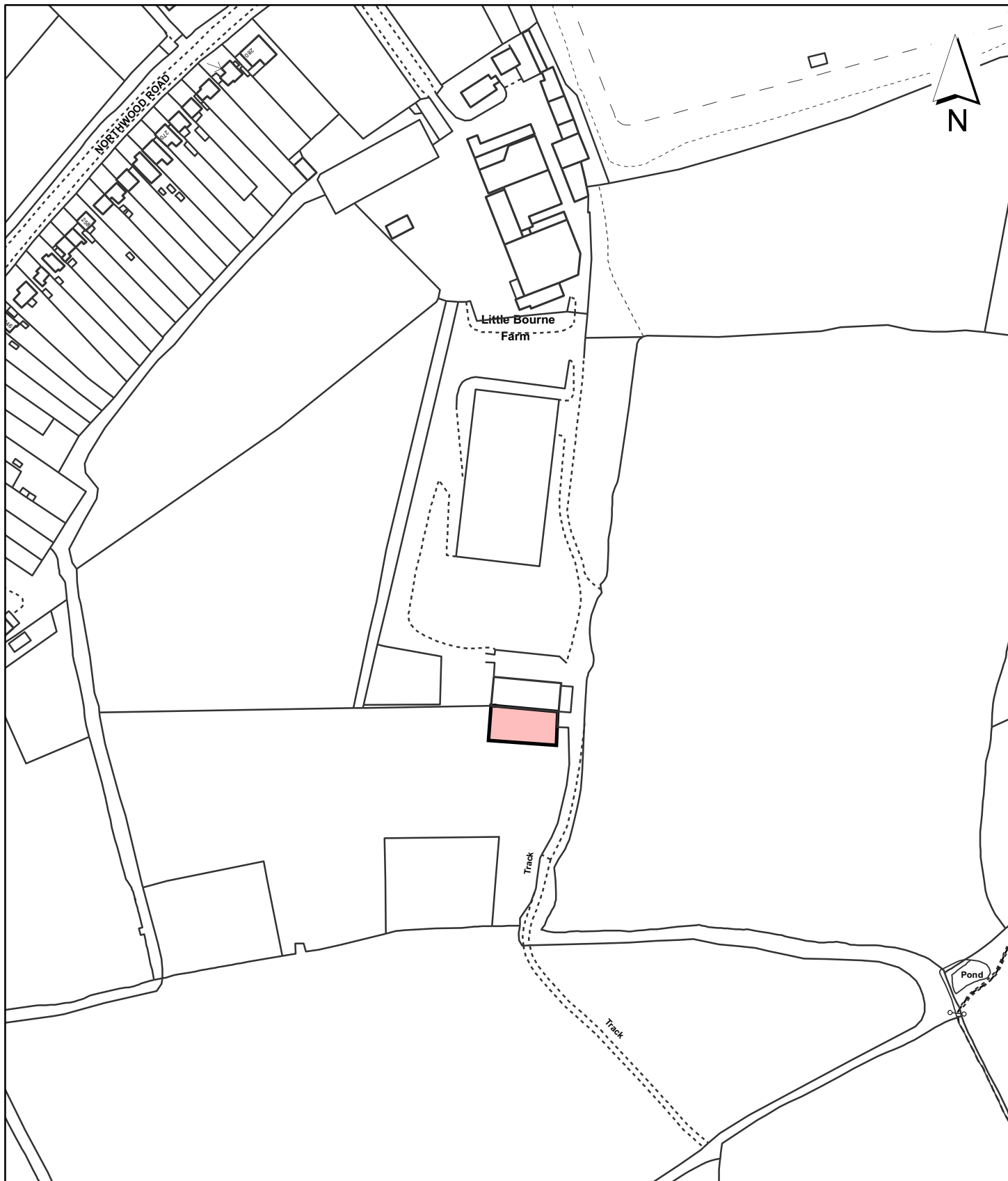
For the reasons outlined above, and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Littlebourne Farm
Northwood Road
Harefield**

Planning Application Ref:

63630/APP/2009/1291

Planning Committee

North Page 112

Scale

1:2,500

Date

August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 42 LAWRENCE DRIVE ICKENHAM
Development: Single storey rear extension with roof lantern
LBH Ref Nos: 23057/APP/2009/1053
Drawing Nos: 2 - Proposed Floor Plan
3 - Proposed Roof Plan
1:1250 Site Location Plan
1 - Proposed Block Plan
4 - Proposed Rear Elevation
5 - Proposed Side Elevation
Flood Risk Matrix

Date Plans Received: 18/05/2009 **Date(s) of Amendment(s):**
Date Application Valid: 05/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application property is situated on the north side of Lawrence Drive at a 90° bend in the road such that the site is narrower at the front and then splays out at the rear. The existing property comprises a two storey semi detached dwelling with a pitched roof. The property has an existing single storey side and part rear extension and is in a street of broadly similar properties and is within the 'Developed Area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission to erect a single storey rear extension. The extension would fill the gap between the existing rear extension and the shared boundary fence with No.44. It would be 2.7m wide and 3.6m deep and would be finished with a flat roof at a maximum height 3m including the parapet wall to the side. A lantern style roof light is situated centrally in the roof space.

1.3 Relevant Planning History

23057/APP/2008/1202 42 Lawrence Drive Ickenham

ERECTION OF A PART SINGLE STOREY SIDE EXTENSION AND FRONT PORCH.

Decision Date: 30-06-2008 Refused **Appeal:**

Comment on Planning History

None

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 Neighbours consulted, one response received making the following Comments:

1. Object to the application due to loss of light and overshadowing. Instead of there being 18 feet between the kitchen wall of No.42 and our kitchen wall there will only be 9 feet;
2. The extension will run along the boundary and only be 18 inches from our French window. This will create a brick corridor and severely cut the amount of light entering both our kitchen and lounge/dining room;
3. The visual impact will also be considerable and perhaps Policy BE20 would apply;
4. We also have concerns regarding the drainage and the damage that could be caused by digging the foundations;

Officer comment - Point 4 is not a planning matter and the remaining points are addressed in the full report.

Ickenham Residents Association

This extension is right on the boundary of No.44 and we trust that sympathetic treatment will be considered to minimise light loss by painting and rendering the wall in white.

A ward Councillor has requested that the application be reported to the North Planning Committee.

Environment Agency - We have reviewed the information and are satisfied that any concerns would be covered by our standing advice.

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

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

Part 1 Policies:

Part 2 Policies:

- | | |
|----------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |

5. MAIN PLANNING ISSUES

The main considerations are the impact upon the amenities of adjoining occupiers, design and impact upon the character of the dwelling and wider locality and car parking considerations.

The Supplementary Planning Document HDAS: Residential Extensions: Section 3.1 states extensions should not protrude too far from the rear wall of the original house and that for this type of property the extension should not exceed 3.6m in depth and Section 3.6 of the document states that a flat roof should not exceed 3m in height and where a parapet is proposed this should not exceed 3.1m in height.

No.40 Lawrence Drive is not affected by the proposal as there is an existing single storey extension between it and the proposed extension. Thus, the main issue is the impact on No.44 which has a ground floor main rear facing window adjacent to the proposed extension.

The proposed single storey rear extension would not be more than 3.6m deep and 3.0m high beyond the rear elevation wall of no.44 Lawrence Drive (in accordance with paragraphs 3.3 and 3.6 of the HDAS: Residential Extensions). Given this, the extension is not considered to have a visually intrusive and over-dominant impact upon the residential amenities of this property. The extension would not result in increased overshadowing to the rear of 44 Lawrence Drive over and above that from the existing two storey dwelling given its location to the west of the application site.

The rooflight and window to the extension would provide an adequate outlook and natural light to the room it would serve and the original rear dining room in the house.

With regard to loss of privacy, there are no openings in the flank wall facing no.44 and as such it is not considered a material loss of privacy would arise and that the proposal would comply with section 3.11 of the SPD: Residential Extensions, in relation to windows and overlooking. Although it is recommended that a condition should be added to any permission issued to restrict the insertion of any additional openings facing the adjoining property, (no. 44). Furthermore, as the extension would have a flat roof it is proposed that a condition should be added to any permission issued, restricting the use of the area to provide a balcony as set out in section 3.8 of the SPD.

As such, the proposal would not represent an un-neighbourly form of development and would comply with policies BE20, BE21 and BE24 of the UDP saved policies September 2007 and section 3.0 of the HDAS: Residential Extensions as well as the London Plan (2008) Policy 4A.3.

In terms of design and appearance, the proposed extension, at 3.6m deep, would comply with the recommended depth guidance in the SPD: Residential Extensions, which specifies a maximum of 3.6m deep. The proposed fenestration details would reflect the proportions and style of the existing property and therefore comply with section 3.11 of the SPD: Residential Extensions, and with regard to the roof design, the extension is shown to have a flat roof at an appropriate tie-in level to the original property. It is considered that the proposed extension would be both clearly articulated and visually subordinate to the main dwelling, such that its character would not be unduly harmed, and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Polices September 2007).

There would be no impact upon the levels of car parking at this dwelling. The proposal would therefore comply with policy AM14 of the UDP (Saved Polices September 2007).

A garden of more than 100 sq m would be retained and therefore it would comply with BE23 of the UDP (Saved Policies September 2007)

This site is within a flood zone 2, and the Environment Agency has commented that the application falls within the scope of the `Environment Agency's Flood Risk Standing Advice and they do not therefore object to the proposal. The proposal is , thus, considered to comply with Policy OE8 of the Hillingdon UDP (Saved Policies, September 2007).

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M2 External surfaces to match existing building

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.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 44 Lawrence Drive.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - 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 & 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 & Community Services Reception Desk, Level 3, 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 or Bank Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

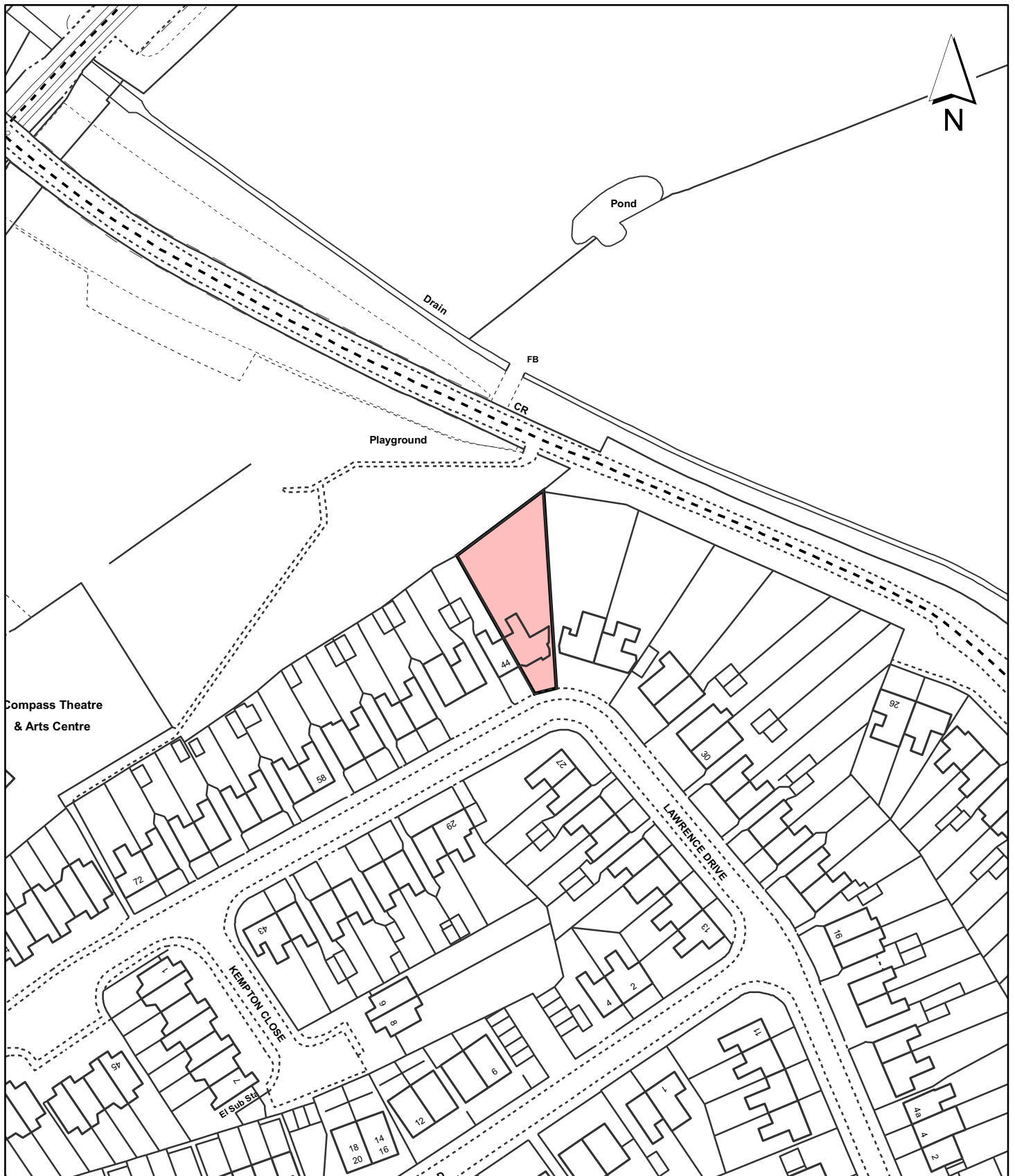
D) No bonfires that create dark smoke or nuisance to local residents.

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


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

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
42 Lawrence Drive Ickenham	
Planning Application Ref:	Scale
23057/APP/2009/1053	1:1,250
Planning Committee	Date
North Page 120	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 28 WARREN ROAD ICKENHAM

Development: Amendment to planning permission ref. 63124/APP/2007/1521 dated 16/07/2007 (Erection of a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights) to allow alterations to the roof involving lowering the eaves height, the installation of gable features on the front and rear elevations, changes to the front porch and changes to the side and rear elevations (Part retrospective application).

LBH Ref Nos: 63124/APP/2009/1532

Drawing Nos: 070401/01
070401/06
070401/02
070401/05 C

Date Plans Received: 10/07/2009

Date(s) of Amendment(s): 03/08/2009

Date Application Valid: 10/07/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Warren Road, some 320m to the west of its junction with Woodstock Drive. The application site comprises a detached two storey house which is currently being extended.

Warren Road is a tree lined street primarily characterised by large two storey detached houses on generous plots in an established residential area with many mature trees. Vyners School Playing Fields adjoin the site at the rear which forms part of the Green Belt. The area forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

1.2 Proposed Scheme

This application seeks part retrospective approval for amendments to an earlier planning permission (ref. 63124/APP/2007/1521) which was granted under delegated powers on the 16th July 2007. That scheme was for a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights.

The amendments sought are part retrospective alterations to the roof involving the lowering

of the eaves height from 5.0m to 4.75m, installation of gable features on the front and rear elevations, changes to the front porch, including replacing the hipped with a gable roof and changes to the side and rear elevations.

On the western side elevation, the changes made to the ground floor are to accommodate switching the positions of the components of the open plan kitchen and dining room. The dining room element has moved to the rear and a utility room has been added between the kitchen and garage. This has involved the previously approved dining room and garage windows being re-sited further to the rear and now serve the kitchen and utility room areas and an additional ground floor window has been added towards the front to serve the garage. At first floor level, the side windows would be within a 5.1m wide half dormer, with the rear en-suite window being moved slightly further to the rear and an additional small secondary bedroom window has been added towards the front. The side dormer in the main roof has been omitted, replaced by two side rooflights serving storage and dressing rooms.

On the rear elevation, the four pane former kitchen window has been replaced with folding doors.

On the eastern side elevation, the hipped roof over the projecting two storey element has been replaced with a gable and two additional rooflights have been added, one being a secondary window serving the bedroom and the other to the storage room within the roof of the projecting rear element.

1.3 Relevant Planning History Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbouring properties have been consulted. 1 response has been received, making the following points:-

(i) It is disappointing that this application is retrospective and some of the features that have been built are specifically referred to as not permissible when the original application was passed (see notes 3 and 4);

(ii) Various changes to the originally envisaged project, with significantly enlarged porch, introduction of prominent gables and a notably increased number of windows are such that they render the development inappropriate in size and scale, having a negative impact on local environment in a way that the original and more subtly designed original plan was not. Extensions no longer subordinate, but involve complete remodelling of house and as such are inappropriate, overdominant, un-neighbourly, visually intrusive and out of proportion with location and plot size;

(iii) Revised drawings do not show dimensions, unlike original and concerned that roof height has been increased;

(iv) Reduction in size of side dormer is welcome;

- (v) Increase in number of windows on western elevation has negative impact on our enjoyment of property and rear garden. Original proposal had 5, now there are 8 windows/rooflights in this elevation, in breach of a condition. The use of non-habitable rooms which windows serve could change in the future;
- (vi) Original permission stipulated that windows were to be non-opening and glazed with obscure glass. The windows installed to date are standard and meet none of these requirements. Making such windows opaque by attaching a film would not be acceptable as such windows could immediately and easily be replaced at any time. We would not wish to have to continually monitor this area and advise the Council when such unapproved changes are made, the developer already having shown a tendency to make unapproved changes and disregard legal requirements;
- (vii) Side fencing has been removed and presents a security and health and safety risk. A binding obligation should be imposed on the developer to ensure a satisfactory replacement is installed;
- (viii) The siting of trees on the plans differs from the siting shown on the original scheme. Landscaping plans, arboricultural reports etc should be immediately completed and related action taken to ensure trees are not damaged. One of the trees has already been lopped by the developer.

Officer comments

Point (i) is noted and the sentiment agreed. Points (ii), (v), (vi) and (viii) are dealt with in the main report. As regards point (iii), the overall height of the building as measured on the plan has not altered. Point (iv) is noted. As regards point (vii), this is a private matter.

Ickenham Residents' Association:

A site visit has shown that the house has been finished (scaffolding still around the construction). The applicant should have built in accordance with the specification agreed and complied with the schedule of conditions, but he ignored in part the previous planning approval 2007/1521 relating to 'no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development'. Side elevations have now 3 windows instead of 2.

It concerns us greatly the number of times approved applications are not built as per approved conditions. In this case the house is already completed, and we wonder what your Planning Team will be able to do.

The Association will be interested to learn, if you would consider any planning enforcement action in an effort to deter others from blatantly disregarding agreed approvals in future.

A Ward Councillor has requested that this application be presented to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL5 Development proposals adjacent to the Green Belt

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	'Residential Extensions' and 'Accessible Hillingdon'.

5. MAIN PLANNING ISSUES

The main amendments to this scheme, in terms of the character and appearance of the street scene, have involved lowering the eaves height of the main roof, and installing the two gable features at the front and alterations to the front porch.

Warren Road is characterised by detached properties of varied design. Gable roofs and gabled elements are a feature of the street scene, notably at Nos.24, 26, 32 and 36 Warren Road. The inclusion of small gable features on the hipped roof, therefore, are not out of keeping with the character and appearance of the area. The lowering of the eaves height has, albeit marginally, reduced the overall bulk of the development and no objections are raised to the revised design of the porch, including the gable roof. As such, the amendments are considered to comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

As regards the neighbouring properties, in terms of any additional impact upon No.26, the 2.2m wide side dormer has been replaced with a 5.1m wide half dormer. However, this dormer only projects above the new eaves height by 400mm (150mm above the formerly approved eaves height) so that it represents an improvement in terms of the impact upon the neighbouring property, which the occupier of No.26 acknowledges. Two additional side windows and two rooflights facing No.26 have also been added, but as these windows are either secondary or serve non-habitable rooms, below a height of 1.8m above finished floor level, they can be fitted with obscure glass and be non-openable so as to prevent any overlooking of the neighbouring property. An informative has also been added to advise that the use of film applied to clear glazing and use of screw/bolts to fix shut openable windows will not be sufficient to satisfy this condition.

As regards No.30, the only alterations have involved the addition of two rooflights and the

change from a hipped to a gable roof on the existing two storey side projection. The side conservatory windows and rooflights can be conditioned to be fitted with obscure glass and be non-openable below a height of 1.8m above finished floor level and the change to the roof would not adversely impact upon No.30, which does not have any windows in its side elevation. As such, the development accords with policies BE19, BE20 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2009).

Unfortunately, the landscaping/tree protection conditions attached to the previous permission have not been discharged and/or complied with. A period of 1 month has been given on this application to satisfy these conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 M2 External surfaces to match existing building

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.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 26 and 30 Warren Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD2 Obscured Glazing and Non-Opening Windows (a)

Prior to the property being brought into use, the ground floor kitchen, utility room and garage windows; first floor secondary bedroom, landing and en-suite windows and two

rooflight windows facing No. 26 Warren Road and the conservatory and 3 rooflight windows facing No. 30 Warren Road shall be glazed with 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 Unitary Development Plan Saved Policies (September 2007).

5 TL1 Existing Trees - Survey

Within one month of the date of this permission, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 (1989) 'Recommendations for Tree Work' 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Within one month of the date of this permission, 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. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Within one week of the tree protection measures being approved they shall be fully implemented on site and retained on site until the development is complete.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL5 Landscaping Scheme - (full apps where details are reserved)

Within one month of the date of this permission, a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

- OL5 Development proposals adjacent to the Green Belt
- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP London Plan (February 2008)
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- HDAS 'Residential Extensions' and 'Accessible Hillingdon'.

- 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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6** 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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 7 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.
- 8 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 or Bank 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.
- 9 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.
- 10 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).
- 11 Please be advised that in order to comply with condition 4, the windows below a height of 1.8 above finished floor level must be fitted with obscure glass and windows must be non-openable. The use of film applied to existing clear glazed windows and/or the fastening of openable windows with screws/bolts would not be acceptable to the Local Planning Authority as such measures could easily be reversed and do not provide the necessary permanence.

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

OL5	Development proposals adjacent to the Green Belt
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	'Residential Extensions' and 'Accessible Hillingdon'.

- 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 & 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 & Community Services Reception Desk, Level 3, 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 or Bank Holidays.

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

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

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

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


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

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
28 Warren Road Ickenham	
Planning Application Ref:	Scale
63124/APP/2009/1532	1:1,250
Planning Committee	Date
North Page 134	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD HAREFIELD

Development: Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).

LBH Ref Nos: 3807/APP/2009/1092

Drawing Nos: Design and Access Statement
1147/L112
1147/X005
1147/X006
1147/L102
1147/X004

Date Plans Received: 21/05/2009 **Date(s) of Amendment(s):**

Date Application Valid: 29/05/2009

1. SUMMARY

This application seeks planning permission for the alteration of a roof over an existing building which forms part of the Mount Vernon Cancer Centre, which is located within the Green Belt. Saved Policy OL4 permits the extension of buildings within the Green Belt if the development would not result in a disproportionate change to the bulk and character of the original building and would not be of detrimental to the character and appearance of the Green Belt.

The proposal would result in a reduction in the overall bulk and scale of the building and therefore will not result in a disproportionate change to the bulk and character of the existing building, in accordance with Saved Policy OL4.

The Council's Conservation Officer raises no objection to the proposed works and the proposal is not considered to detract from the character and appearance of the existing building and the surrounding area. The proposal would therefore comply with Policies OL4, BE10, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the

plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 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).

2 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

3 I1 Building to Approved Drawing

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 I3 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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 or Bank 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.

6 146 Renewable Resources

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

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to building LA2 of the Cancer Centre reception building located within the centre of the hospital complex. The hospital complex comprises listed buildings however the building the subject of this application is not listed. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

It is proposed to replace the existing tiled hipped roof, which in itself is an addition to the original building, with a flat roof with parapets. The applicant has advised that the original building had a flat roof and therefore, the proposal represents the reinstatement of the flat roof. The applicant has also advised that the roof change will improve radiation protection

to maintenance workers who occasionally need to access the roof (which is over a chemotherapy facility).

3.3 Relevant Planning History

3807/APP/2009/164 Mount Vernon Cancer Centre, Mount Vernon Hospital Rickmansworth
Single storey side extension to include new access ramp, detached side outbuilding for use as generator and bottle store and landscaping.

Decision: 30-04-2009 Approved

Comment on Relevant Planning History

There is an extensive planning history relating to the Mount Vernon Hospital site, the most recent is set out above.

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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Given the location of the building within the centre of the hospital complex, a site notice was placed on site. The Ickenham and Northwood Residents' Associations have also been consulted. No comments have been received.

Internal Consultees

Environmental Protection Unit: No objections subject to a Construction Site Informative.

Urban Design/Conservation: Confirm that the building is away from the listed buildings and to the rear of an existing group of modern buildings. Therefore, no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

This is not applicable to this application.

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

The existing building, the subject of this application, is located some distance from the listed buildings on the site and therefore will not harm the setting of the listed building, in accordance with policy BE10 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve replacing the existing hipped roof with a flat roof, which would

result in a reduction in the overall size, bulk and scale of the existing building. As such, the proposal would not result in a disproportional change to the bulk and character of the original building and given its location, it would not harm the visual amenities of the Green Belt. As such, the proposal would comply with policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed flat roof with parapets would relate satisfactorily with other flat roof buildings within the complex. It is not considered to be detrimental to the character and appearance of the immediate surrounding area and as such the proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

Issues relating to urban design are addressed in paragraph 07.07 above. Issues relating to access and security are not considered to be applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

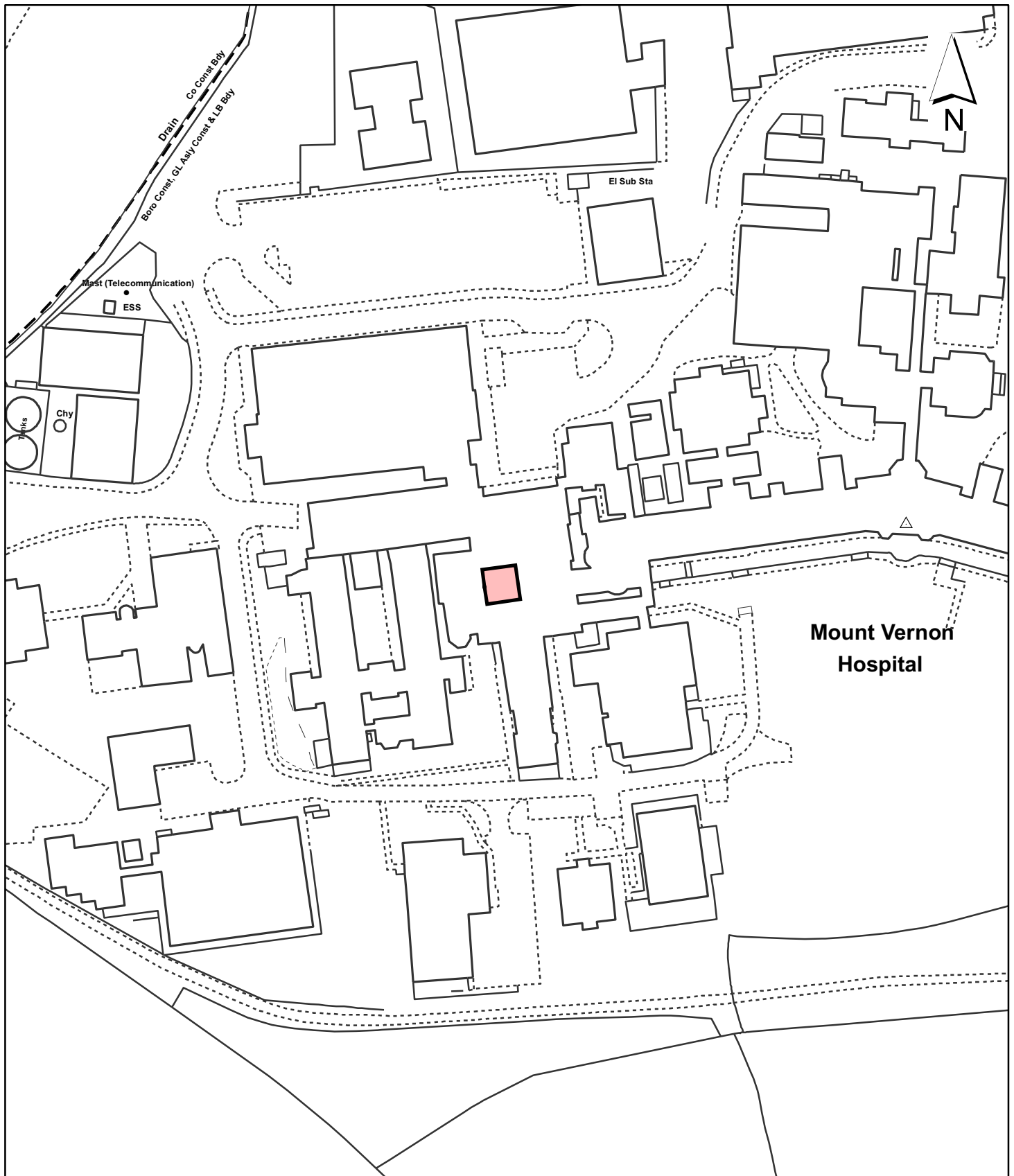
10. CONCLUSION



For the reasons outlined above, and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p align="center">Mount Vernon Hospital Rickmansworth Road Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">3807/APP/2009/1092</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON</p> <p align="center">LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 142</p>	<p>Date</p> <p align="center">August 2009</p>	

Plans for North Planning Committee

27th August 2009



HILLINGDON
LONDON



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Report of the Corporate Director of Planning & Community Services

Address 16 AND 18 KINGSEND RUISLIP

Development: Conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages).

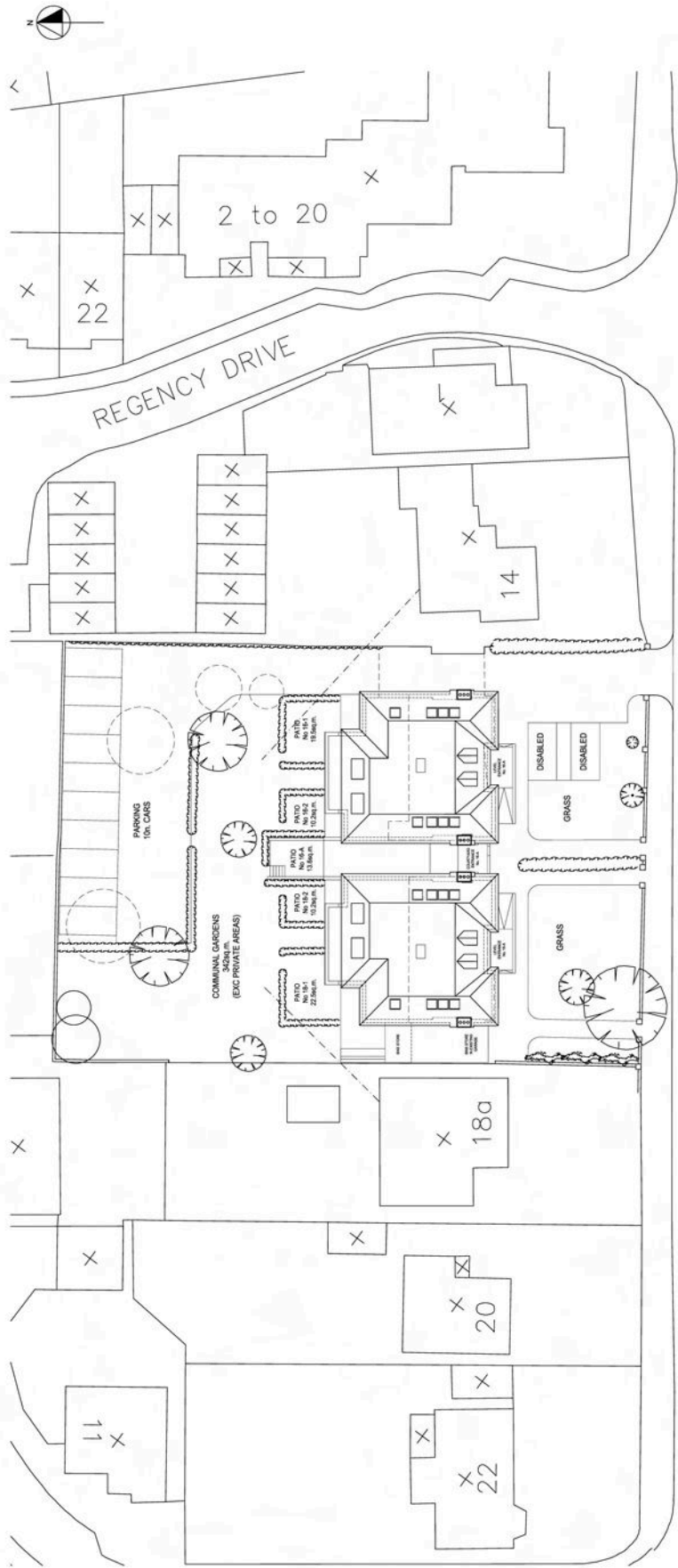
LBH Ref Nos: 63221/APP/2009/1047

Date Plans Received: 18/05/2009

Date(s) of Amendment(s):

Date Application Valid: 08/06/2009

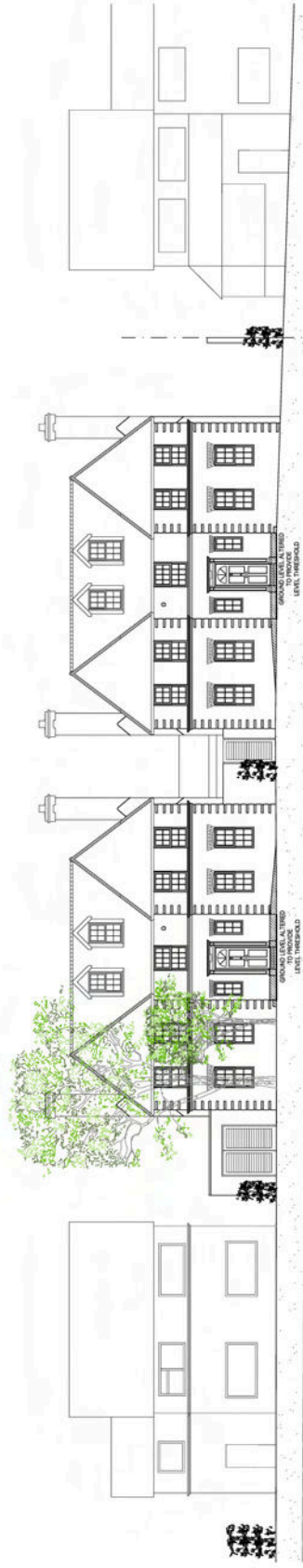
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE HIGHWAYS ACT 1980.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL IMPROVEMENT ACT 1990.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANNING ACT 2008.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEIGHBOURHOOD DESIGN GUIDELINES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE SUSTAINABLE DESIGN GUIDELINES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE WELLBEING GUIDELINES.



INDICATIVE AMENDMENTS (REV B) TO FRONT GARDEN:
 1) EXISTING HEDGE TO FRONT GARDEN RETAINED
 2) EXISTING CROSS OVERS TO No. 18 REINSTATED AS PAVEMENT

KINGSEND

100 SITE PLAN



100 STREET ELEVATION

1. SITE PLAN	DATE	11/06/20
2. ARCHITECTURAL ELEVATIONS	DATE	11/06/20
3. LANDSCAPE ARCHITECTURE	DATE	11/06/20
4. STRUCTURAL DRAWINGS	DATE	11/06/20
5. SERVICES DRAWINGS	DATE	11/06/20
6. MATERIALS SCHEDULE	DATE	11/06/20
7. COST ESTIMATE	DATE	11/06/20
8. CONSTRUCTION PROGRAM	DATE	11/06/20
9. SUSTAINABILITY REPORT	DATE	11/06/20
10. WELLBEING REPORT	DATE	11/06/20
11. NEIGHBOURHOOD DESIGN REPORT	DATE	11/06/20
12. SUSTAINABLE DESIGN REPORT	DATE	11/06/20

SALT EVANS
 ARCHITECTS
 30-31 Great Street
 London
 EC2V 0NA
 T: 020 7464 0330
 F: 020 7464 0331
 E: info@salt-evans.co.uk
 www.salt-evans.co.uk

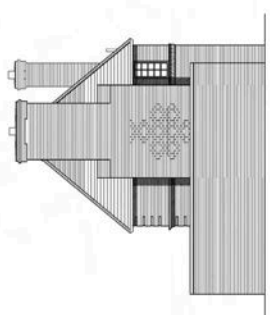
CLIENT
JULIA CAFOUR

PROJECT
**16-18 KINGSEND
 RUISLIP
 MIDDLESEX HA4 7DA**
 TITLE
**STREET ELEVATION
 SITE PLAN
 PROPOSED**
 DATE
 11/06/2008@A1 JUNE-07

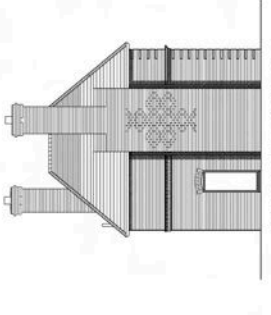
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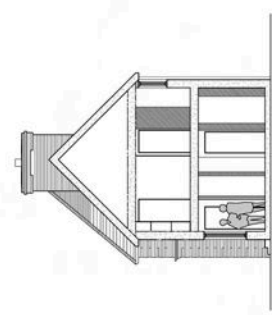
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 3. ALL WORK SHALL BE SUBJECT TO ALL NECESSARY STATUTORY AND LOCAL AUTHORITY APPROVALS.
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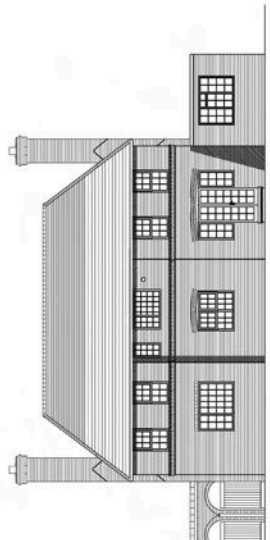
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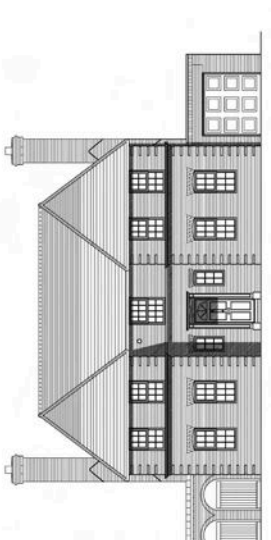
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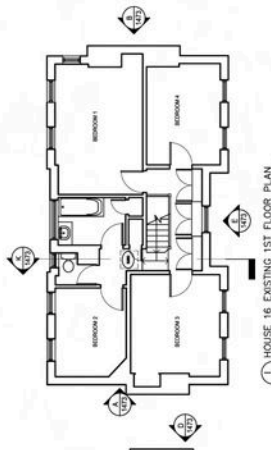
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F EXISTING ELEVATION REAR/SOUTH
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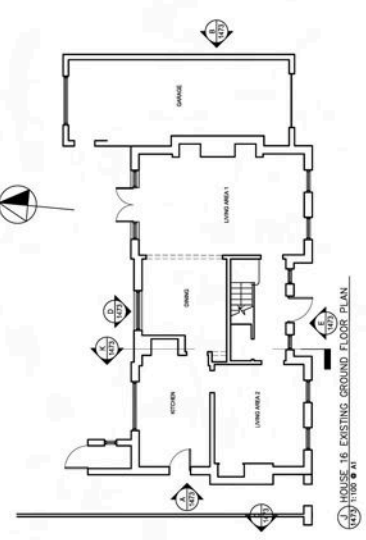
E EXISTING ELEVATION FRONT/NORTH
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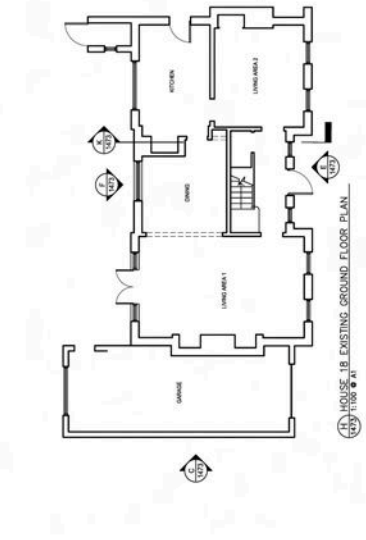
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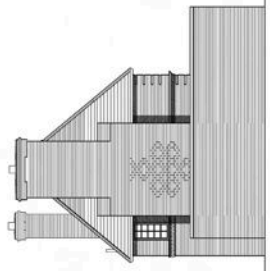
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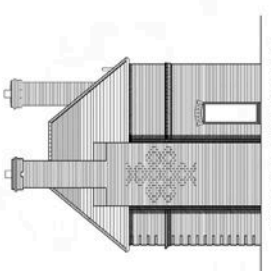
I HOUSE_16_EXISTING_GROUND_FLOOR_PLAN
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J HOUSE_18_EXISTING_GROUND_FLOOR_PLAN
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C EXISTING ELEVATION SIDE/WEST
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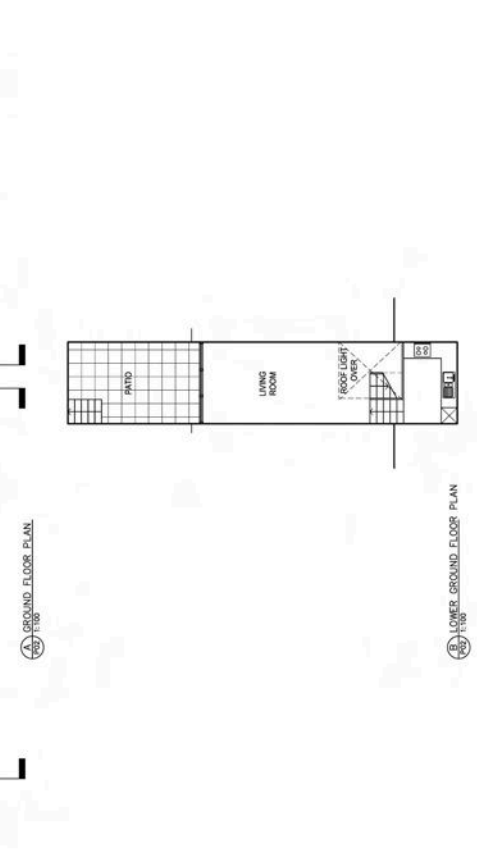
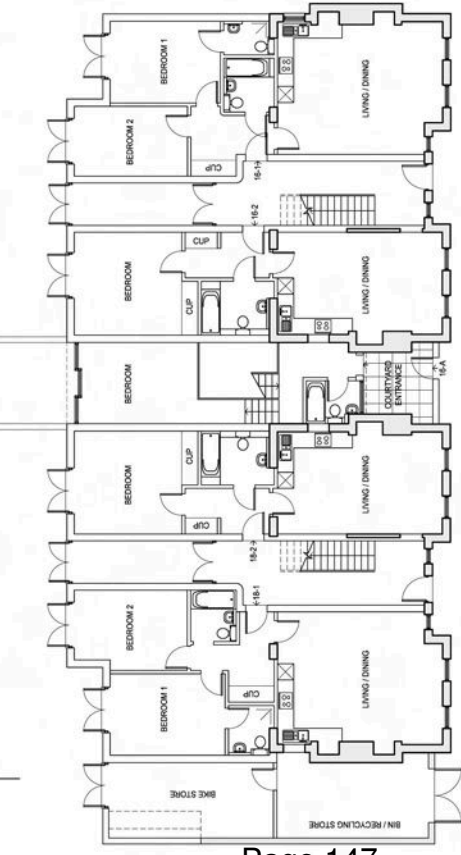
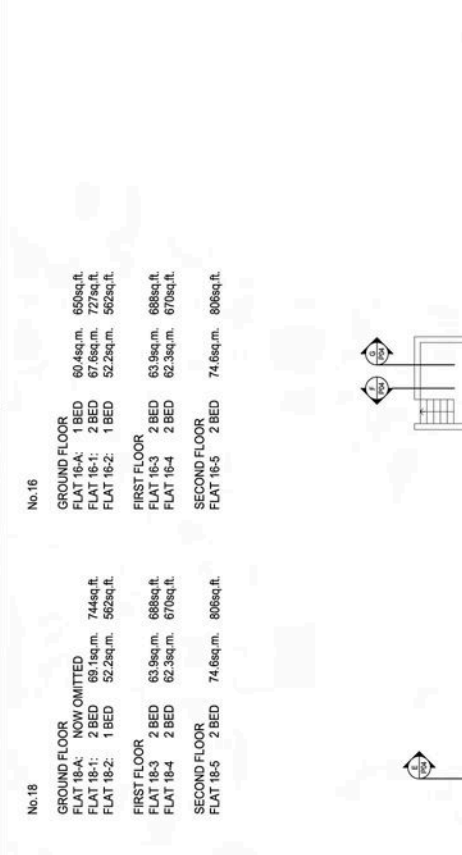
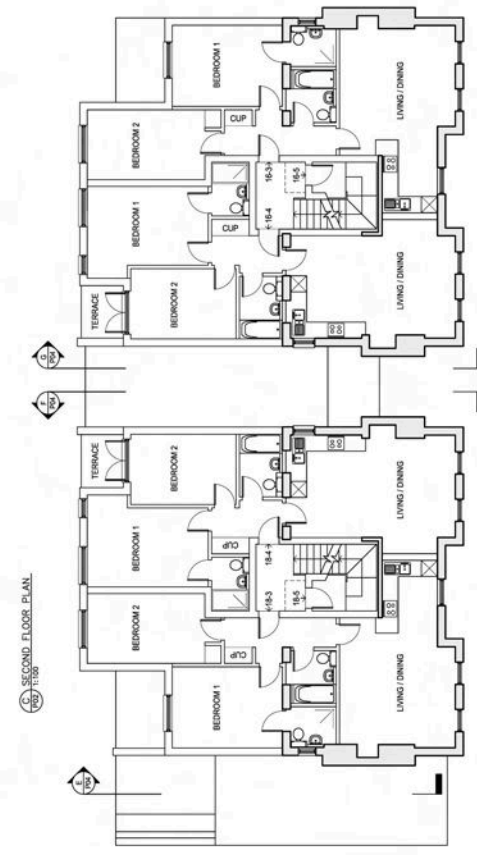
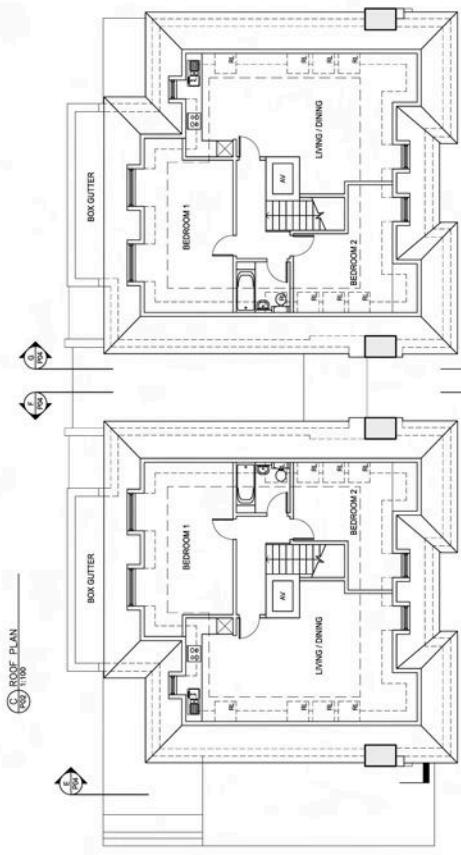
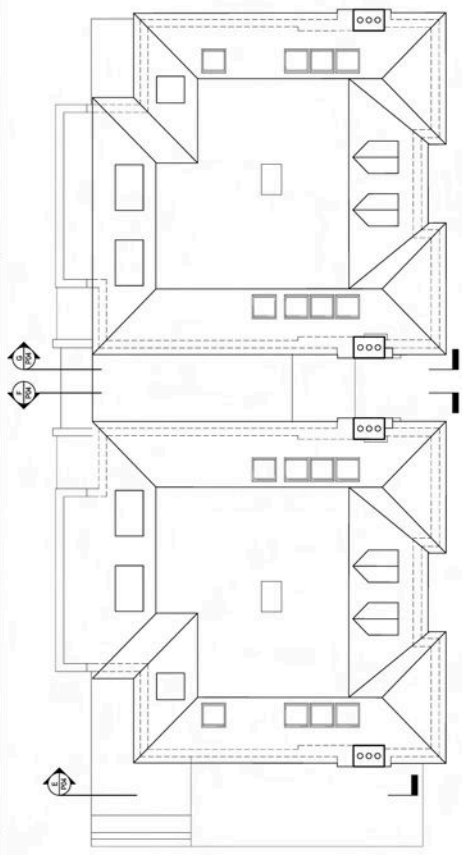


D EXISTING ELEVATION SIDE/EAST
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 30-31 Great South Way
 London
 EC7V 0NA
 www.saltevans.co.uk

PROJECT:
 16-18 KINGSEND
 RUISLIP
 MIDDLESEX HA4 7DA
TITLE:
 PROPOSED THATCH DEVELOPMENT
 PLANNING APPLICATIONS
 & SECTIONS JUSTING
DATE:
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No. 16

FLOOR	FLAT	ROOMS	AREA (sq. m)	AREA (sq. ft)
GROUND FLOOR	FLAT 16-A	1 BED	60.4sq. m.	650sq. ft.
	FLAT 16-1	2 BED	67.6sq. m.	727sq. ft.
	FLAT 16-2	1 BED	52.2sq. m.	562sq. ft.
FIRST FLOOR	FLAT 16-3	2 BED	63.9sq. m.	688sq. ft.
	FLAT 16-4	2 BED	62.3sq. m.	670sq. ft.
	FLAT 16-5	2 BED	74.6sq. m.	806sq. ft.

No. 18

FLOOR	FLAT	ROOMS	AREA (sq. m)	AREA (sq. ft)
GROUND FLOOR	FLAT 18-A	NOW OMITTED		
	FLAT 18-1	2 BED	69.1sq. m.	744sq. ft.
	FLAT 18-2	1 BED	52.2sq. m.	562sq. ft.
FIRST FLOOR	FLAT 18-3	2 BED	63.9sq. m.	688sq. ft.
	FLAT 18-4	2 BED	62.3sq. m.	670sq. ft.
	FLAT 18-5	2 BED	74.6sq. m.	806sq. ft.

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JULIA CA'FOUR

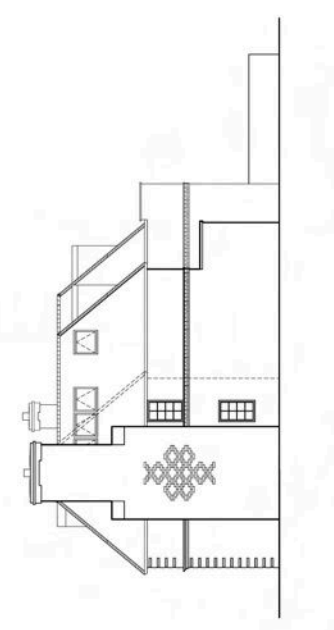
**16-18 KINGSEND
 RUISLIP
 MIDDLESEX HA4 7DA**

**PROPOSED FLAT DEVELOPMENT
 FLOOR PLANS
 PROPOSED**

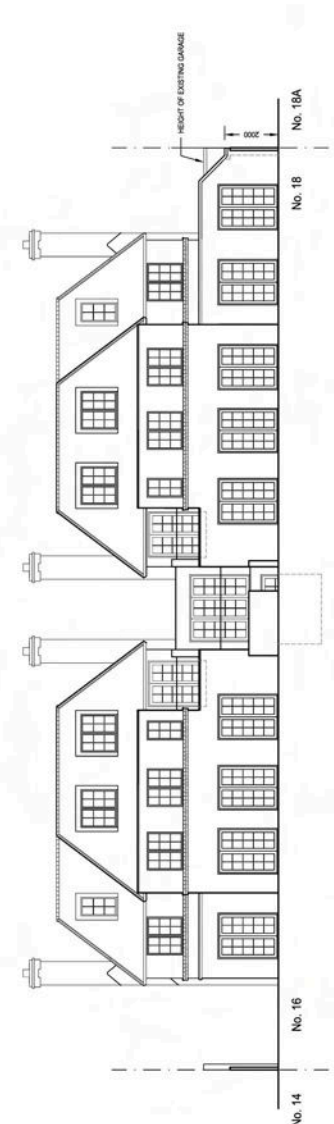
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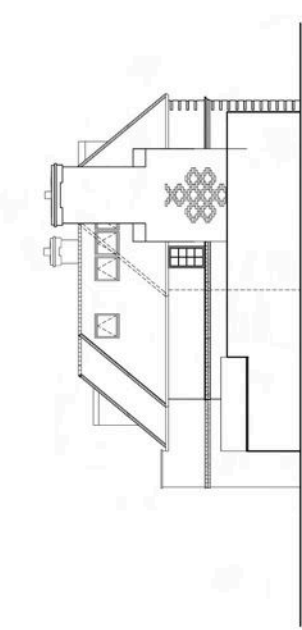
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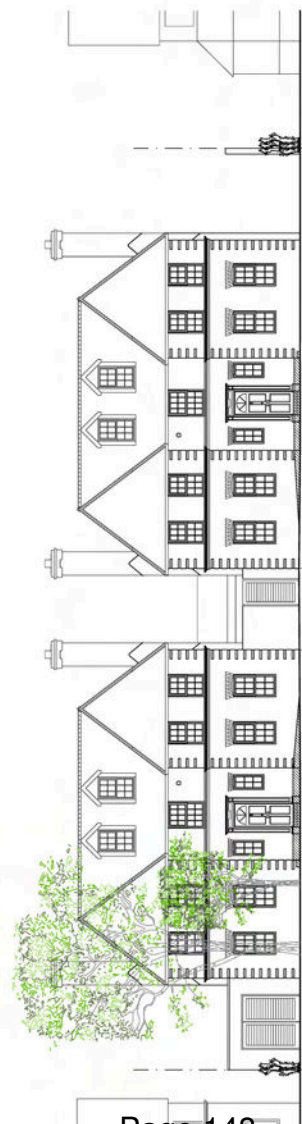
B. PROPOSED ELEVATION (REAR/NORTH)



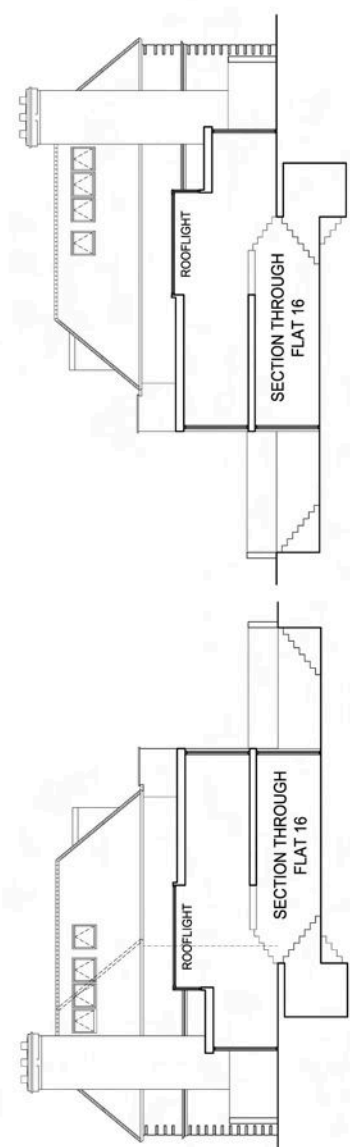
A. PROPOSED ELEVATION (FRONT/SOUTH)



C. PROPOSED ELEVATION (SIDE/EAST)



D. PROPOSED ELEVATION (SIDE/WEST)



E. SECTION E. - LOOKING TOWARDS EAST ELEV OF No. 18

G. SECTION G. - LOOKING TOWARDS WEST ELEV OF No. 16

DATE	BY	DESCRIPTION
11/06/2024	JULIA CAFOUR	ISSUED FOR PERMITTING
11/06/2024	JULIA CAFOUR	ISSUED FOR PERMITTING
11/06/2024	JULIA CAFOUR	ISSUED FOR PERMITTING
11/06/2024	JULIA CAFOUR	ISSUED FOR PERMITTING
11/06/2024	JULIA CAFOUR	ISSUED FOR PERMITTING

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 F: 020 7494 0331
 E: info@salt-evans.co.uk
 www.salt-evans.co.uk

CLIENT
JULIA CAFOUR

PROJECT
**16-18 KINGSEND
 RUISLIP
 MIDDLESEX HA4 7DA**

PROPOSED FLAT DEVELOPMENT
 ARCHITECTS OPTION
 PROPOSED OPTION 2

DATE
 11/06/2024

ISSUED BY
 SB

ISSUED FOR
 RS

REF NO
1473 - P04

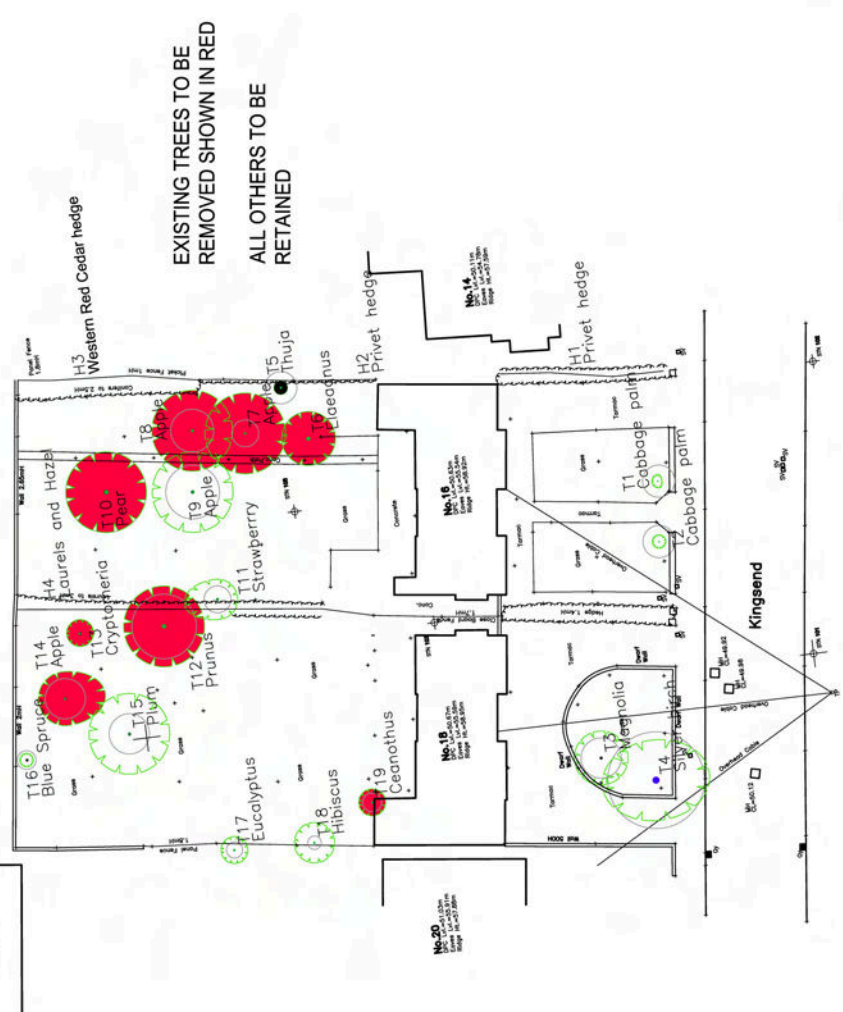
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BY
 J.C.

CHECKED BY
 J.C.

DATE
 11/06/2024

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.
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 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.



EXISTING TREES TO BE REMOVED SHOWN IN RED
ALL OTHERS TO BE RETAINED



SALT EVANS
 ARCHITECTS
 30-31 Great St. Martin Street
 London
 EC1M 3AT
 E: info@salt-evans.co.uk
 www.salt-evans.co.uk

JULIA CAFOUR
 DRAWN BY
 16-18 KINGSSEND
 RUISLIP
 MIDDLESEX HA4 7DA
 TREE SURVEY
 DATE: July-07
 SHEET NO: 1473 - P06

PROJECT: 16-18 KINGSSEND RUISLIP MIDDLESEX HA4 7DA
 TREE SURVEY
 DATE: July-07
 SHEET NO: 1473 - P06

FOR: Salt Evans Limited
 OUR REF: D/0307071520/PWW Rev1
 DATE: May 2007
 SURVEY BY: Peter Wilkins
 Marishal Thompson & Co.

Marishal Thompson Group
 Clarendon House, Shenley Road, Borehamwood, WD9 1AG
 T: 08702 416160
 E: support@marishalthompson.co.uk
 www.marishalthompson.co.uk

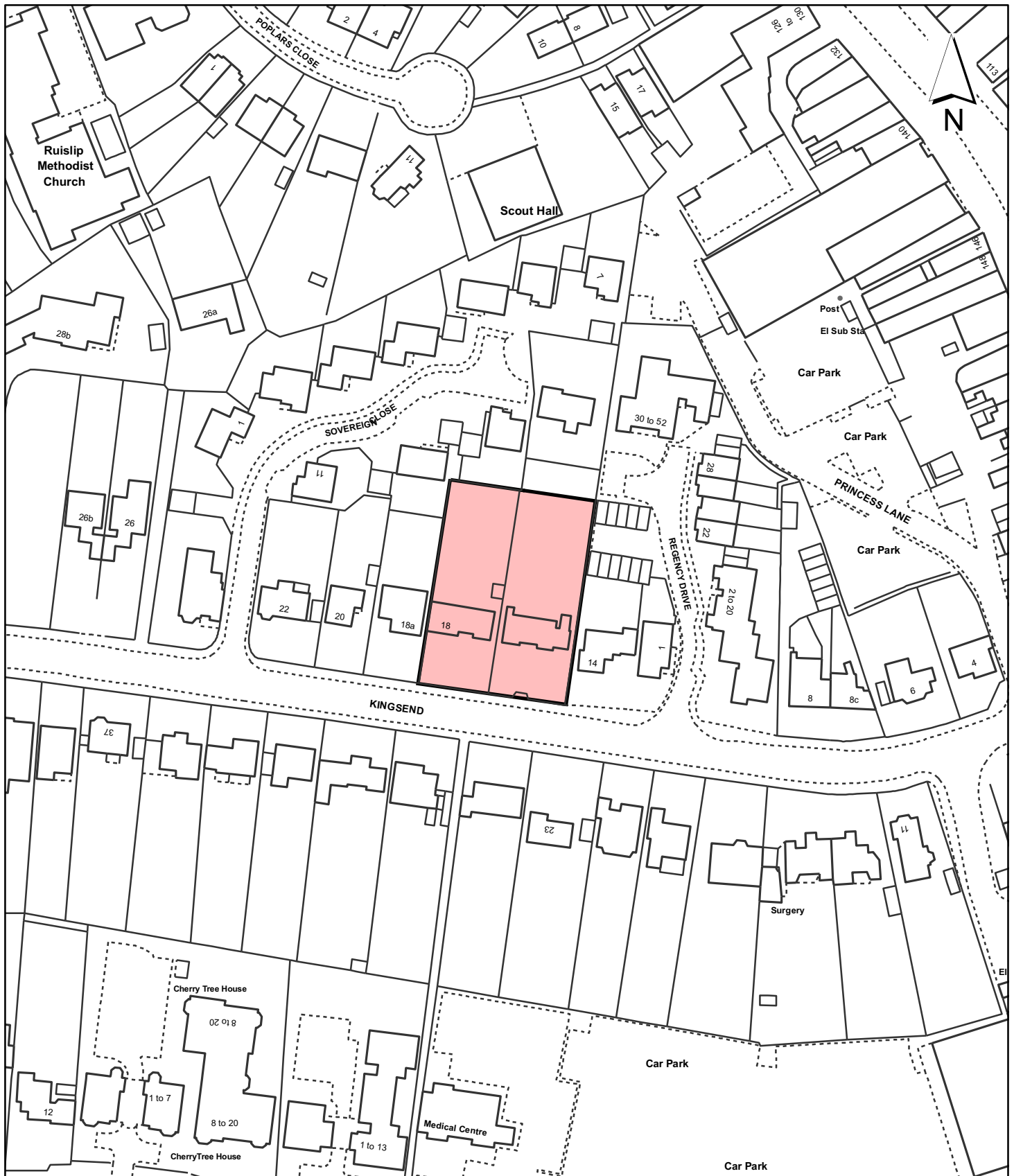


Tree Survey Diagram Key
 Root Protection Area n/2 as per BS5837
 Tree Canopy
 Trunk Location
 Tree Number
 Tree Species
 Tree Species


See Marishal Thompson Tree Survey for individual tree details.

Pre-Development Tree Condition Survey at 16-18 Kingsend, Ruislip, HA4 7DA
 For: Salt Evans Limited
 Our Ref: D/0307071520/PWW Rev1
 Date: May 2007
 Survey by: Peter Wilkins
 Marishal Thompson & Co.

Marishal Thompson Group
 Clarendon House, Shenley Road, Borehamwood, WD9 1AG
 T: 08702 416160
 E: support@marishalthompson.co.uk
 www.marishalthompson.co.uk



Notes

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Site Address	
16 & 18 Kingsend Ruislip	
Planning Application Ref:	Scale
63221/APP/2009/1047	1:1,250
Planning Committee	Date
North Page 150	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

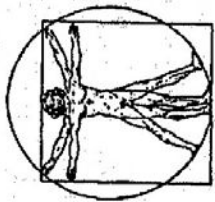
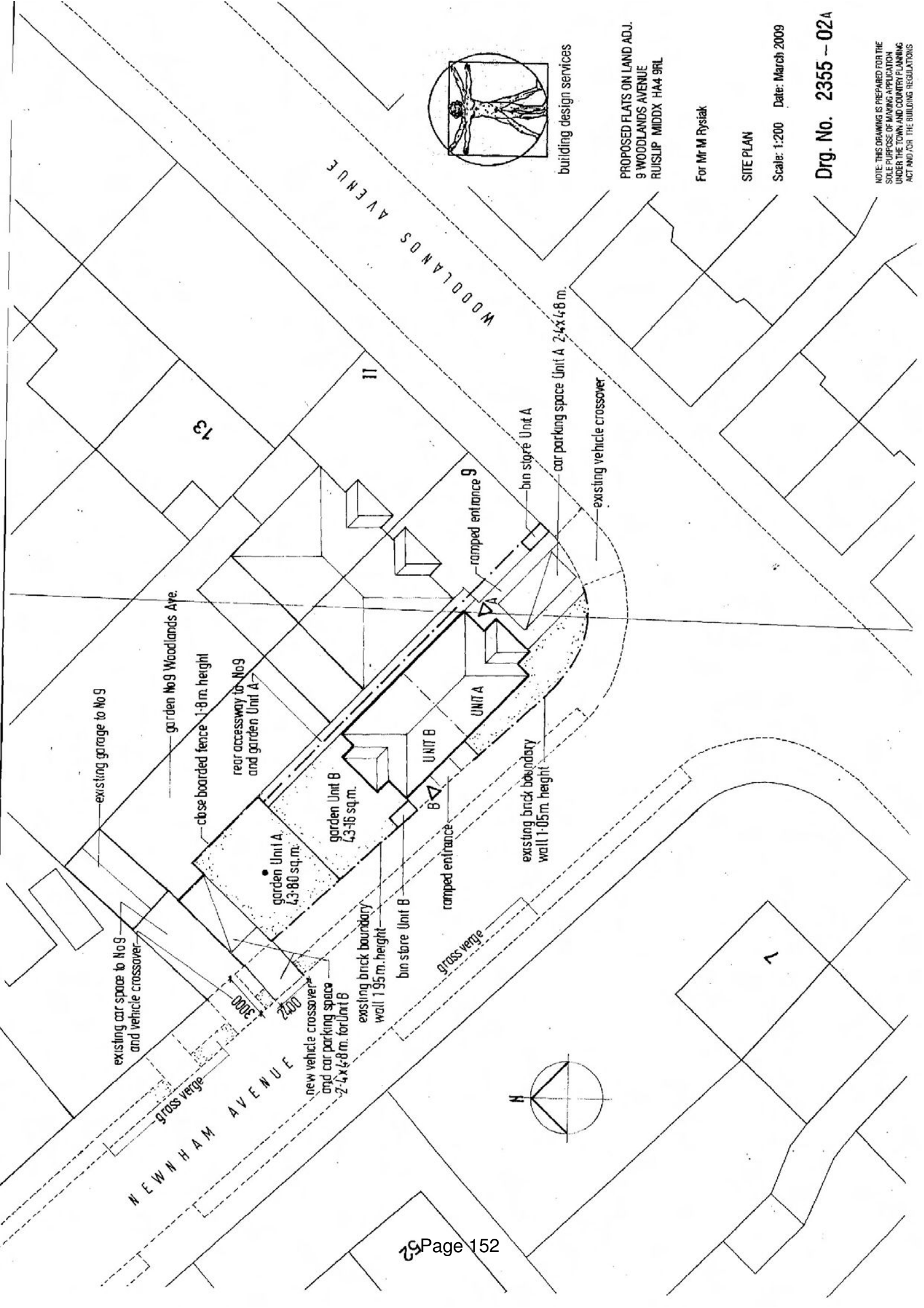
Address LAND FORMING PART OF 9 WOODLANDS AVENUE RUISLIP

Development: Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover.

LBH Ref Nos: 66096/APP/2009/1238

Date Plans Received: 10/06/2009 **Date(s) of Amendment(s):**

Date Application Valid: 08/07/2009



building design services

PROPOSED FLATS ON LAND ADJ.
9 WOODLANDS AVENUE
RUISLIP MIDDXX HA4 9RL

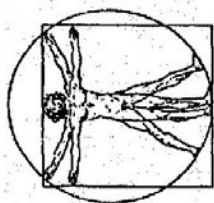
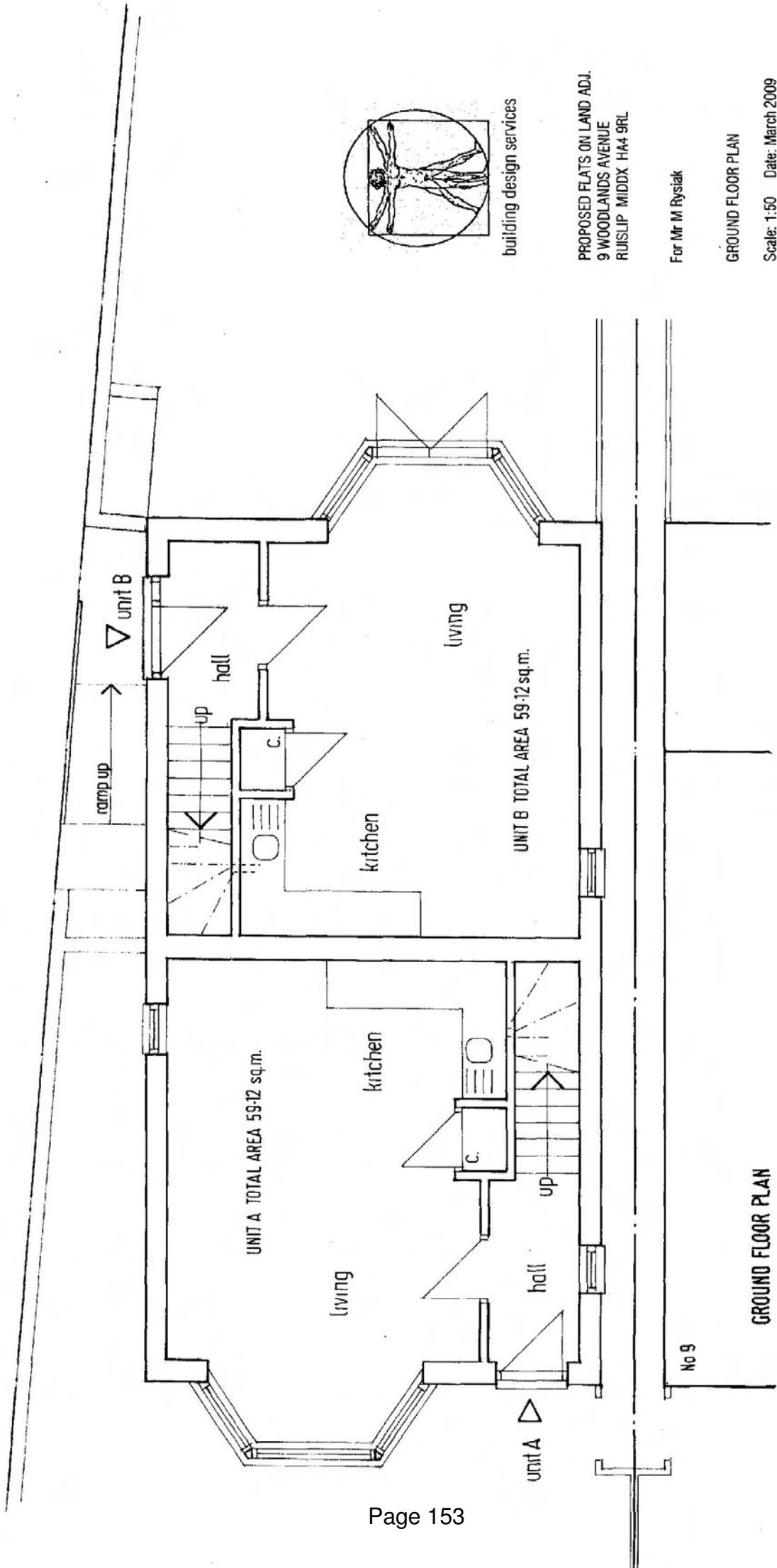
For Mr M Rysiak

SITE PLAN

Scale: 1:200 Date: March 2009

Drng. No. 2355 - 02A

NOTE: THIS DRAWING IS PREPARED FOR THE
SOLE PURPOSE OF MAKING APPLICATION
UNDER THE TOWN AND COUNTRY PLANNING
ACT AND/OR THE BUILDING REGULATIONS



building design services

PROPOSED FLATS ON LAND ADJ.
9 WOODLANDS AVENUE
RUISLIP MIDDX HA4 9RL

For Mr M Ryslak

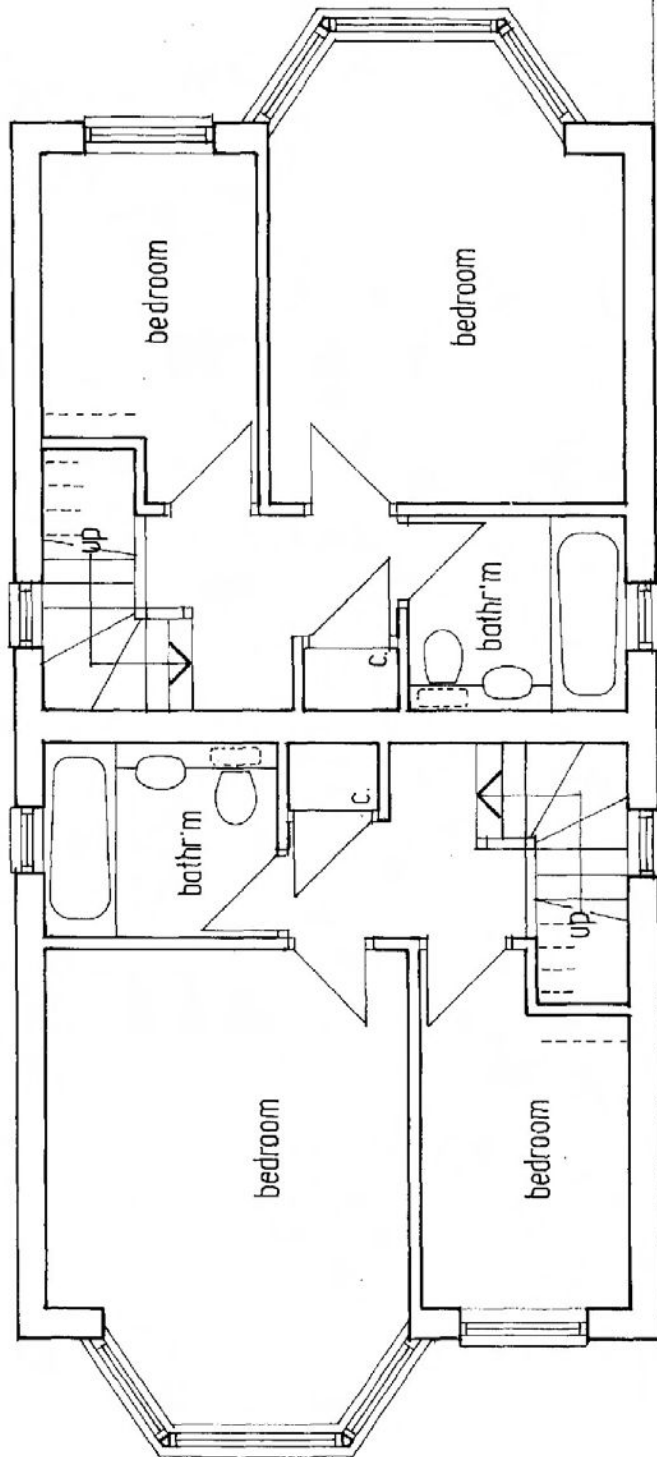
GROUND FLOOR PLAN

Scale: 1:50 Date: March 2009

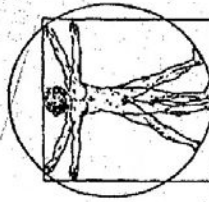
Drg. No. 2355 - 03 A

NOTE: THIS DRAWING IS PREPARED FOR THE
SOLE PURPOSE OF MAKING APPLICATION
UNDER THE TOWN AND COUNTRY PLANNING
ACT AND/OR THE BUILDING REGULATIONS

GROUND FLOOR PLAN



10 JUN 2009



building design services

PROPOSED FLATS ON LAND ADJ.
9 WOODLANDS AVENUE
RUISLIP MIDDX HA4 9RL

For Mr M Rysiak

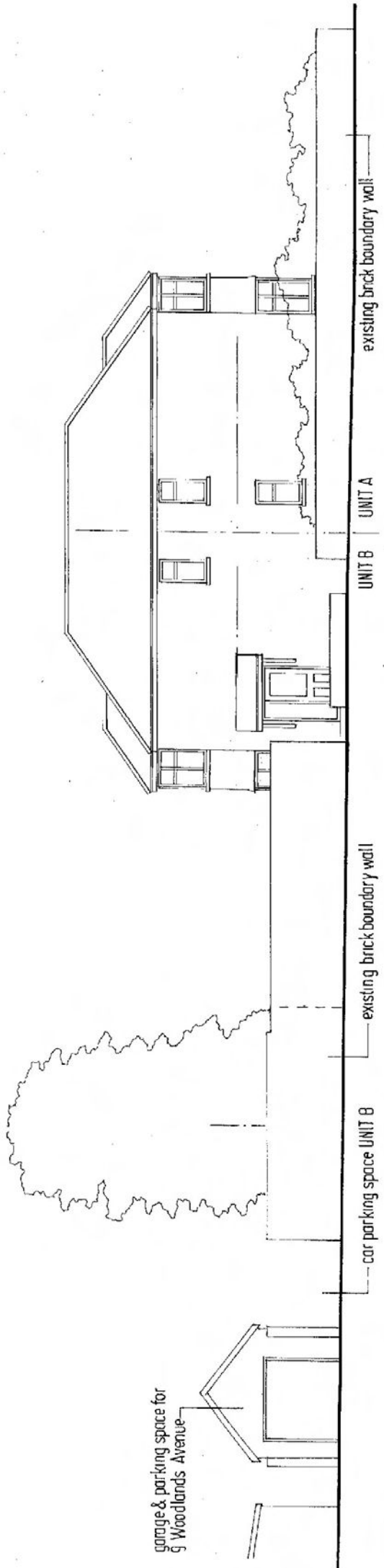
FIRST FLOOR PLAN

Scale: 1:50 Date: March 2009

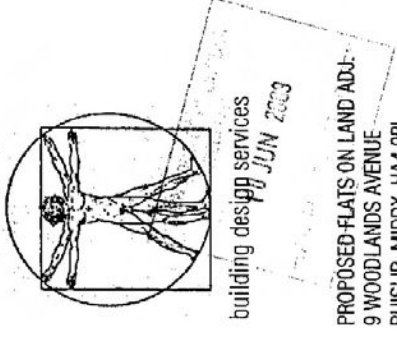
Drng. No. 2355 -- 04

NOTE: THIS DRAWING IS PREPARED FOR THE
SOLE PURPOSE OF MAKING APPLICATION
UNDER THE TOWN AND COUNTRY PLANNING
ACT AND /OR THE BUILDING REGULATIONS

FIRST FLOOR PLAN



ELEVATION TO NEWNHAM AVENUE



PROPOSED FLATS ON LAND ADJ.
9 WOODLANDS AVENUE
RUISLIP MIDDX HA4 9RL

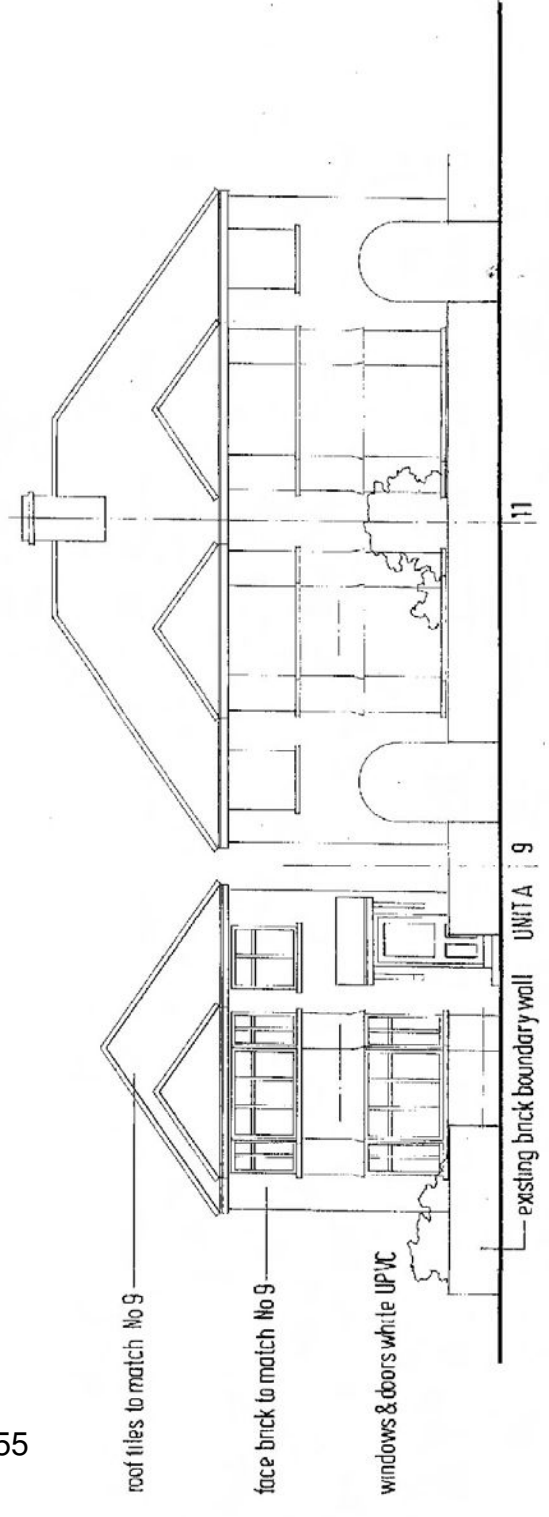
For Mr M Rysiak

PART STREET ELEVATIONS

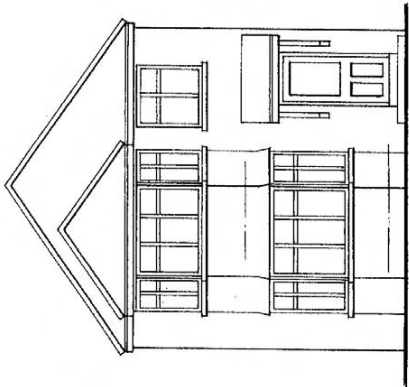
Scale: 1:100 Date: March 2009

Drig. No. 2355 - 08

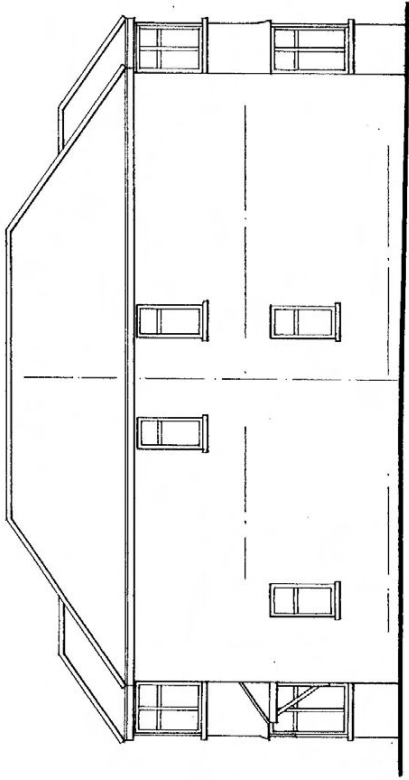
NOTE: THIS DRAWING IS PREPARED FOR THE SOLE PURPOSE OF MAKING APPLICATION UNDER THE TOWN AND COUNTRY PLANNING ACT AND FOR THE BUILDING REGULATIONS



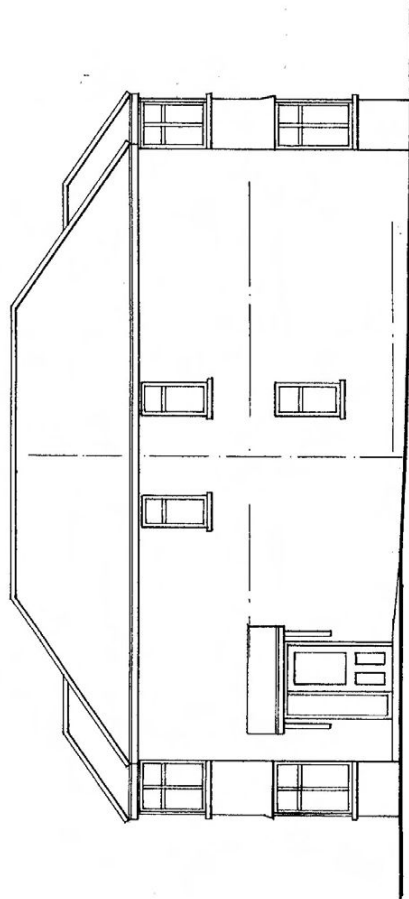
ELEVATION TO WOODLANDS AVENUE



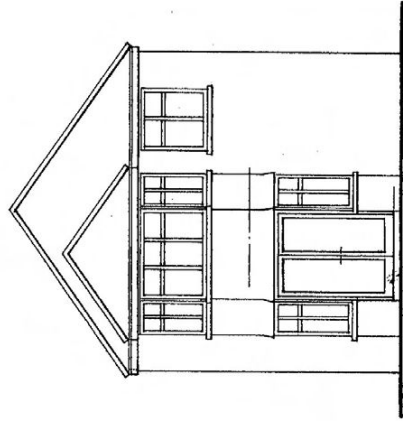
FRONT ELEVATION - S.E.



SIDE ELEVATION - S.W.

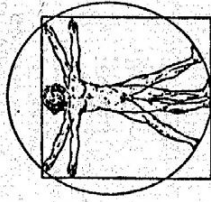


SIDE ELEVATION - N.E.



REAR ELEVATION - N.W.

16 JUN 2009



building design services

PROPOSED FLATS ON LAND ADJ.
9 WOODLANDS AVENUE
RUISLIP MIDDX HA4 9RL

For Mr M Rysiak

ELEVATIONS


Scale: 1:100 Date: March 2009

Drng. No. 2355 - 06

NOTE: THIS DRAWING IS PREPARED FOR THE
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UNDER THE TOWN AND COUNTRY PLANNING
ACT AND/OR THE BUILDING REGULATIONS



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Site Address

**Land forming part of
9 Woodlands Avenue
Ruislip**

Planning Application Ref:
66096/APP/2009/1238

Planning Committee
North Page 157

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 1 BLACK HORSE PARADE HIGH ROAD EASTCOTE
Development: Change of use from Class A1 retail to Class A5 restaurant.
LBH Ref Nos: 2074/APP/2009/1045
Date Plans Received: 18/05/2009 **Date(s) of Amendment(s):**
Date Application Valid: 12/06/2009

JOB No.	1250
DWRG No	OIA
SCALE	1/100
DATE	JUNE 2009
DRAWN	MS
CLIENT	Three Rivers Property

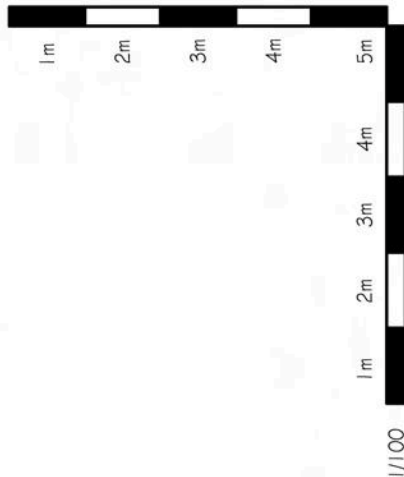
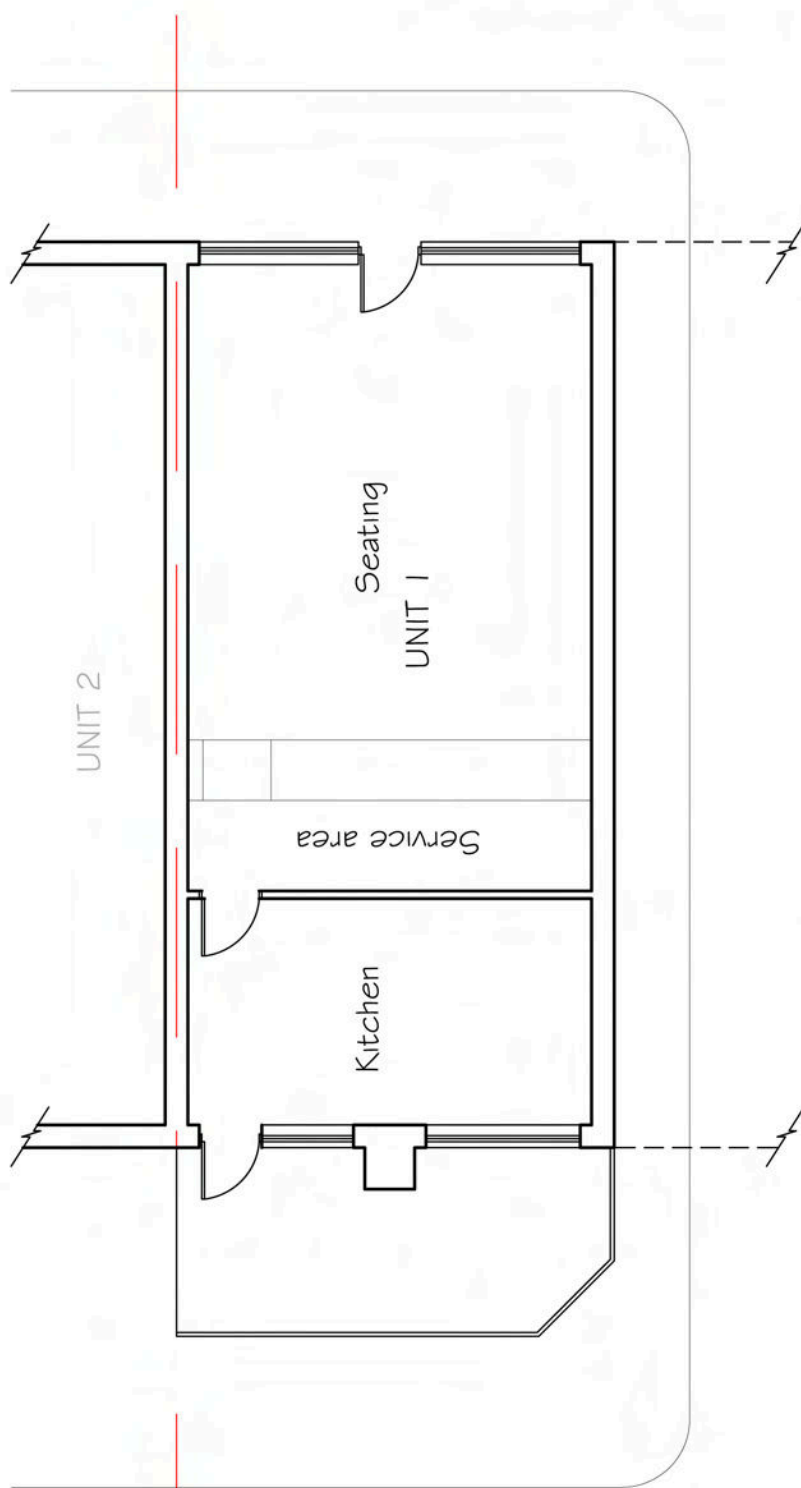
UNIT 1
BLACKHORSE PARADE
EASTCOTE

EXISTING
FLOOR PLAN

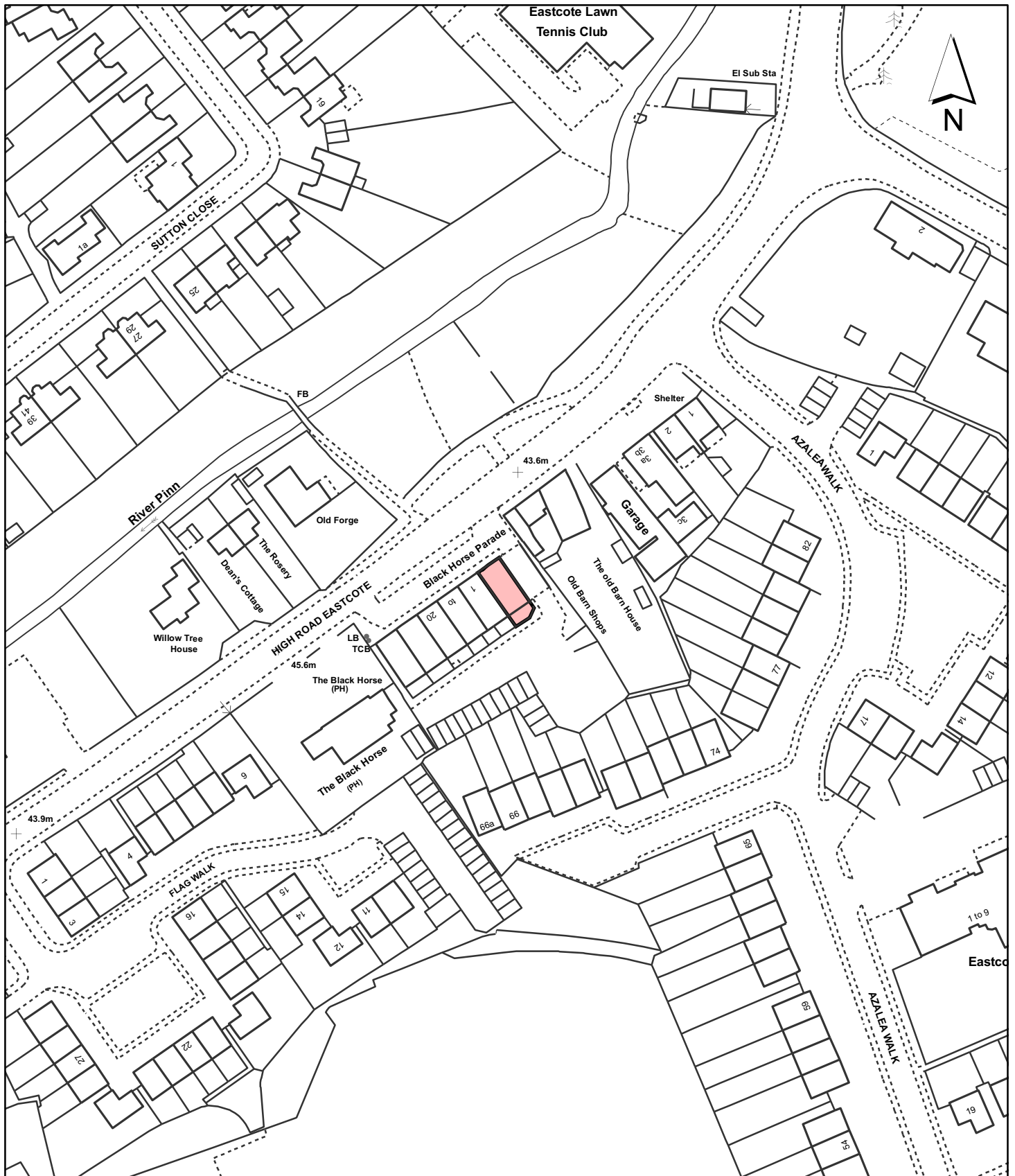
**Wastell & Porter
Architects Limited**



BANCROFT HOUSE
34 BANCROFT
HITCHIN
HERTFORDSHIRE
SG5 1LA

Email: contact@wastellporter.co.uk
Tel: 01462 422440
Fax: 01462 420403



GROUND FLOOR PLAN



<p>Notes</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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p align="center">1 Black Horse Parade High Road Eastcote</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">2074/APP/2009/1045</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 160</p>	<p>Date</p> <p align="center">August 2009</p>	

Report of the Corporate Director of Planning & Community Services

Address 140-142 GREEN LANE NORTHWOOD

Development: Three storey building to form 1 one-bedroom, 1 three-bedroom and 7 two-bedroom flats with associated parking and basement, involving demolition of existing dwellings.

LBH Ref Nos: 66055/APP/2009/1129

Date Plans Received: 27/05/2009

Date(s) of Amendment(s):

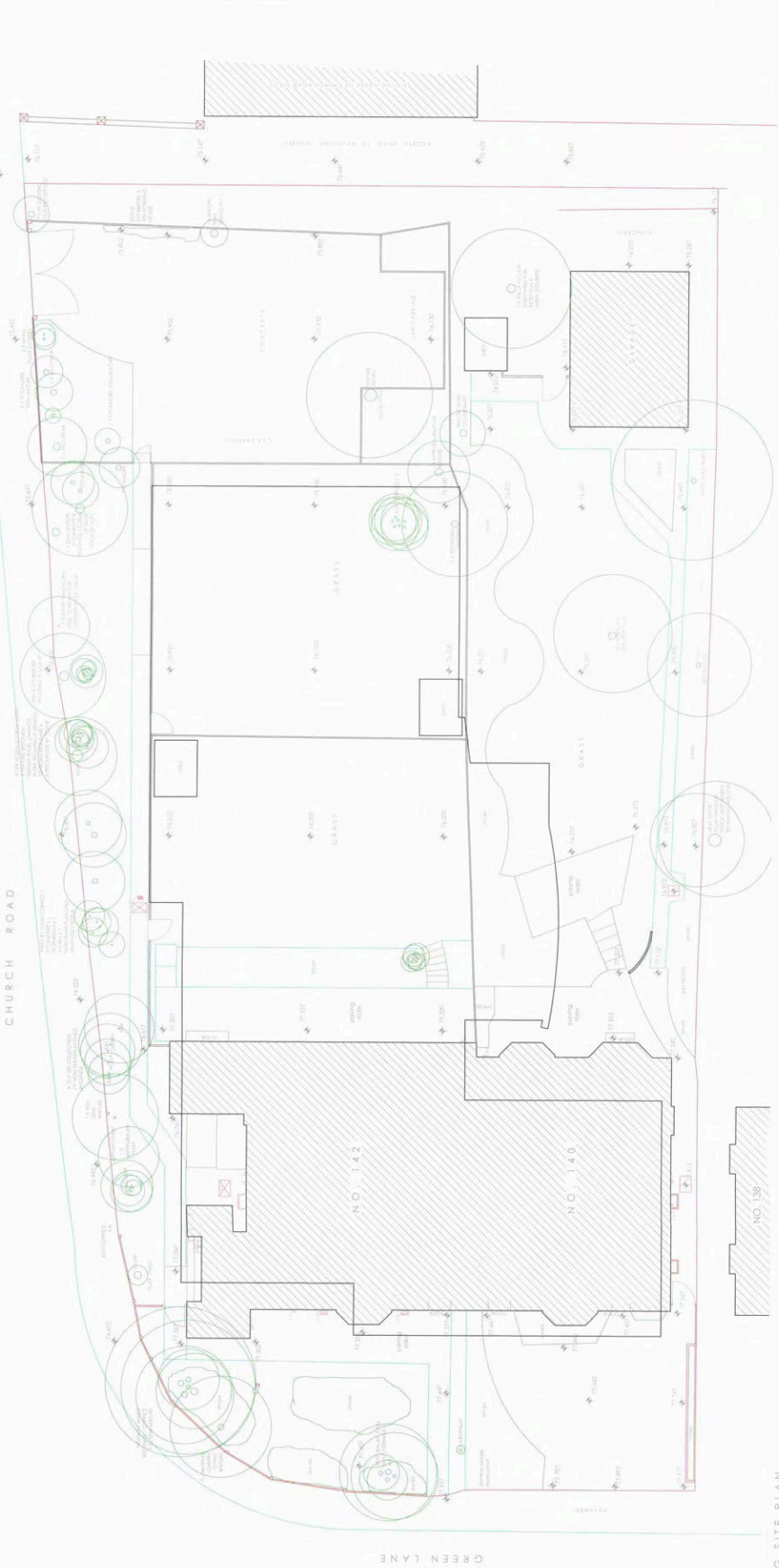
Date Application Valid: 03/06/2009

Amendments/Notes	
Rev	Date

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work. This drawing and the copyright and patents therein are the property of the Architects and may not be used or reproduced without the written consent of the Architects. This drawing is to be read in conjunction with all relevant conditions and specifications, drawings, schedules and any other documents forming part of the contract documents. All works shall be carried out fully in accordance with the Building Regulations, British Standards and Codes of Practice as appropriate.

Project
 140-142 Green Lane
 Northwood, Middlesex
 HA6 1AN
 Drawing
 Existing Site Plan
 Location Plan &
 Street Elevations

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Seabrook Building, 140-142 Green Lane, Northwood, Middlesex, HA6 1AN
 Tel: 0181 871 2200
 Fax: 0181 871 2201
 E-mail: info@seabrookarchitects.co.uk
 Drawn By: SC Date: 07/05/09
 Checked By: SC Date: 11/05/09
 Approved By: Date: 11/05/09
 Drawing No: 4650/PL/01 Rev:



EXISTING STREET ELEVATION - GREEN LANE

Amendments/Notes	
Rev	Date
A	10/06/09
A. planning revision	

Area Statement	
Internal Floor Areas	(1165 sq ft)
Type A	127 sq m
Type B	1367 sq ft
Type C	152.5 sq m
Type D	1807 sq ft
Type E	79 sq m
Type F	1024 sq ft

LEGEND

- LINE OF EXISTING TO BE DEMOLISHED
- PROPOSED WALLS
- OVERHEAD
- existing trees
- trees to be removed

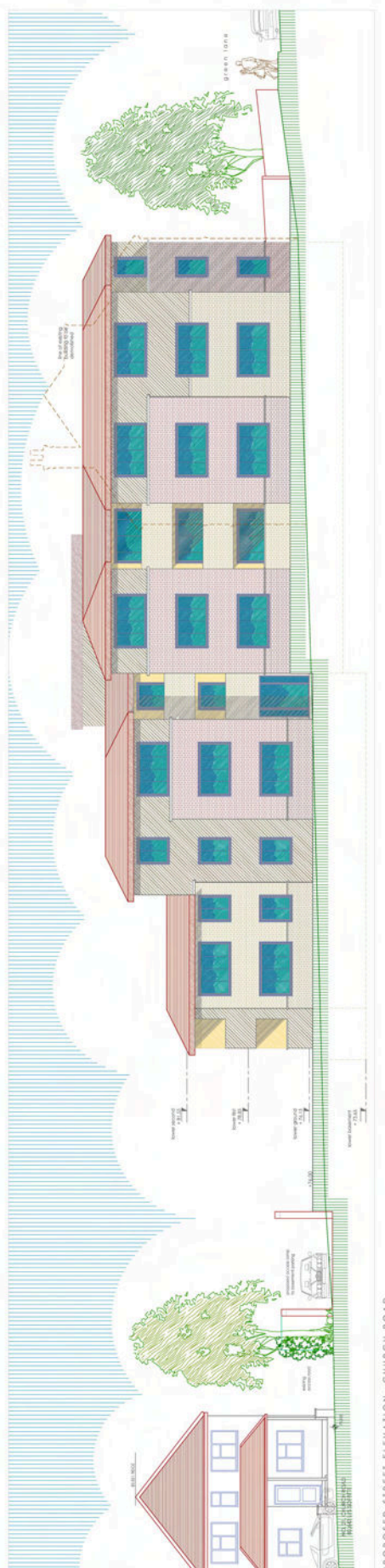
All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. The Architect and the contractor shall retain the property of the Architect and may not be used or reproduced without consent. The Architect shall not be liable for any omissions and/or errors in the drawings or variations to be notified to the Architect. All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current in force at the time of the drawings. British Standards and Codes of Practice as appropriate.

Project
 140-142 Green Lane
 Northwood, Middlesex
 HA6 1AN

Drawing
 Proposed Ground Floor
 Plan on site &
 Street Elevations

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio Barn, Bury Farm Complex, Woburn Road, Church
 Bucks HP8 2UJ Tel: 01494 779818 Fax: 01494 779820
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By	: SC
Checked By	: SC
Approved By	: 1:100 @ A1
Drawing No.	: 4450/PL/02
Rev.	: A



Amendments/Notes	
Rev	Date
A	10/06/09
By : SC	
Date : 07/02/09	

Area Statement	
Internal Floor Areas:	(1165 sq ft)
Type A -	127 sq m
Type B -	1367 sq ft
Type C -	156.5 sq m
Type D -	187 sq ft
Type E -	79 sq m
Type F -	1034 sq ft

LEGEND

— LINE OF EXISTING
 - - - TO BE DEMOLISHED
 — PROPOSED WALLS
 — OVERHEAD
 (O) existing trees
 (X) trees to be removed

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Project:
 140-142 Green Lane
 Northwood, Middlesex
 HA6 1AN

Drawing:
 Proposed First &
 Second Floor Plan

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio Barn, Bury Farm Complex, Woburn Road, Chesham, Bucks HP5 2UL Tel: 01494 778918 Fax: 01494 778620
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By :	SC
Checked By :	
Approved By :	
Date :	11/02 @ A1
Scale :	
Rev.:	A
Drawing No.:	4450/PL/04



Amendments/Notes

Rev	Detail	By	Date
A	Planning Revision	SC	01/06/09

LEGEND

- LINE OF EXISTING TO BE DEMOLISHED
- PROPOSED WALLS
- OVERHEAD
- existing trees
- trees to be removed

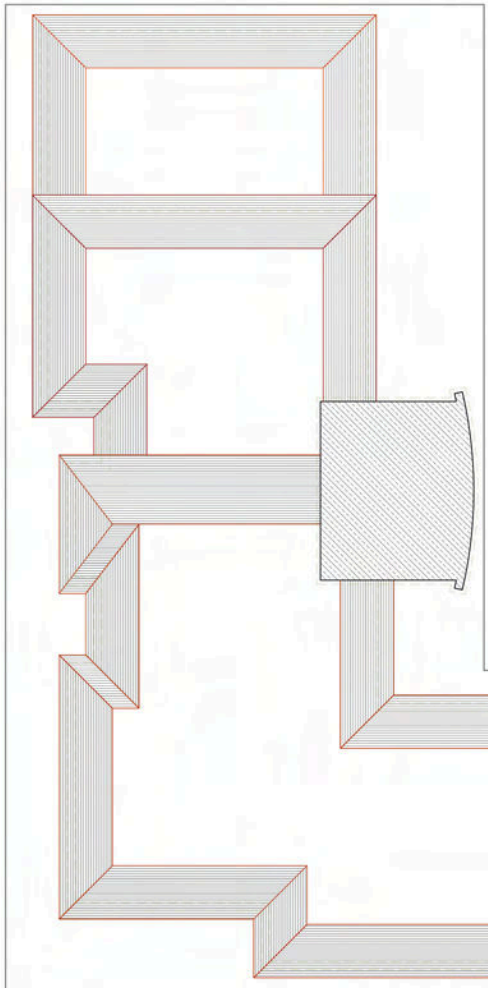
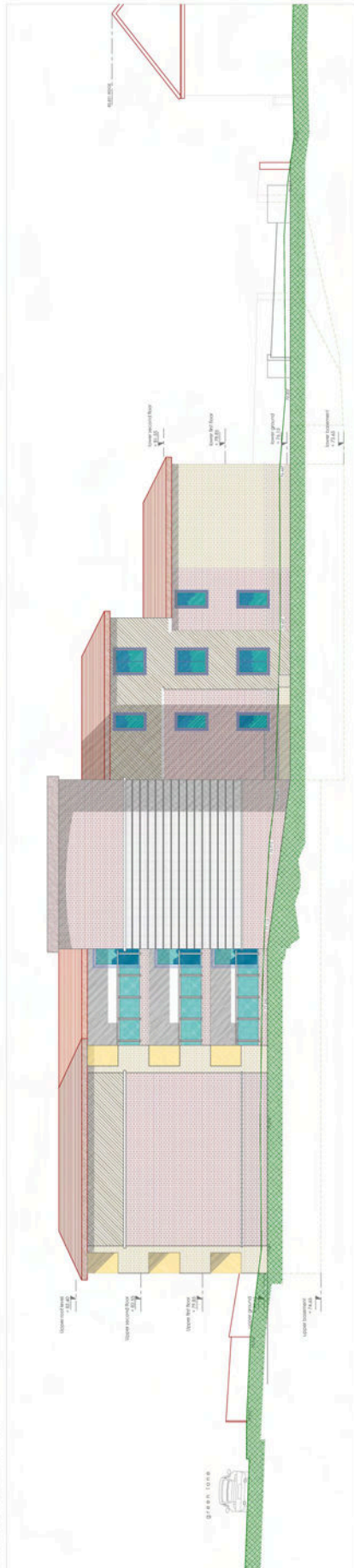
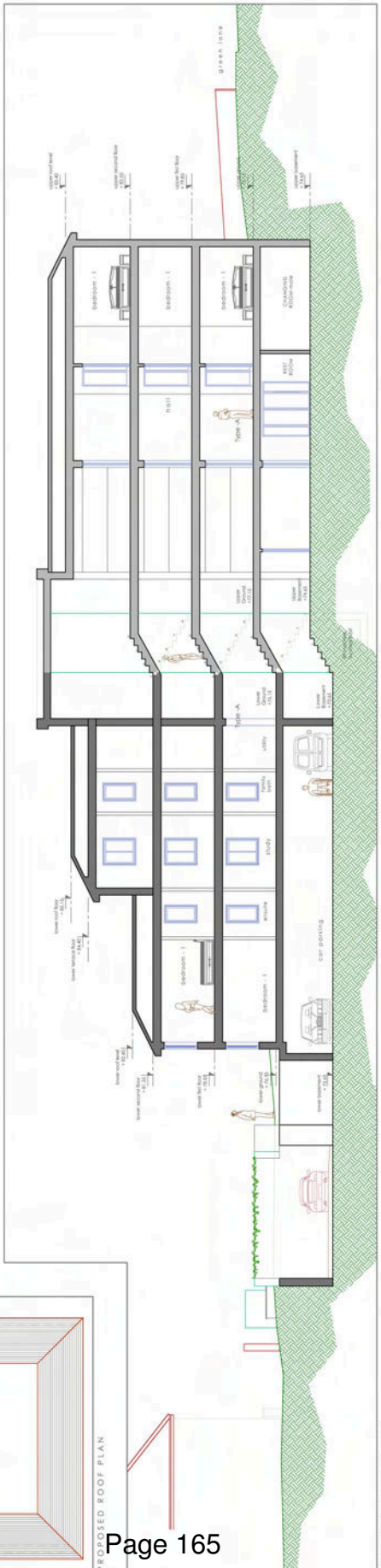
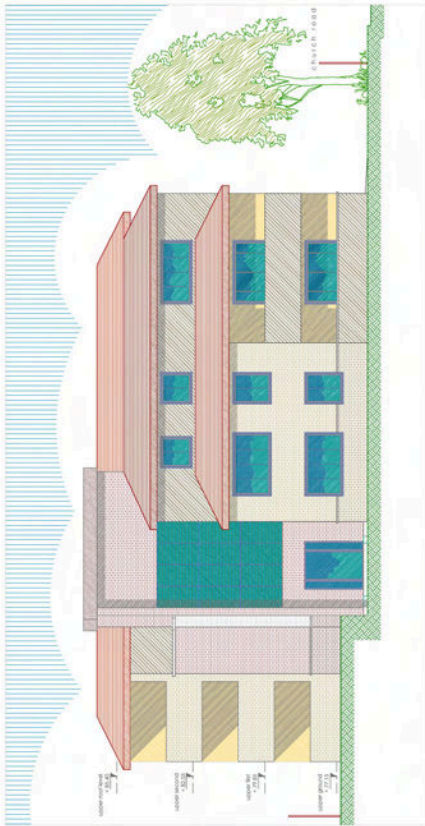
All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. The copyright and patent therein are the property of the Architects and may not be used or reproduced without consent. It is to be read in conjunction with all relevant consultants and/or specialist drawings and any discrepancies or variations are to be notified to the Architect. 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.

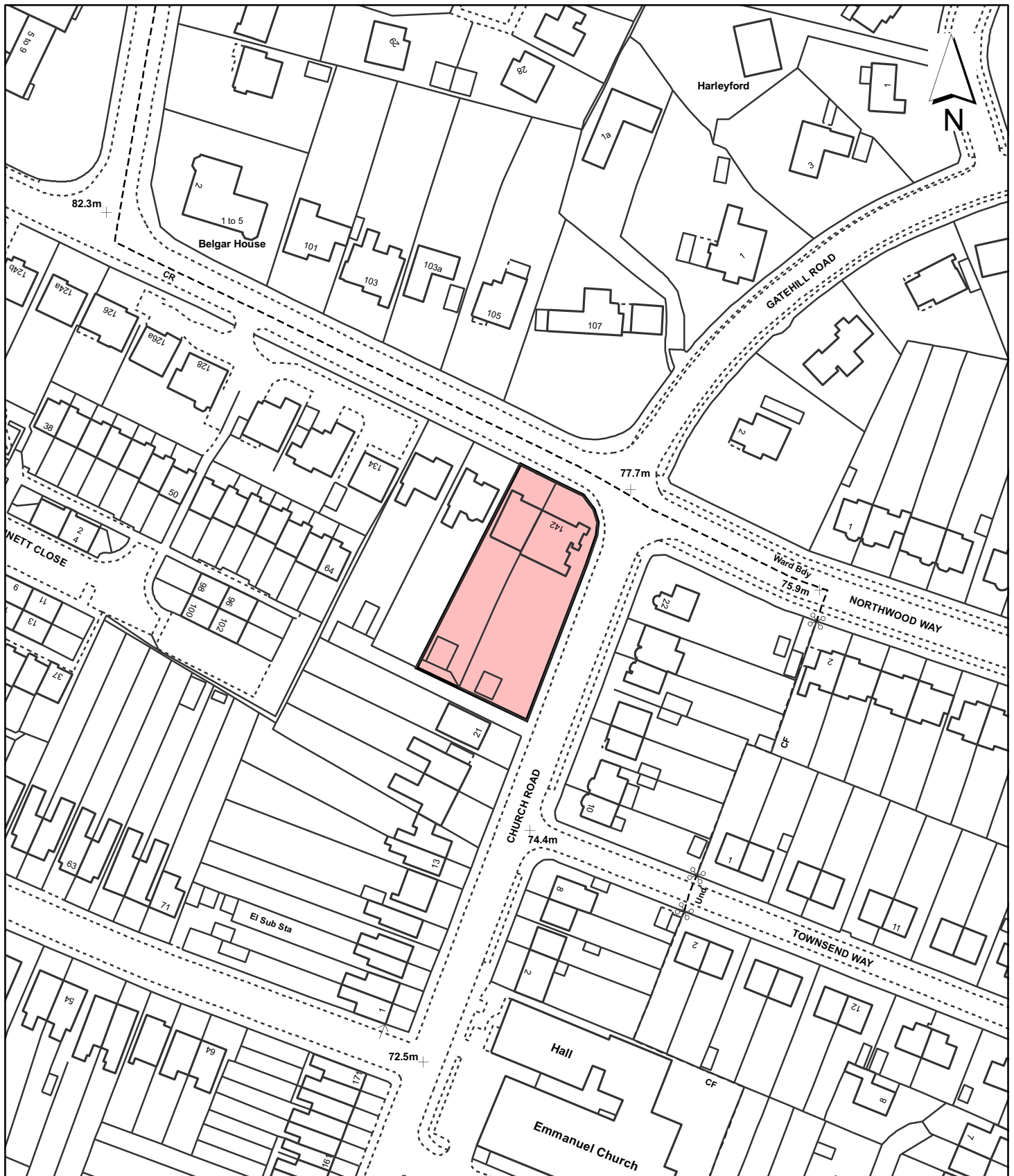
Project
 140-142 Green Lane
 Northwood, Middlesex
 HA6 1AN

Drawing
 Proposed Roof Plan
 Section AA &
 Elevations


SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio Barn, Honey Farm Complex, Woburn Road, Church
 Bucks HP22 2UJ Tel: 01494 779818 Fax: 01494 779820
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By : SC	Date : 07/05/09
Checked By :	Date :
Approved By :	Scale : 1:100 @ A1
Drawing No. 4450/PL/05	Rev: A





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Site Address	
140 - 142 Green Lane Northwood	
Planning Application Ref:	Scale
66055/APP/2009/1129	1:1,250
Planning Committee	Date
North Page 166	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

Address 2 LEA CRESCENT RUISLIP

Development: Single storey outbuilding to rear for use as a complementary therapy treatment room, and provision of home office / hobby room.

LBH Ref Nos: 48985/APP/2009/165

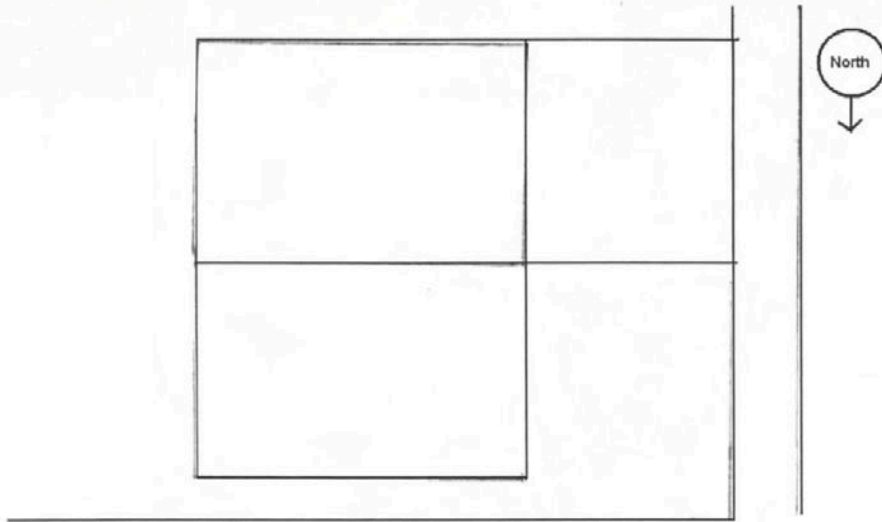
Date Plans Received: 26/05/2009

Date(s) of Amendment(s): 26/02/2009

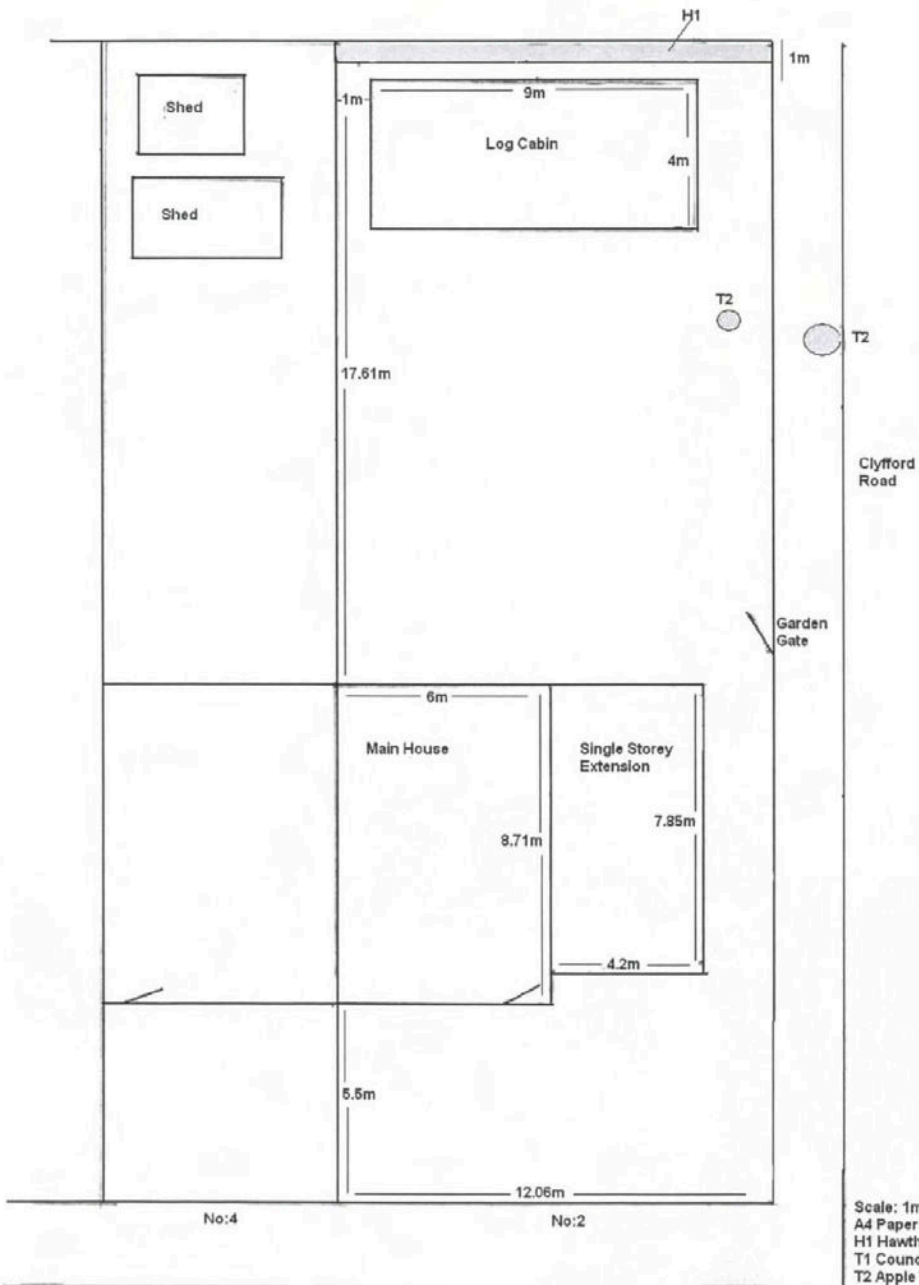
Date Application Valid: 26/05/2009

26/03/2009

26/05/2009



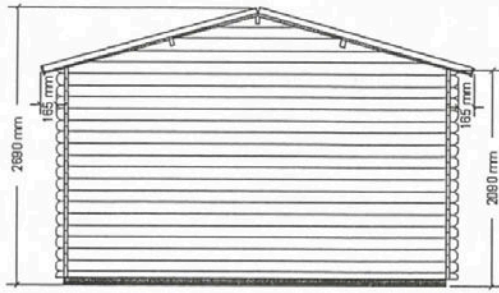
Service Road



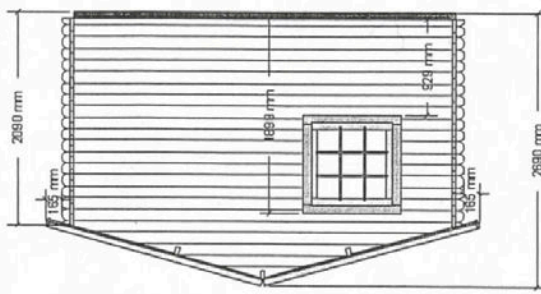
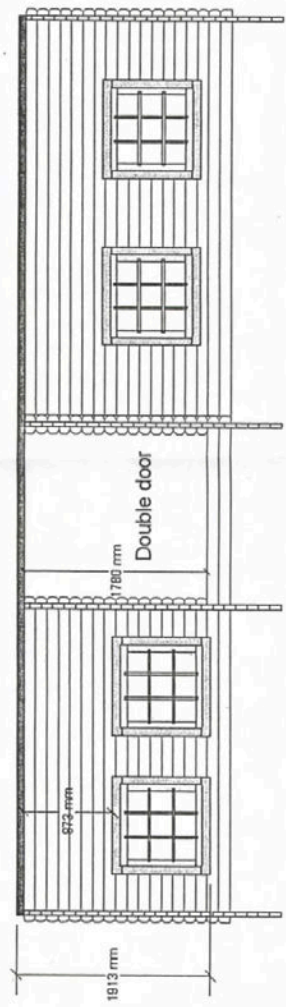
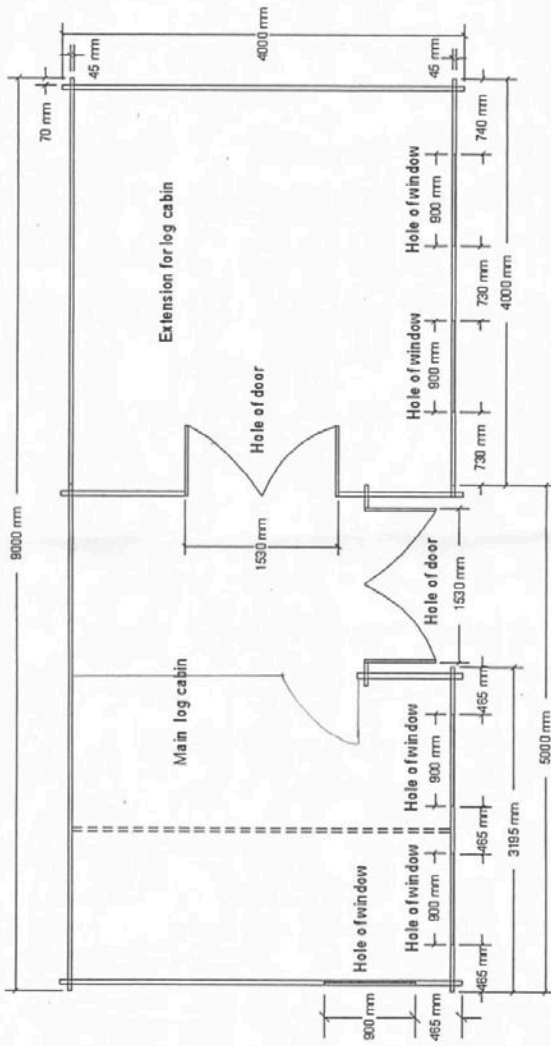
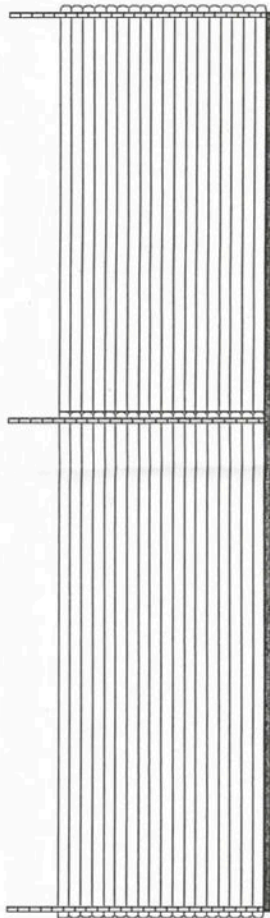
Scale: 1m = 0.5cm
 A4 Paper Size
 H1 Hawthorn Hedge
 T1 Council Tree
 T2 Apple Tree

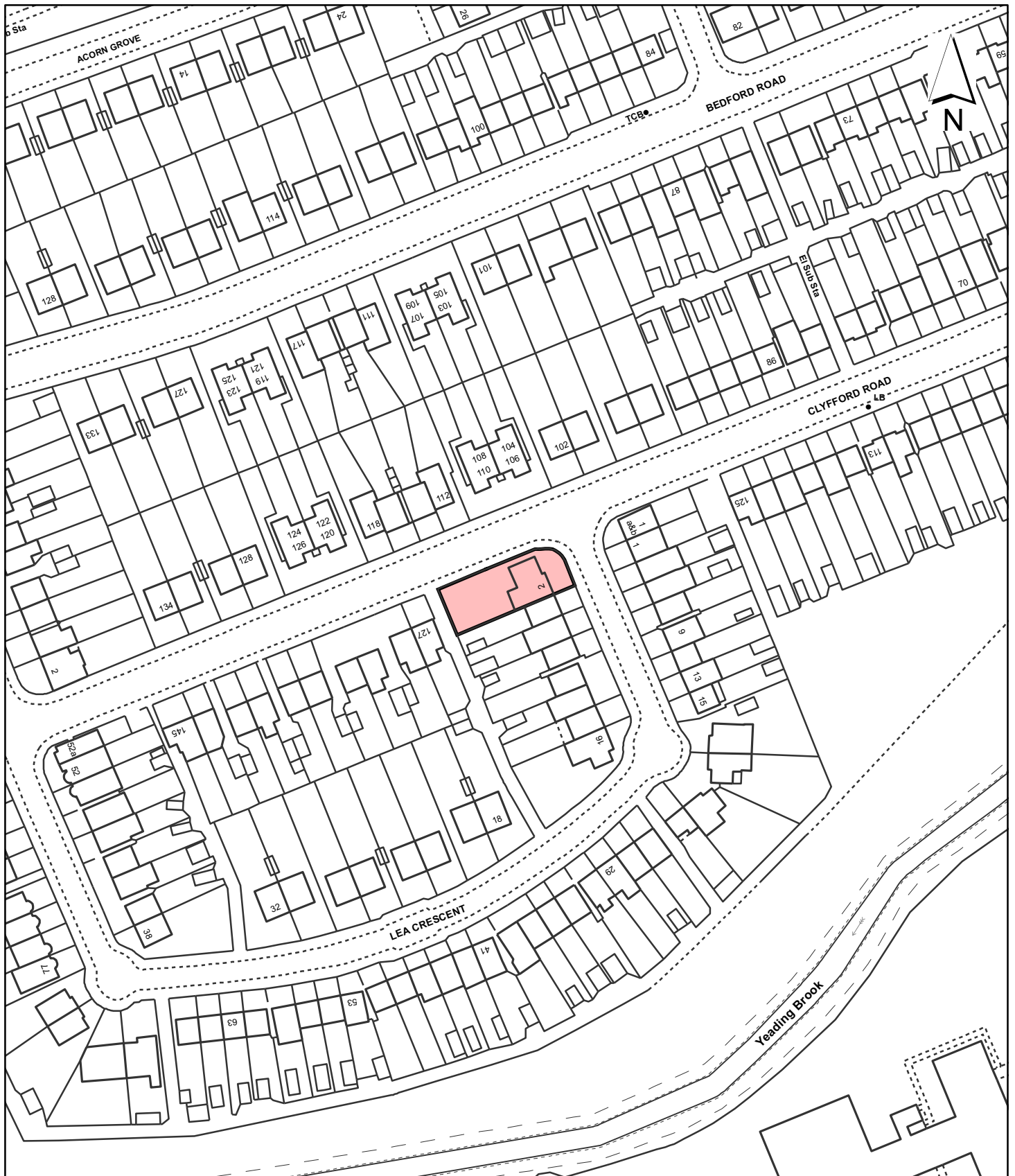
1:200

Lea Crescent HA4 6PP




9. 24 m Log Cabin
 A3 PART A
 Scale 1m = 2cm.





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Site Address

**2 Lea Crescent
Ruislip**

Planning Application Ref:
48985/APP/2009/165

Planning Committee
North Page 170

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.

LBH Ref Nos: 51162/APP/2009/1286

Date Plans Received: 15/06/2009

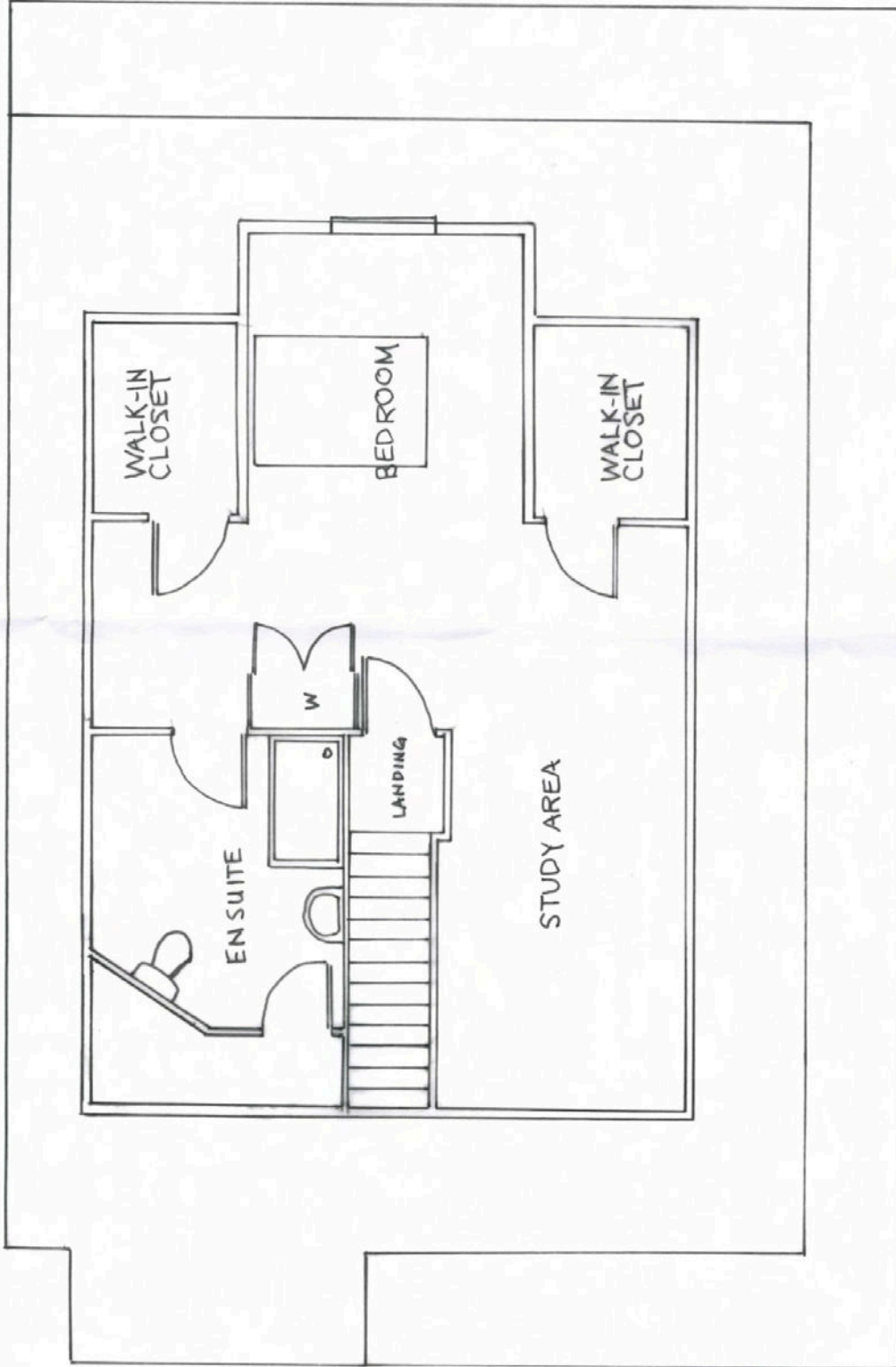
Date(s) of Amendment(s):

Date Application Valid: 29/06/2009



OFFICE OF HILLINGDON
APPROVED
15 JUN 2009
PLANNING & TRANSPORTATION
GROUP

JUNE 2009
TSG/4IRR/PRK03/ED
SCALE 1:50

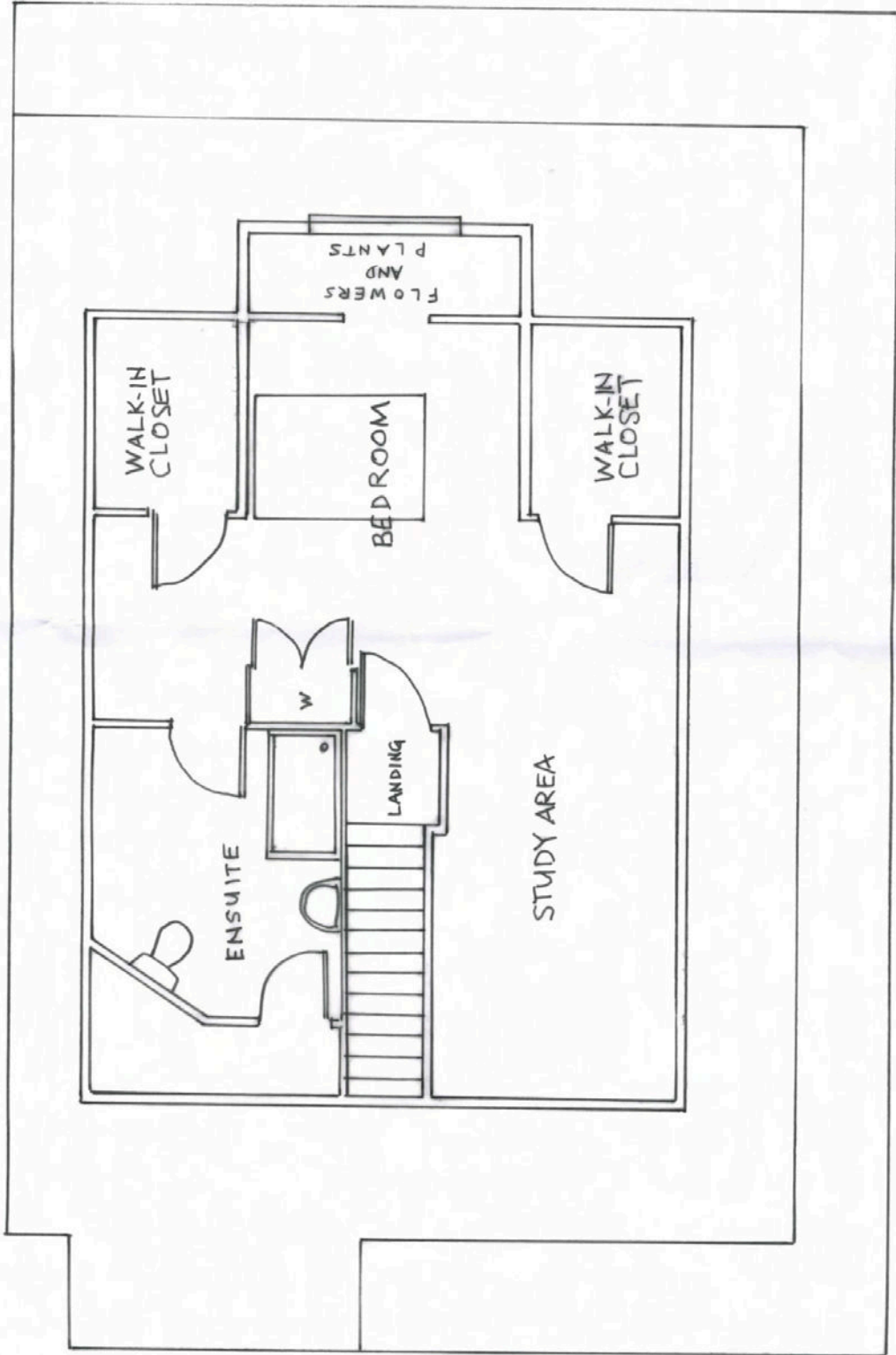


41
EXISTING SECOND FLOOR PLAN
ORIGINAL SIZE



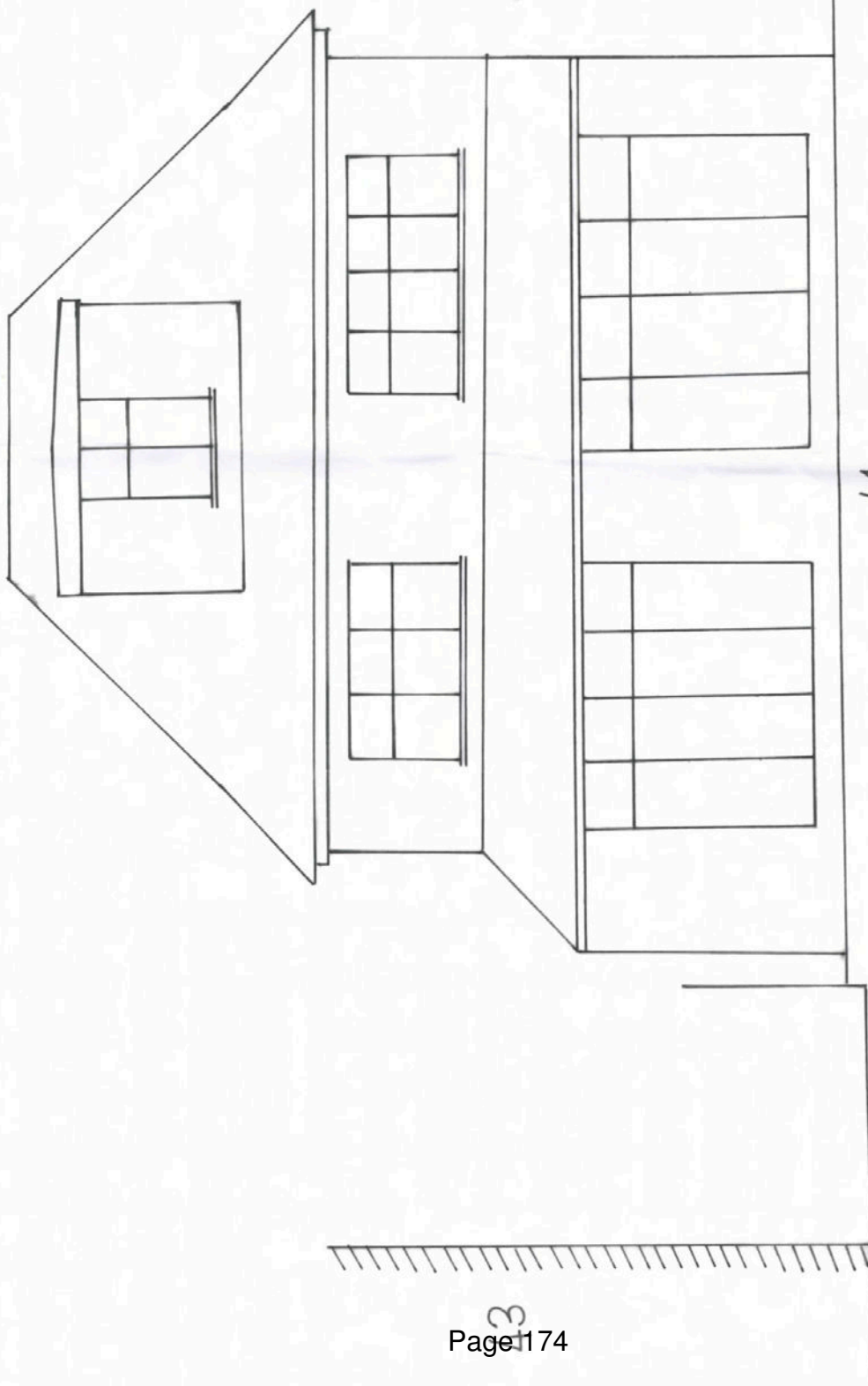
NEW BRUNSWICK DEPARTMENT OF
TRANSPORTATION
15 JUN 2009
PLANNING & TRANSPORTATION
GROUP

JUNE 2009
TSG/HRR/PRK03/PD
SCALE 1:50



41
PROPOSED SECOND FLOOR PLAN
ORIGINAL SIZE

UNIVERSITY OF HILLINGDON
15 JUN 2009
TRANSPORTATION



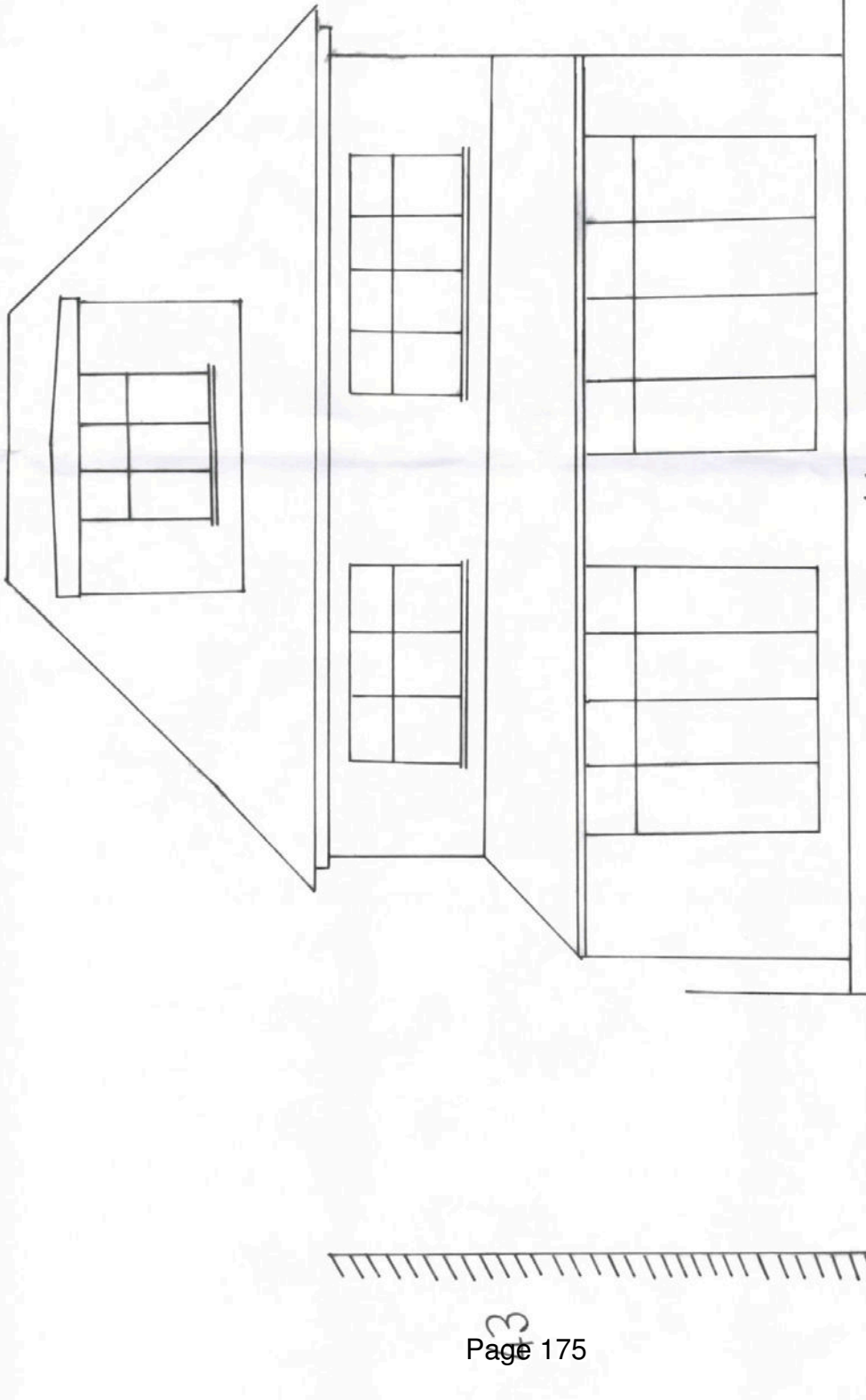
41

EXISTING REAR ELEVATION

JUNE 2009
TSG/4RR/PRK02/E
SCALE 1:50



PLANNING BOARD OF HILLINGDON
APPROVED
15 JUN 2009
PLANNING AND TRANSPORTATION
GROUP



41
PROPOSED REAR ELEVATION

JUNE 2009
TSG/4RR/PRK02/PD
SCALE 1:50



Notes

 Site boundary

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Site Address

**41 Rushdene Road
Eastcote**

Planning Application Ref:
51162/APP/2009/1286

Planning Committee
North Page 176

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON**
**Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Single storey rear extension.

LBH Ref Nos: 51162/APP/2009/1287

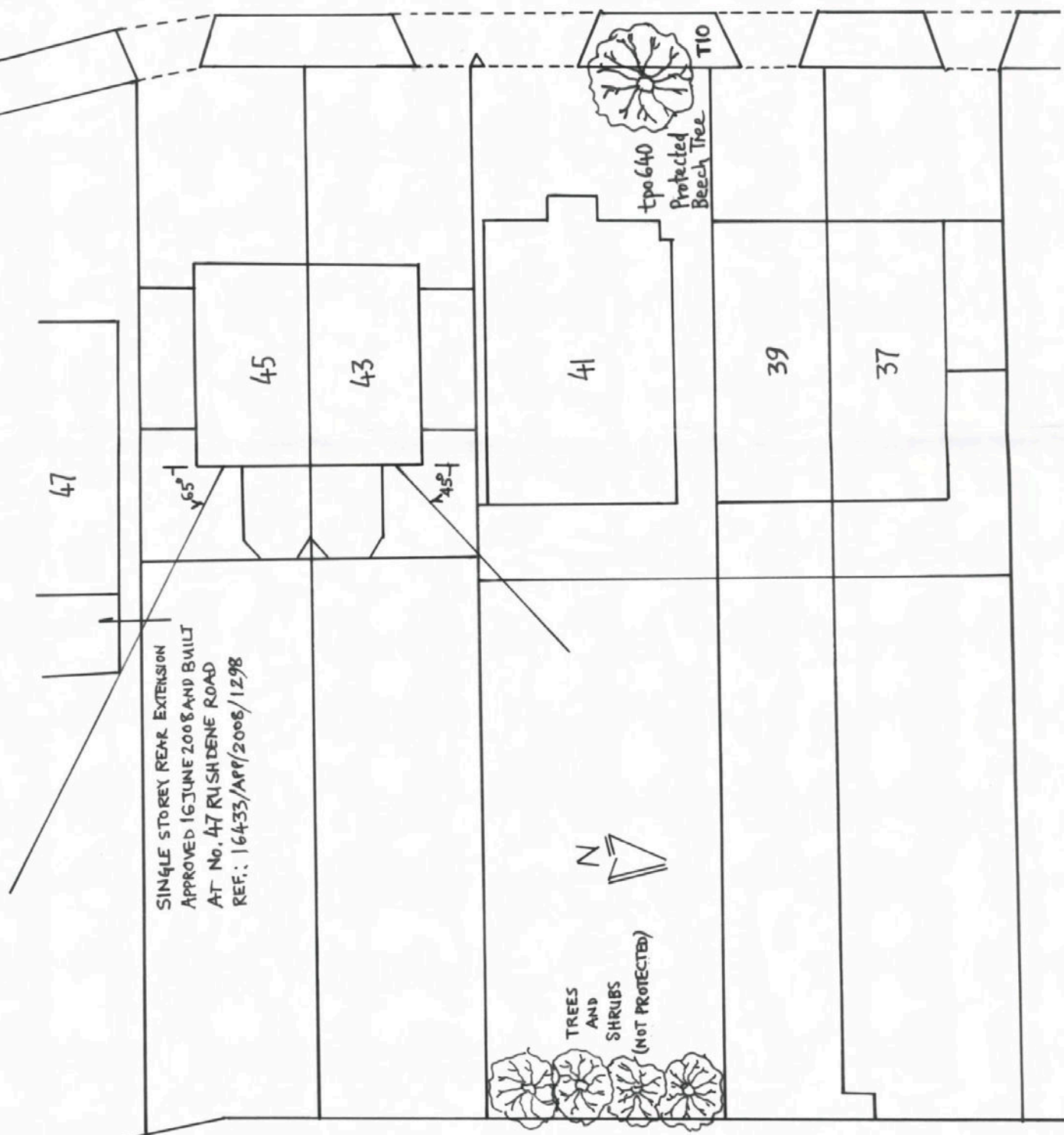
Date Plans Received: 15/06/2009

Date(s) of Amendment(s):

Date Application Valid: 29/06/2009

JUNE 2009
TSG/4IRR / PRK01
BLOCK PLAN
SCALE 1:200

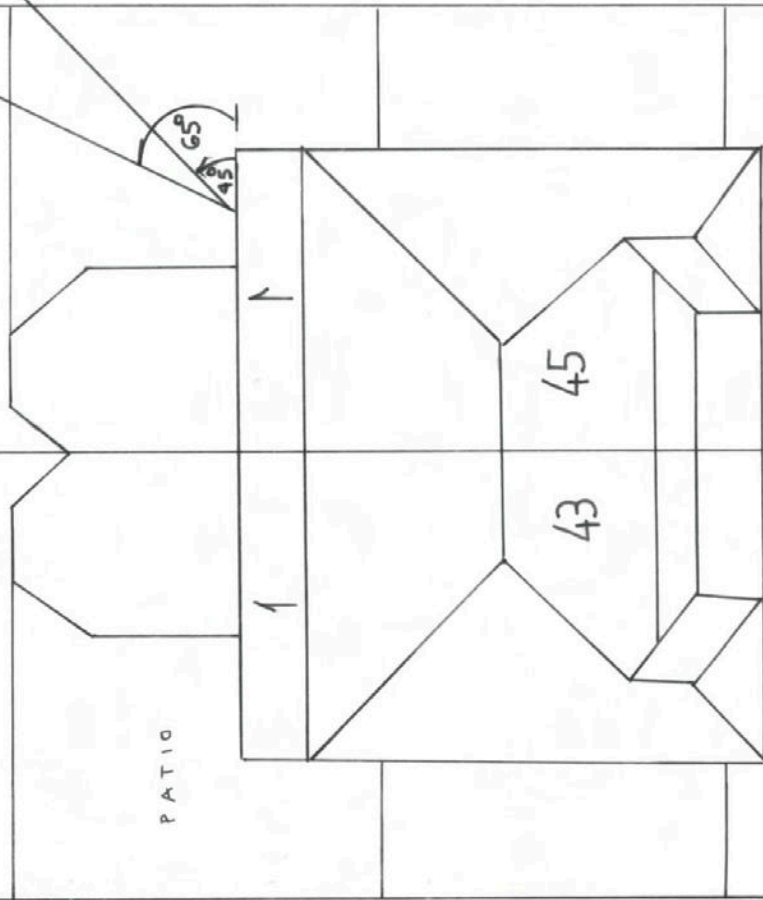
R U S H D E N E R O A D



47

15 JUN 2009

SINGLE STOREY REAR EXTENSION
APPROVED 16 JUNE 2008 AND BUILT
REF.: 16433/APP/2008/1298



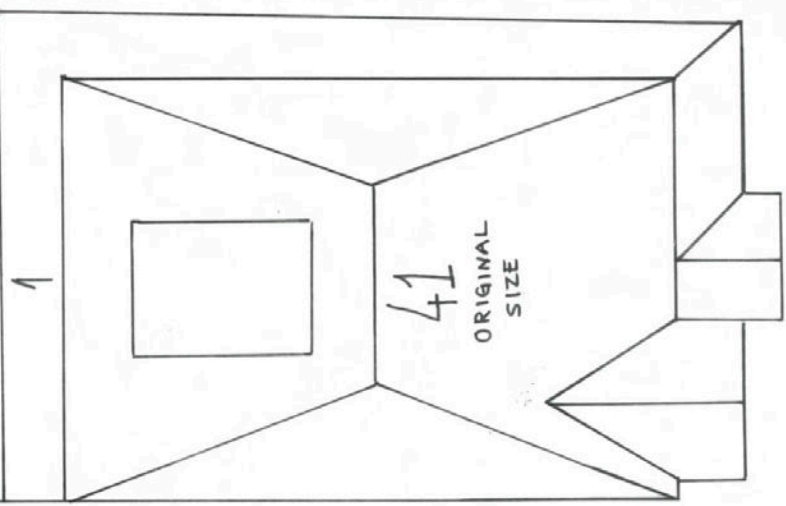
JUNE 2009
TSG/4IRR / PRK01/E

BLOCK PLAN
SCALE 1:100

EXISTING

PATIO

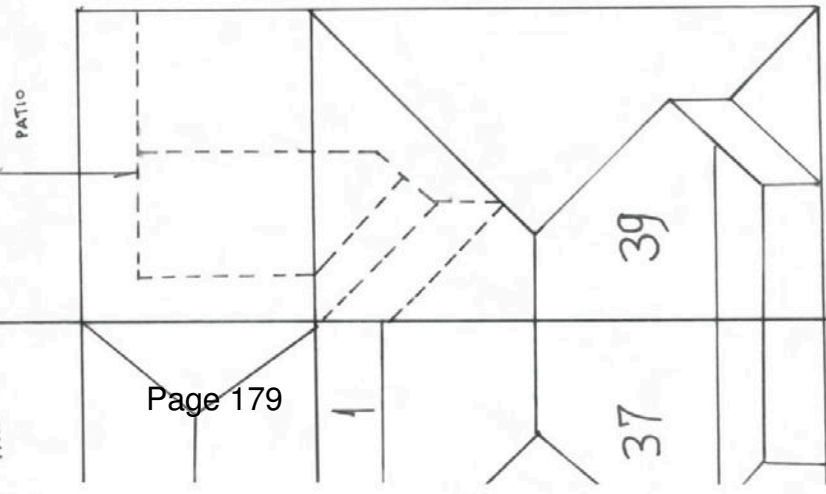
PATIO



41
ORIGINAL
SIZE



FIRST FLOOR REAR EXTENSION
APPROVED 23 JANUARY 2005
REF.: 53241/APP/2004/3261



PATIO

39

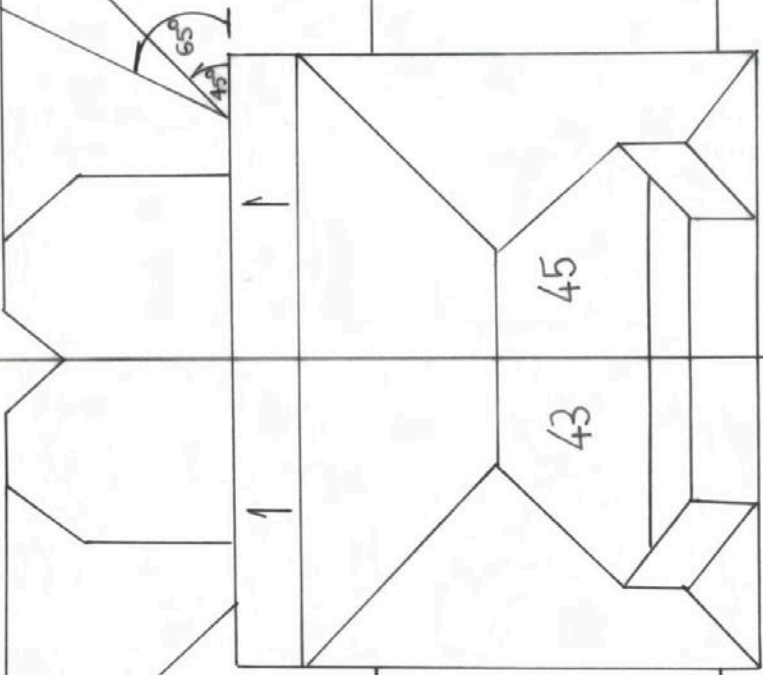
37

47

15 JUN 2009

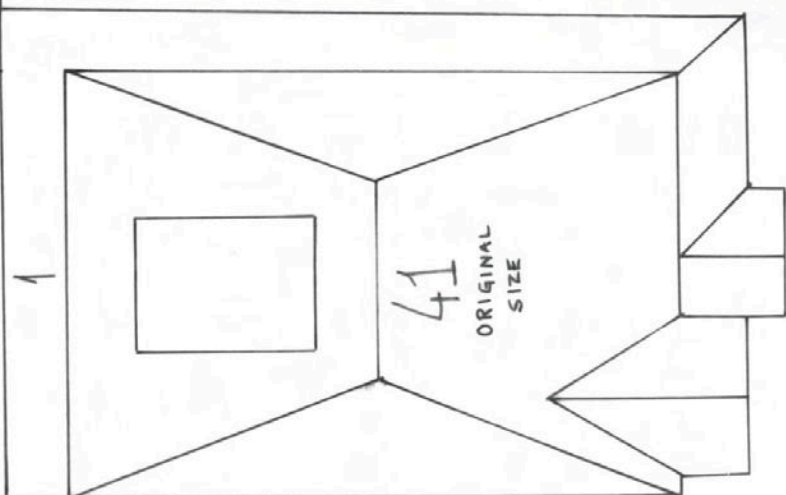
SINGLE STOREY REAR EXTENSION
APPROVED 16 JUNE 2008 AND BUILT
REF.: 16433/APP/2008/1298

JUNE 2009
TSG/4IRR/PRK01/P
BLOCK PLAN
SCALE 1:100



PROPOSED

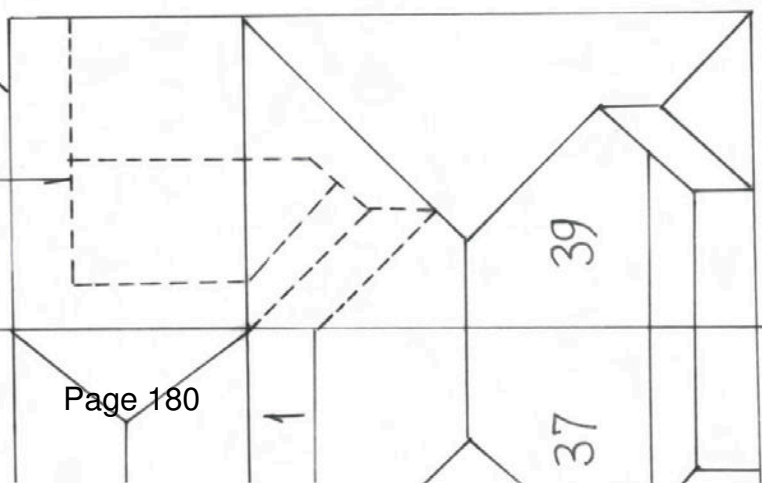
PROPOSED
SINGLE STOREY REAR EXTENSION



41
ORIGINAL
SIZE

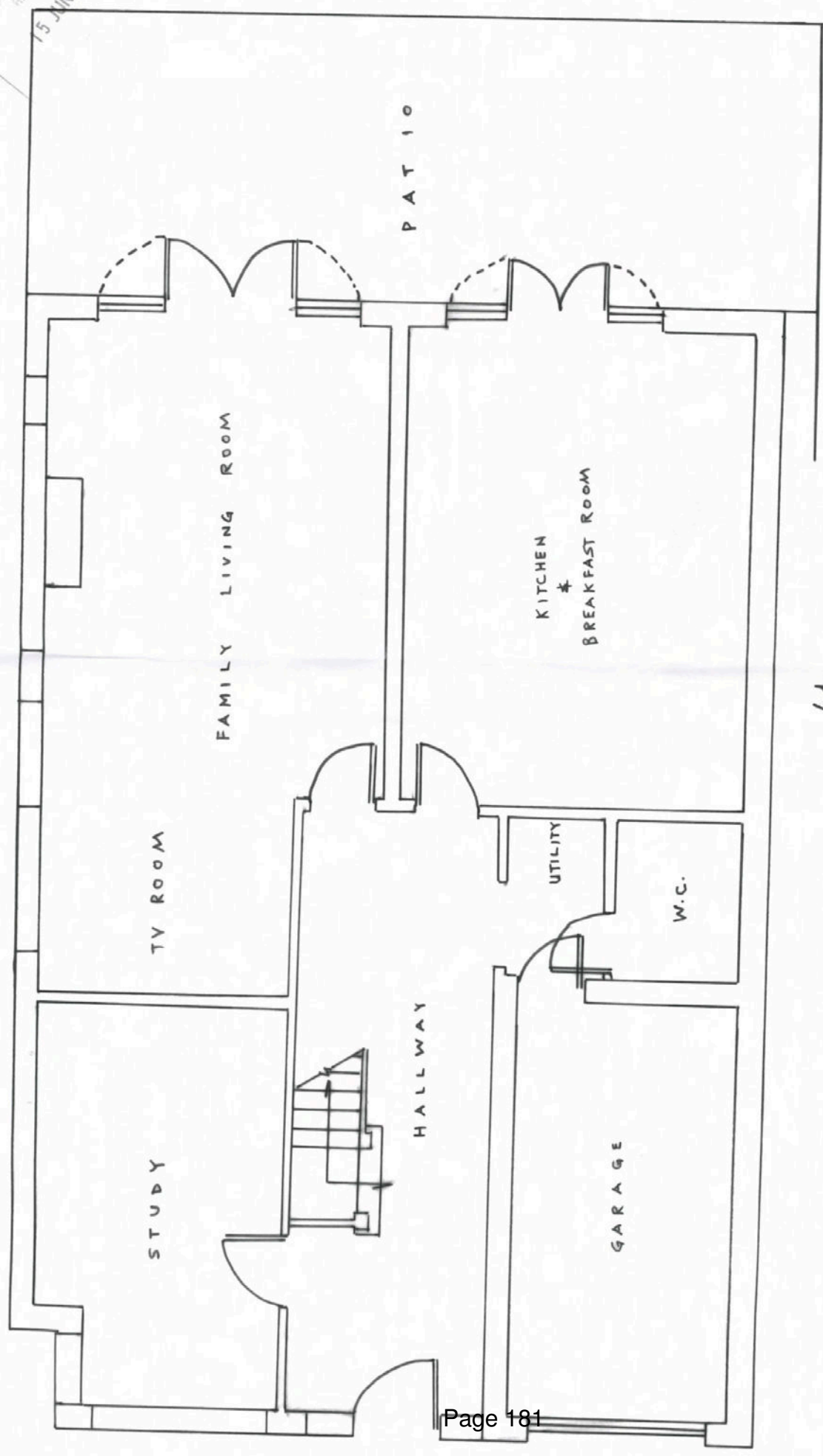


FIRST FLOOR REAR EXTENSION
APPROVED 25 JANUARY 2005
REF.: 53241/APP/2004/3261



37
39

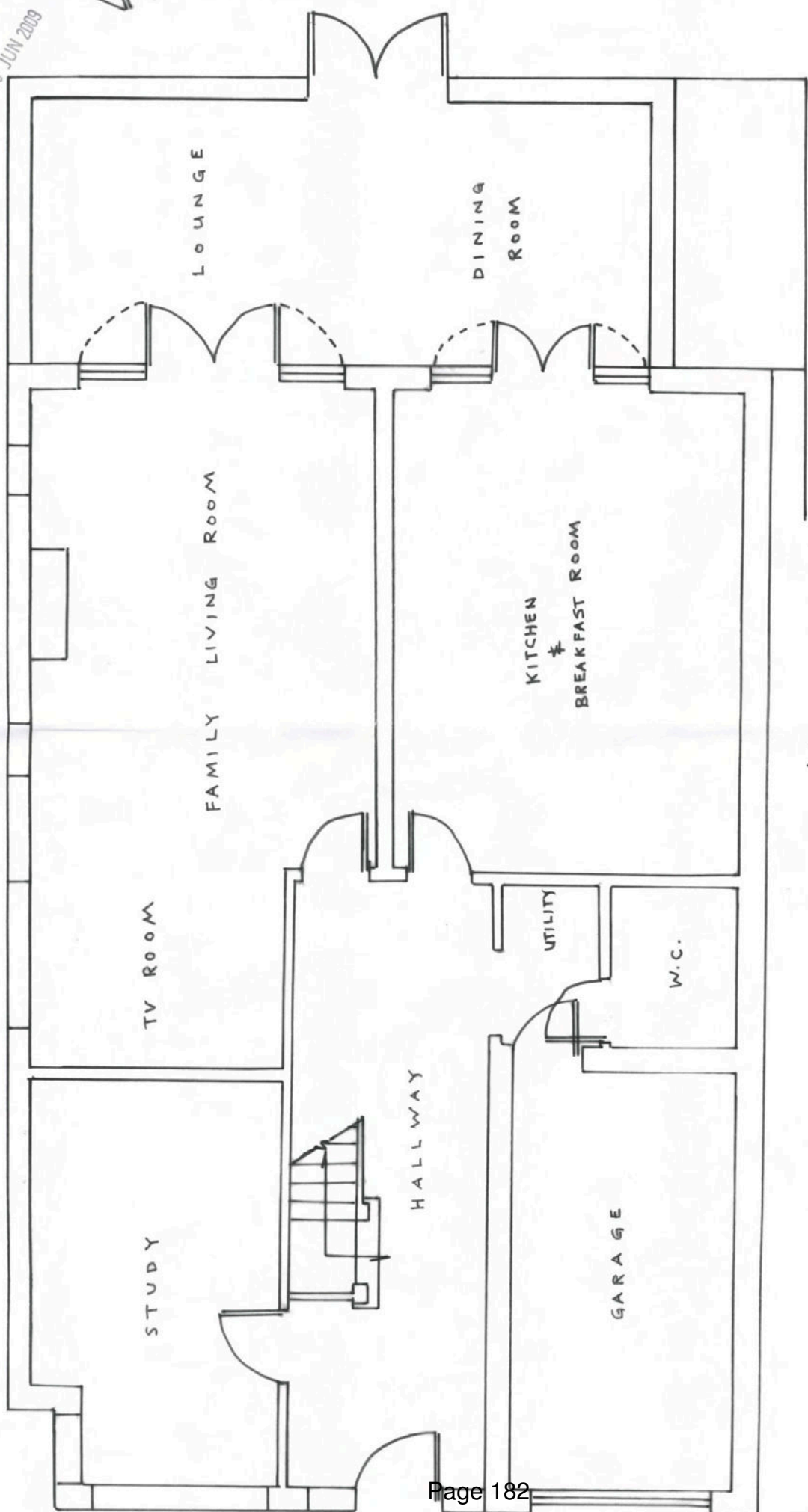
LOW BOARD OF PUBLICATION
RECEIVED
15 JUN 2009



JUNE 2009
TSG/41RR/PRK05/E
SCALE 1:50

41
EXISTING GROUND FLOOR PLAN
ORIGINAL SIZE

15 JUN 2009
N

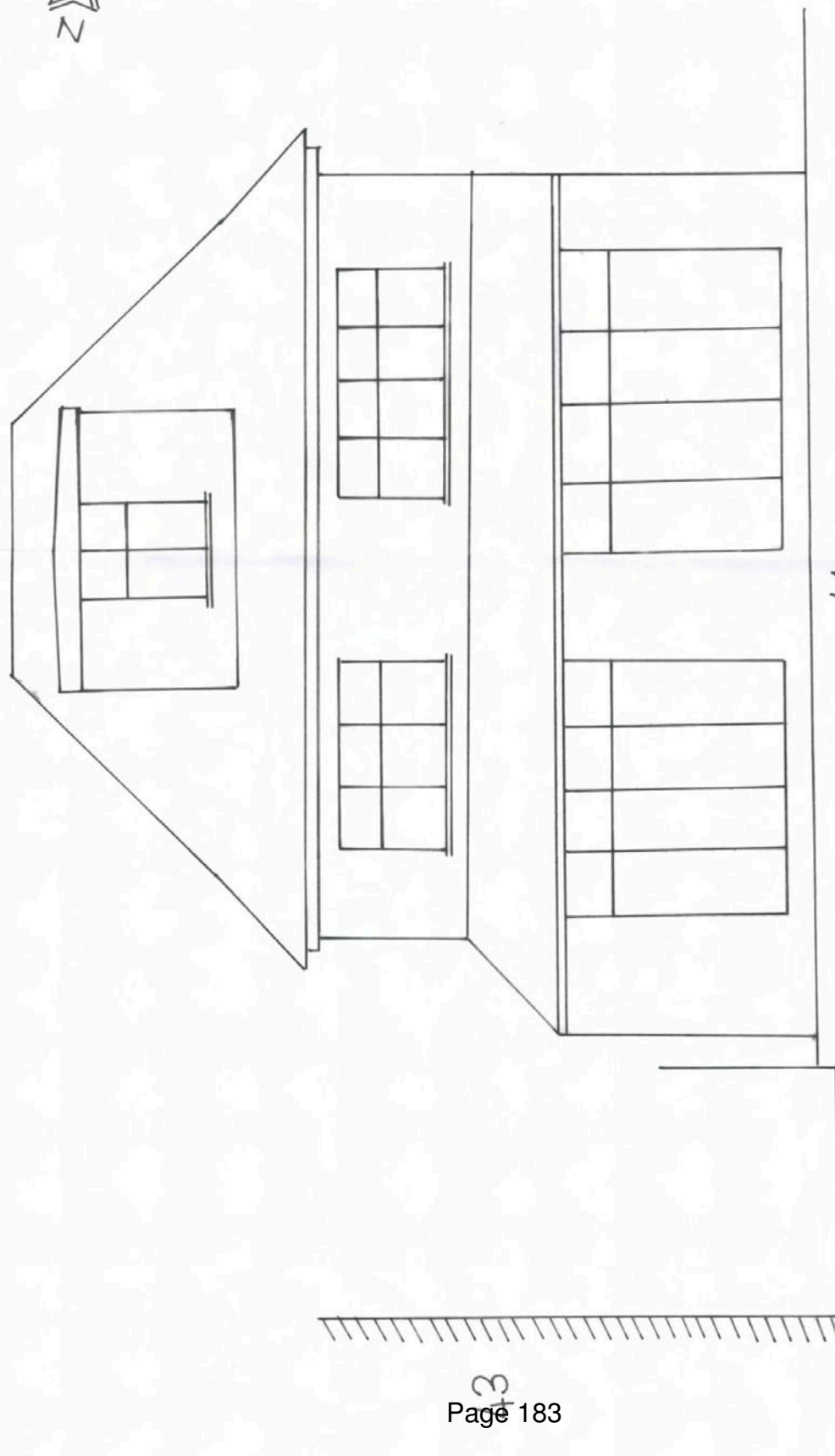


41

PROPOSED GROUND FLOOR PLAN

JUNE 2009
TSG/4RR/PRK05/P
SCALE 1:50

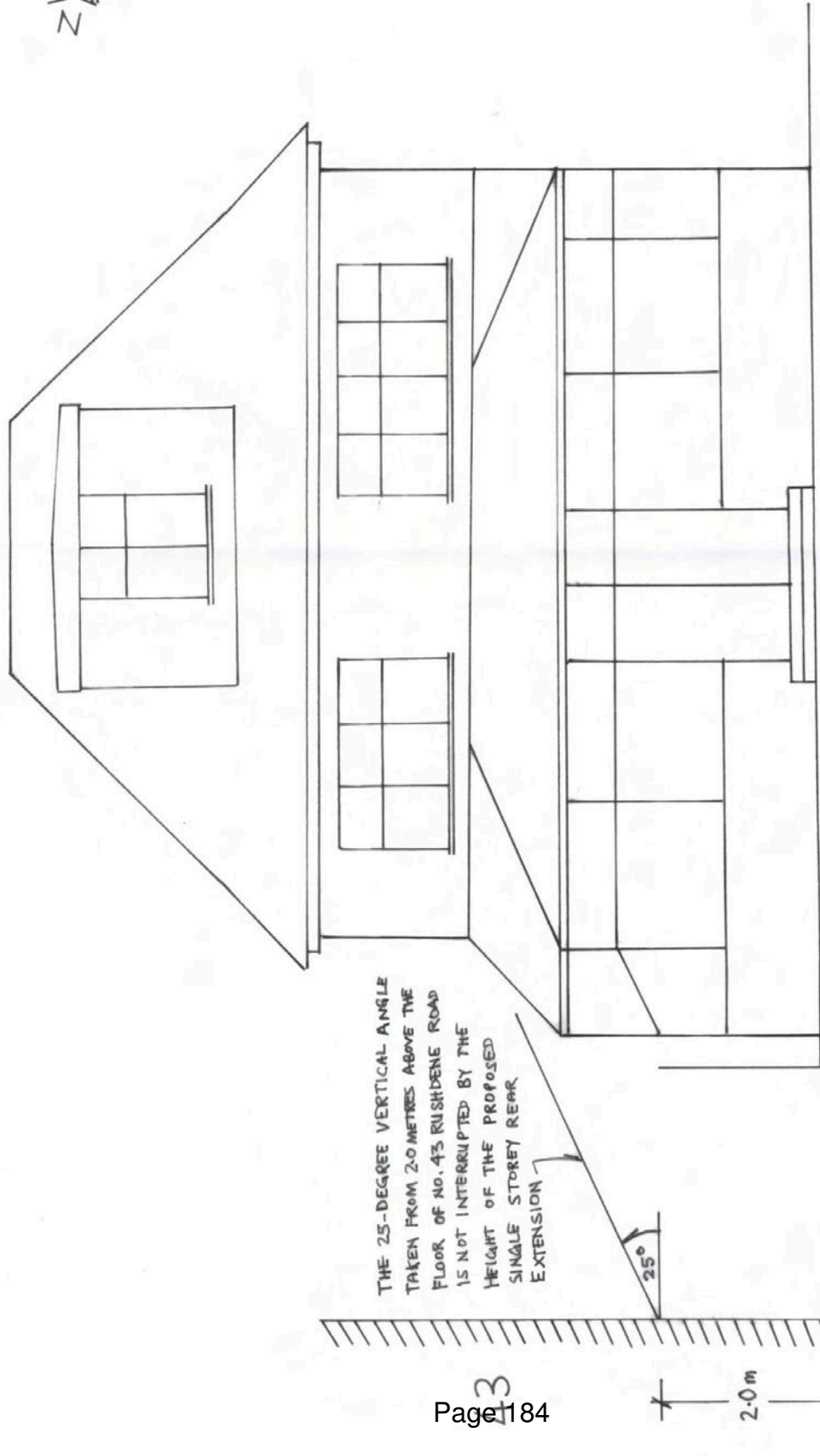
PLANNING DEPARTMENT
15 JUN 2009



41
EXISTING REAR ELEVATION

JUNE 2009
TSG/ARR/PRK02/E
SCALE 1:50

15 JUN 2009



THE 25-DEGREE VERTICAL ANGLE
TAKEN FROM 2.0 METRES ABOVE THE
FLOOR OF NO. 43 RUSHDENE ROAD
IS NOT INTERRUPTED BY THE
HEIGHT OF THE PROPOSED
SINGLE STOREY REAR
EXTENSION

25°

2.0m

41

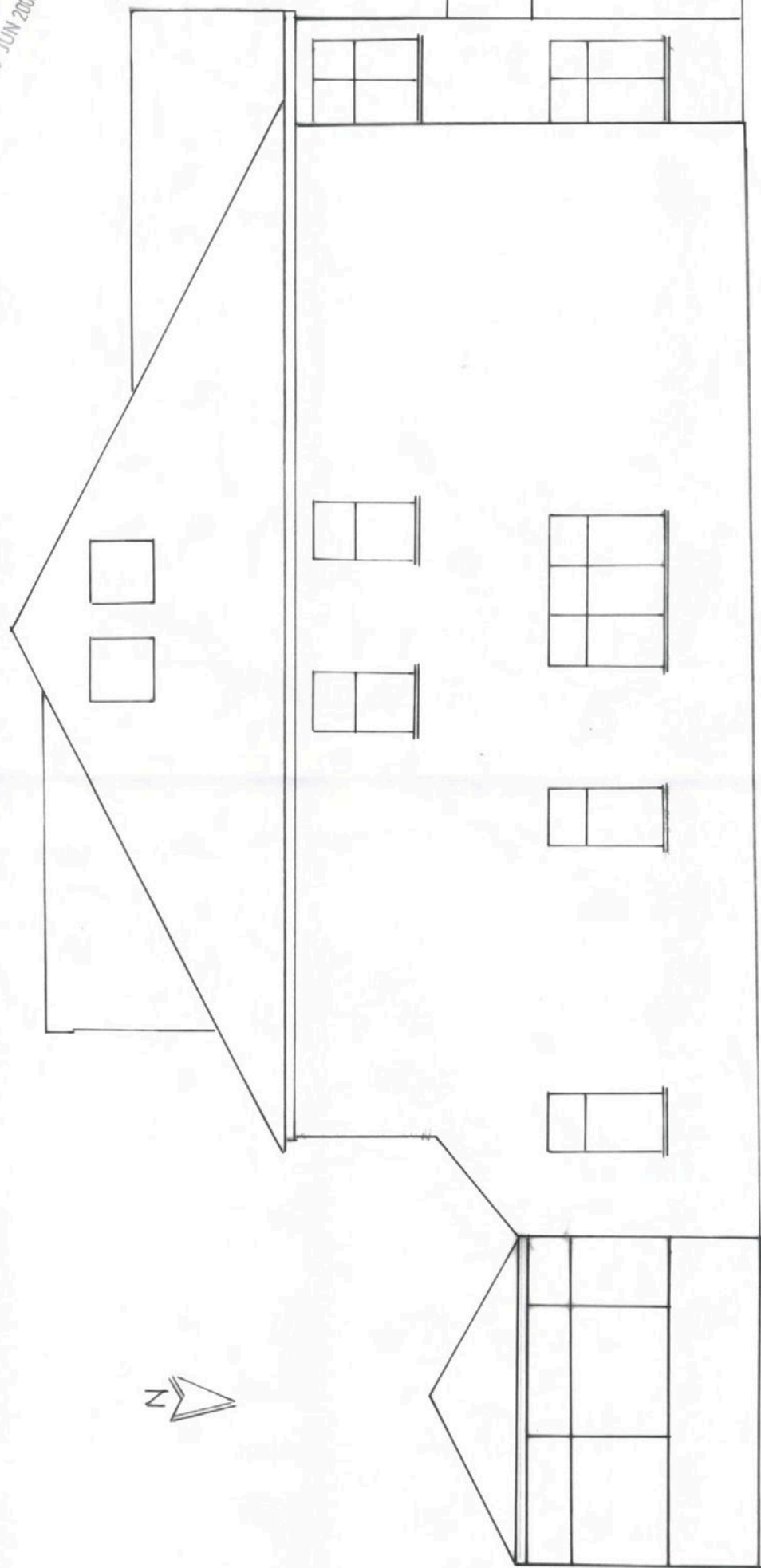
PROPOSED REAR ELEVATION

JUNE 2009

TSG/4IRR/PRK02/PA

SCALE 1:50

15 JUN 2009



EXISTING HOUSE ORIGINAL SIZE

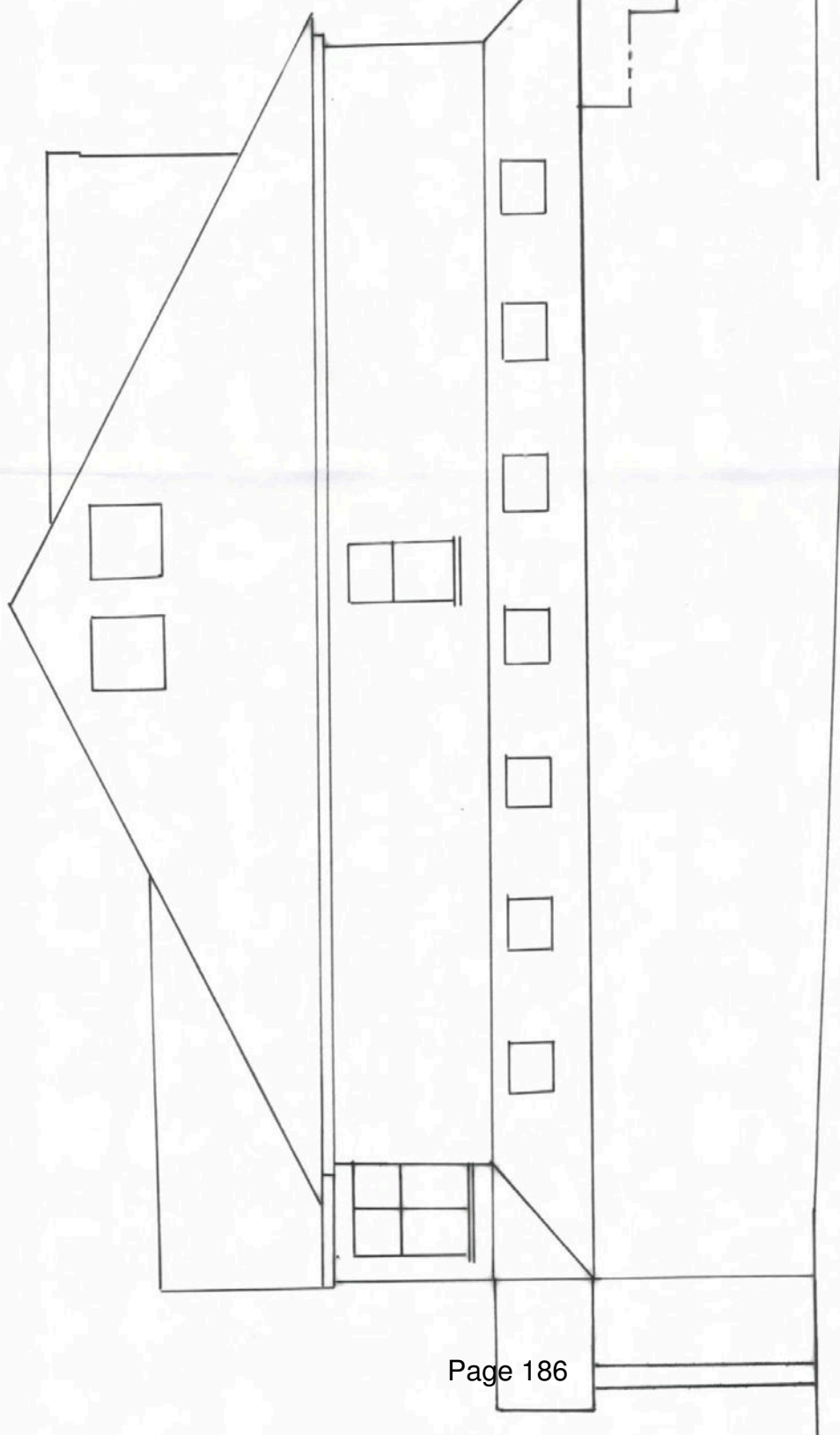
41

PROPOSED SIDE ELEVATION

JUNE 2009
TSG/4IRR/PRK03/PA
SCALE 1:50

PROPOSED EXTENSION

ALL RIGHTS RESERVED
15 JUN 2009



41

EXISTING HOUSE
ORIGINAL SIZE

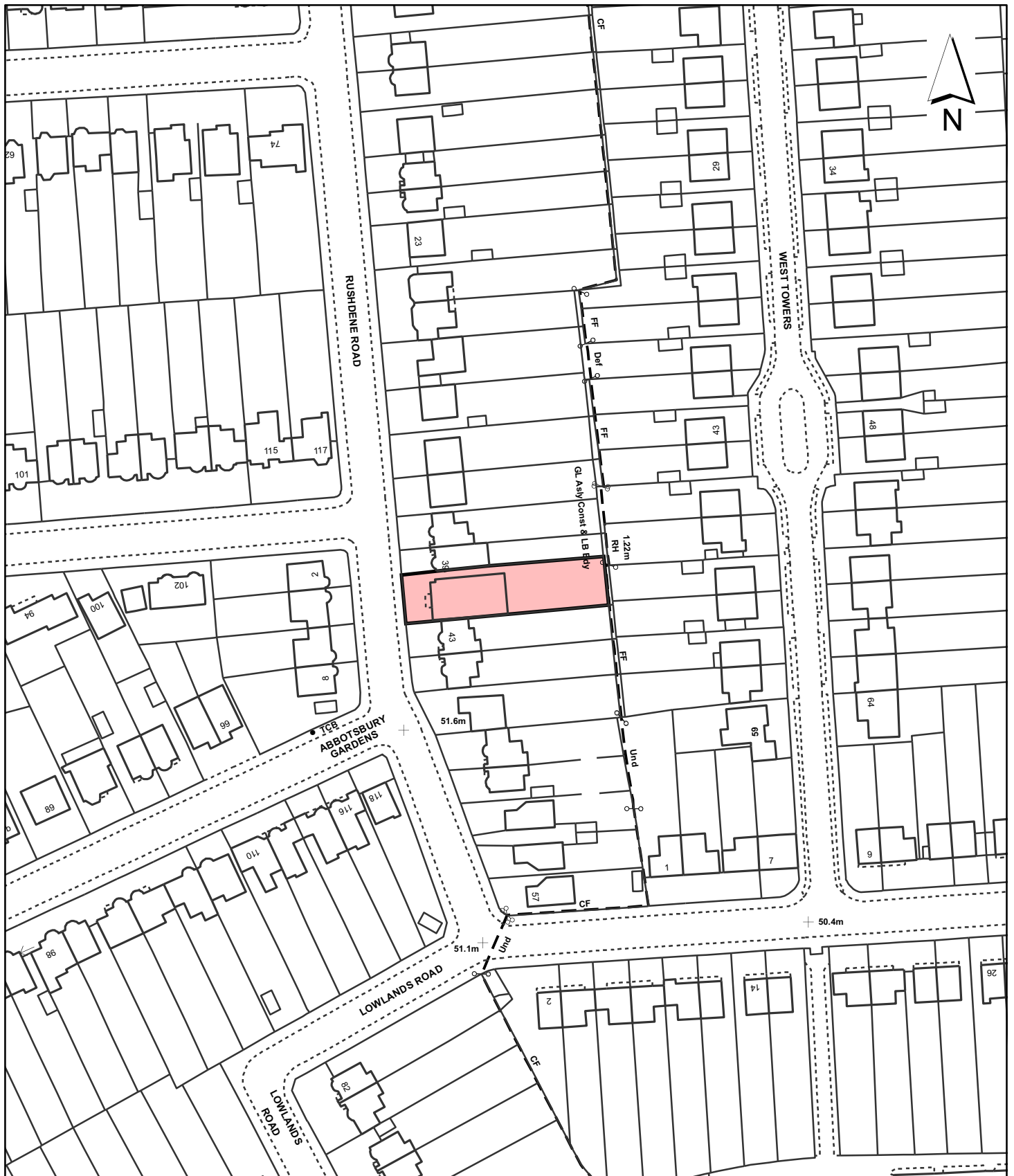
PROPOSED EXTENSION

PROPOSED SIDE ELEVATION

JUNE 2009

TSG/HRR/PRK04/PA

SCALE 1:50



Notes

 Site boundary

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Site Address

**41 Rushdene Road
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
51162/APP/2009/1287

Scale
1:1,250

Planning Committee
North Page 187

Date
August 2009



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 41 RUSHDENE ROAD EASTCOTE

Development: Single storey rear extension.

LBH Ref Nos: 51162/APP/2009/1288

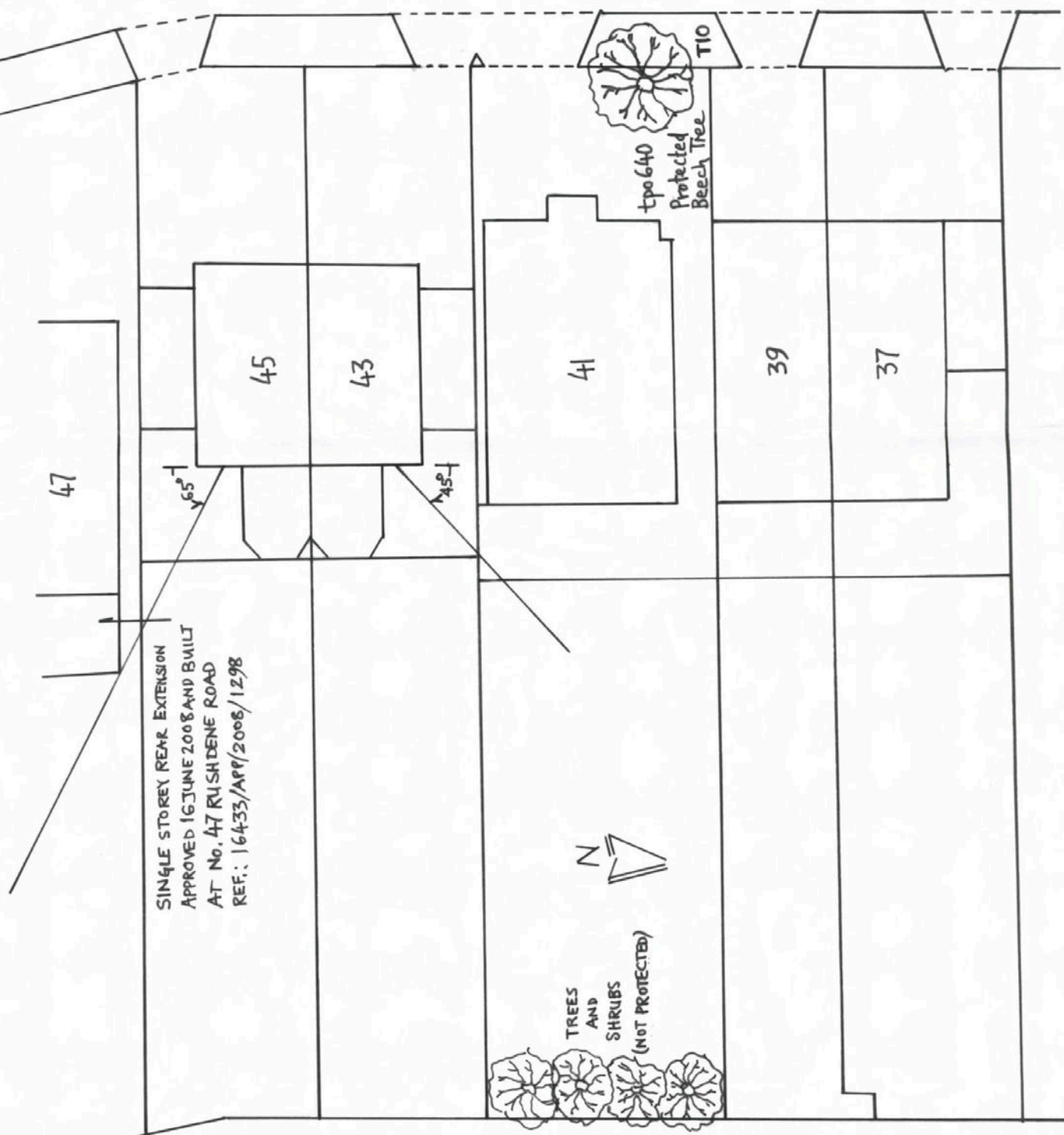
Date Plans Received: 15/06/2009

Date(s) of Amendment(s):

Date Application Valid: 29/06/2009

JUNE 2009
TSG/4IRR / PRK01
BLOCK PLAN
SCALE 1:200

R U S H D E N E R O A D



SINGLE STOREY REAR EXTENSION
APPROVED 16 JUNE 2008 AND BUILT
AT No. 47 RUSHDENE ROAD
REF.: 16433/APR/2008/1298

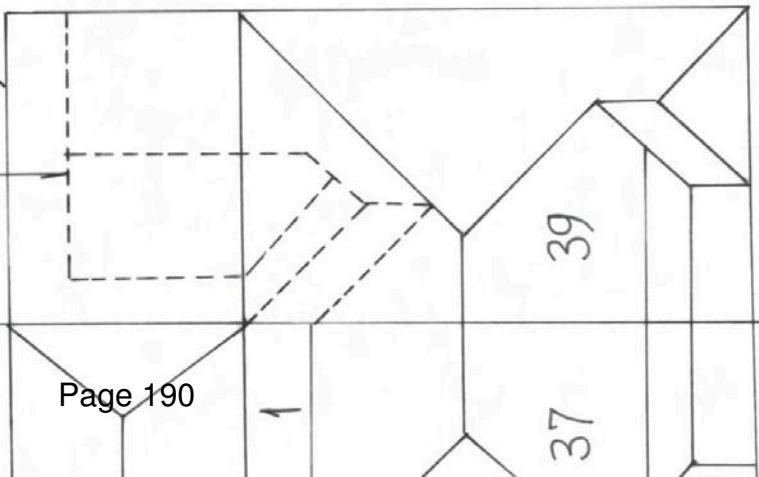


TREES
AND
SHRUBS
(NOT PROTECTED)

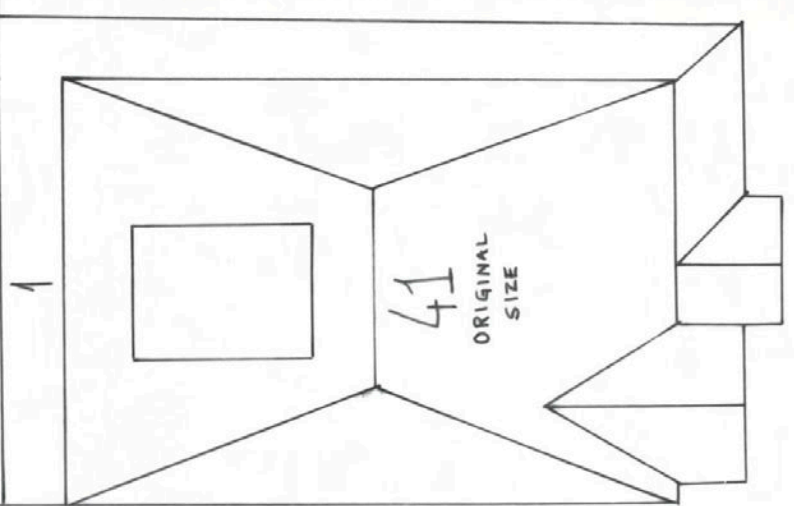
tpo 640
Protected
Beech Tree
T10



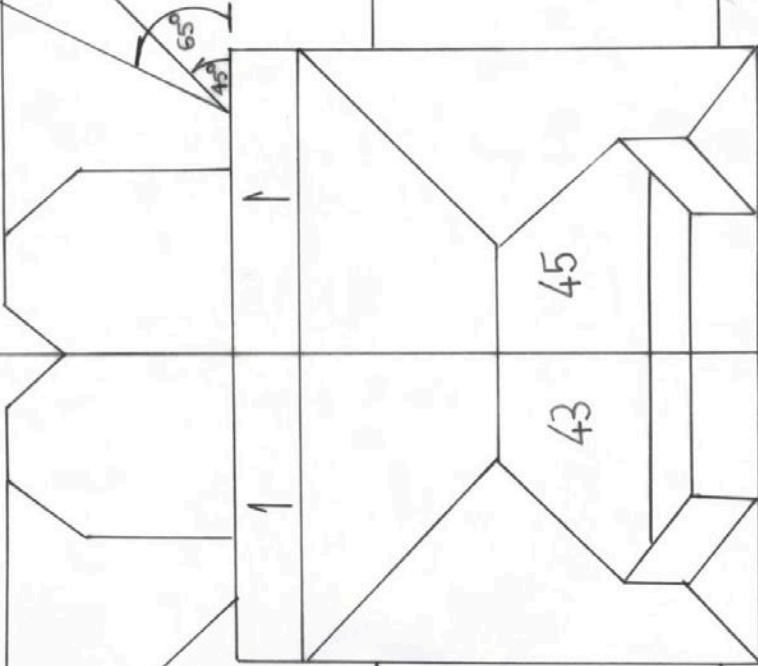
FIRST FLOOR REAR EXTENSION
APPROVED 25 JANUARY 2005
REF.: 53244/APP/2004/3261



PROPOSED
SINGLE STOREY REAR EXTENSION



SINGLE STOREY REAR EXTENSION
APPROVED 16 JUNE 2008 AND BUILT
REF.: 16433/APP/2008/1298



47

LEWIS DODD LTD. BILINDON
REF: 16433/APP/2008/1298

15 JUN 2009

JUNE 2009

TSG/4IRR/PRK01/P

BLOCK PLAN
SCALE 1:100

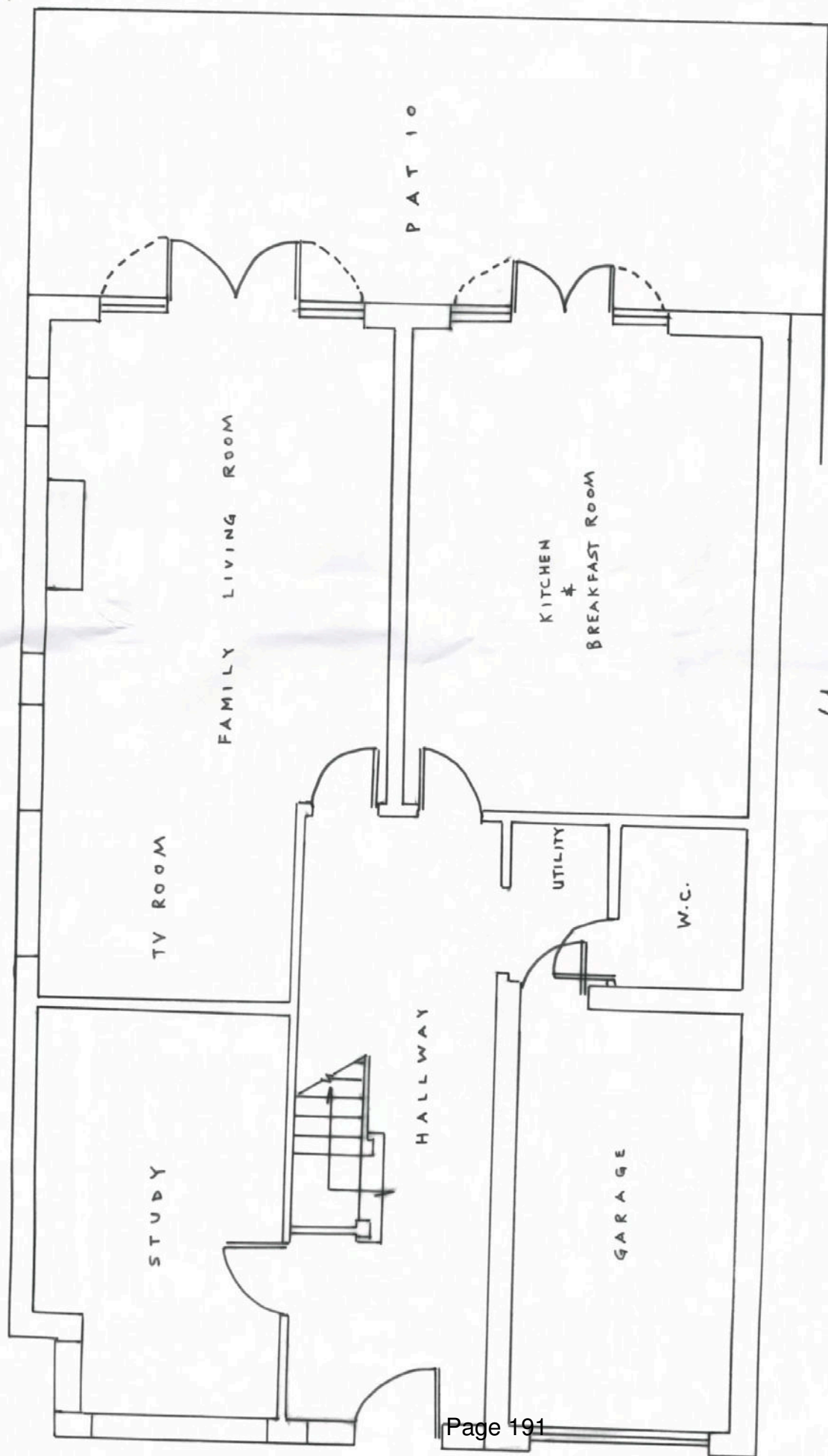
PROPOSED

LOW BOARD OF HILLINGDON
RECEIVED

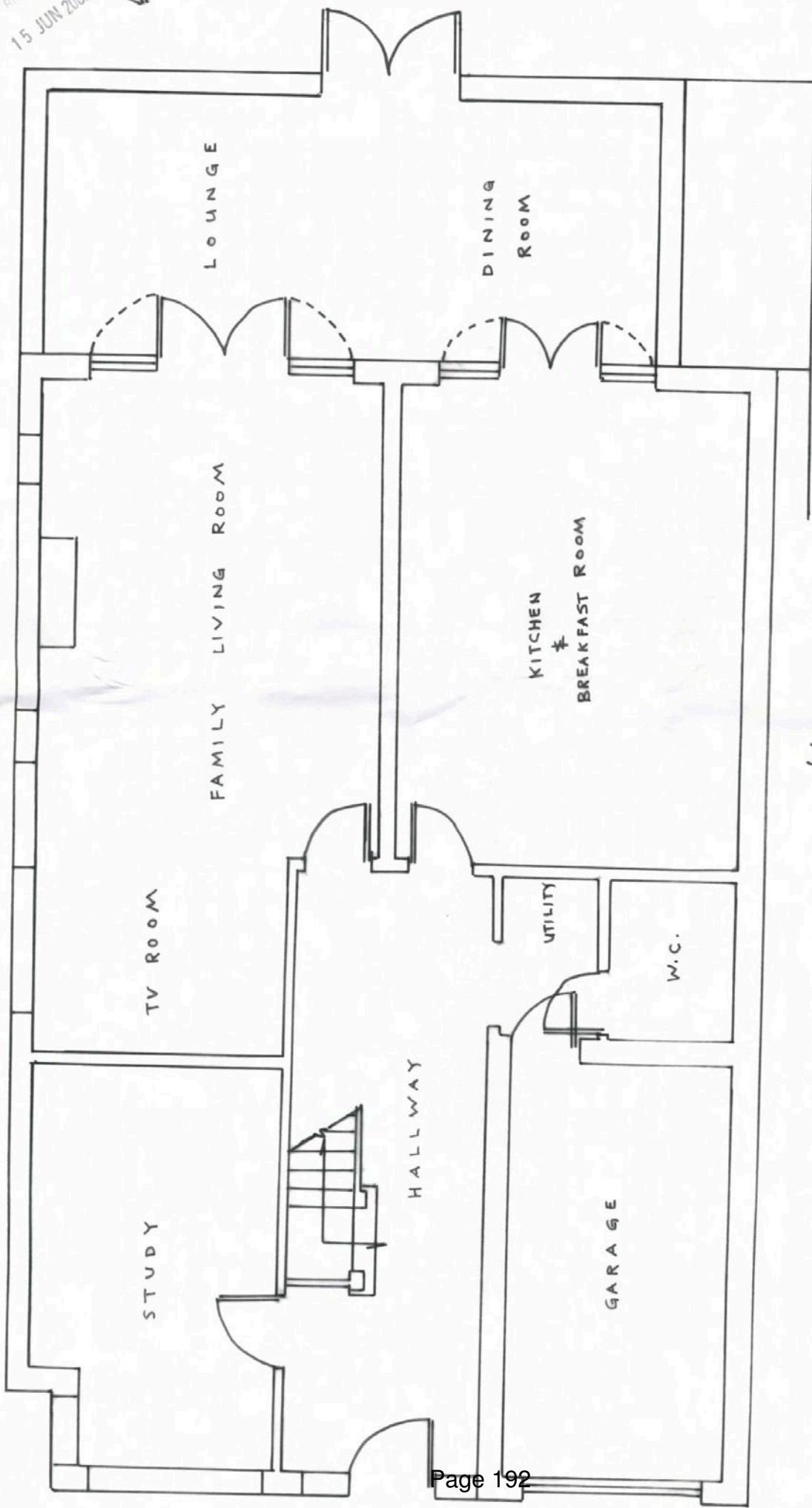
15 JUN 2009



JUNE 2009
TSG/41RR/PRK05/E
SCALE 1:50



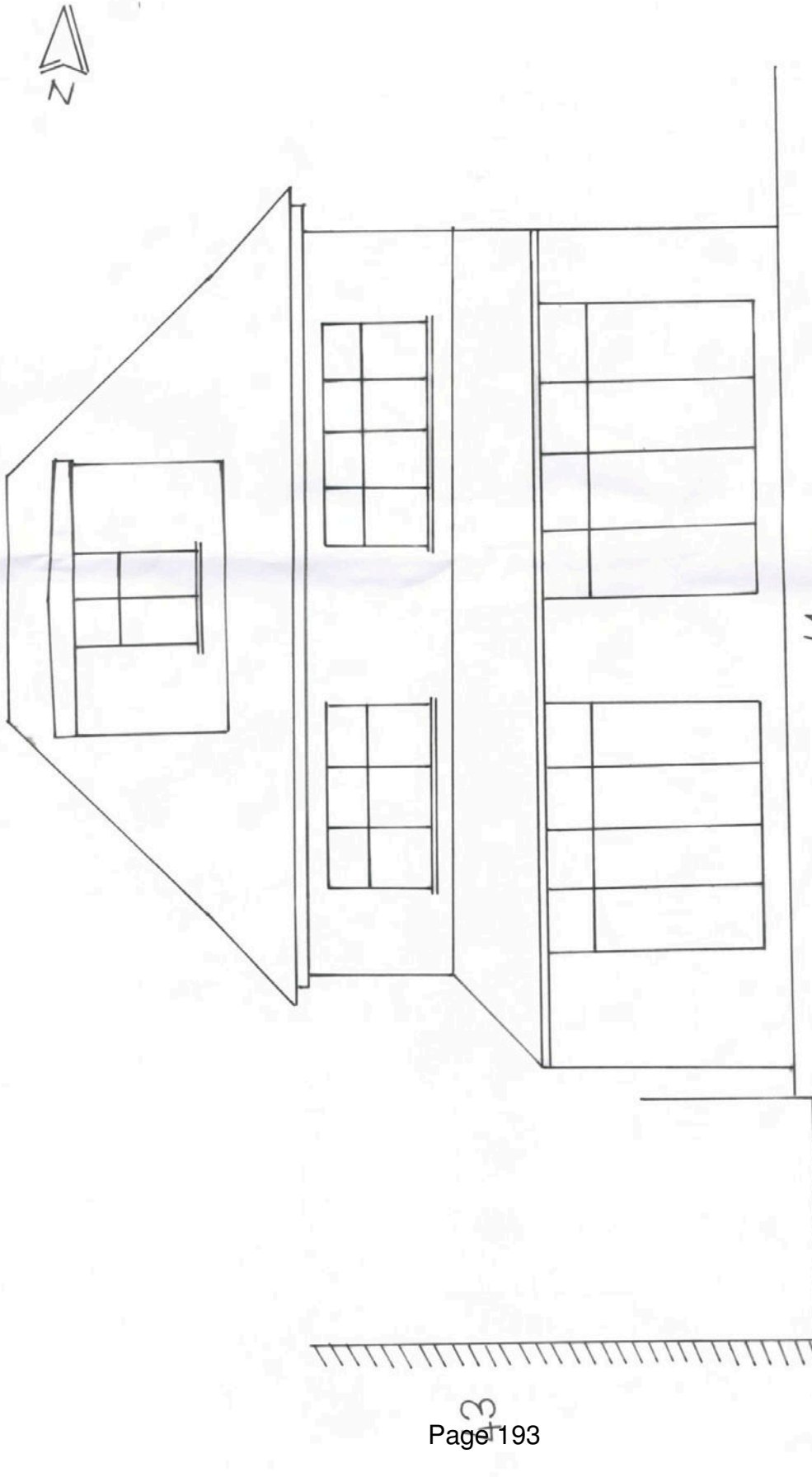
41
EXISTING GROUND FLOOR PLAN
ORIGINAL SIZE



41

JUNE 2009
TSG/ARR/PRK05/P
SCALE 1:50

PROPOSED GROUND FLOOR PLAN



LOW BOARD OF HULLINGTON
RECEIVED
15 JUN 2009

JUNE 2009
TSG/AIRR/PRK02/E
SCALE 1:50

41
EXISTING REAR ELEVATION

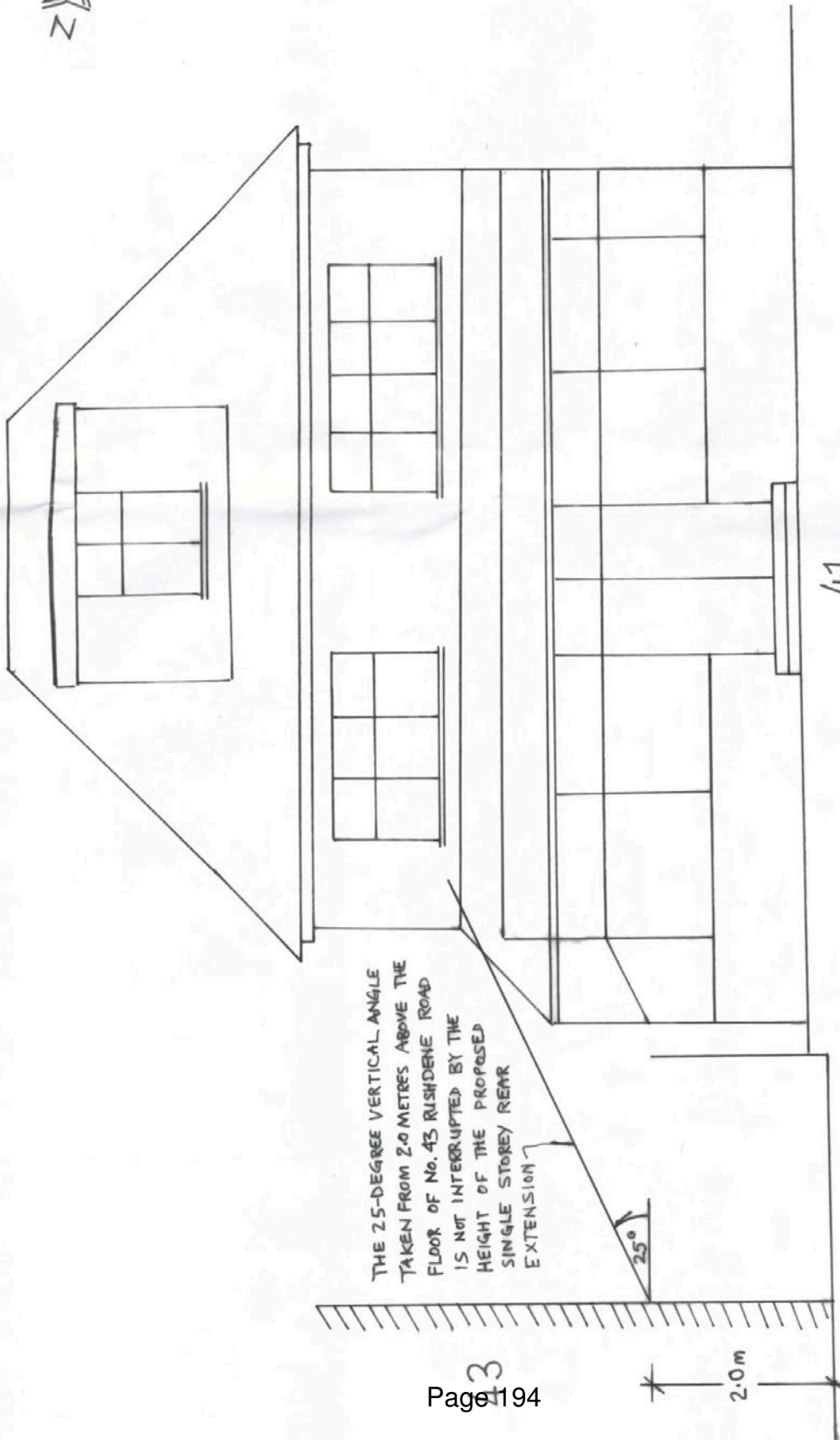


LON BORRIS OF ILLINGHAM
PROFESSIONAL
15 JUN 2009

JUNE 2009

TSG/41RR/PRK02/PB

SCALE 1:50



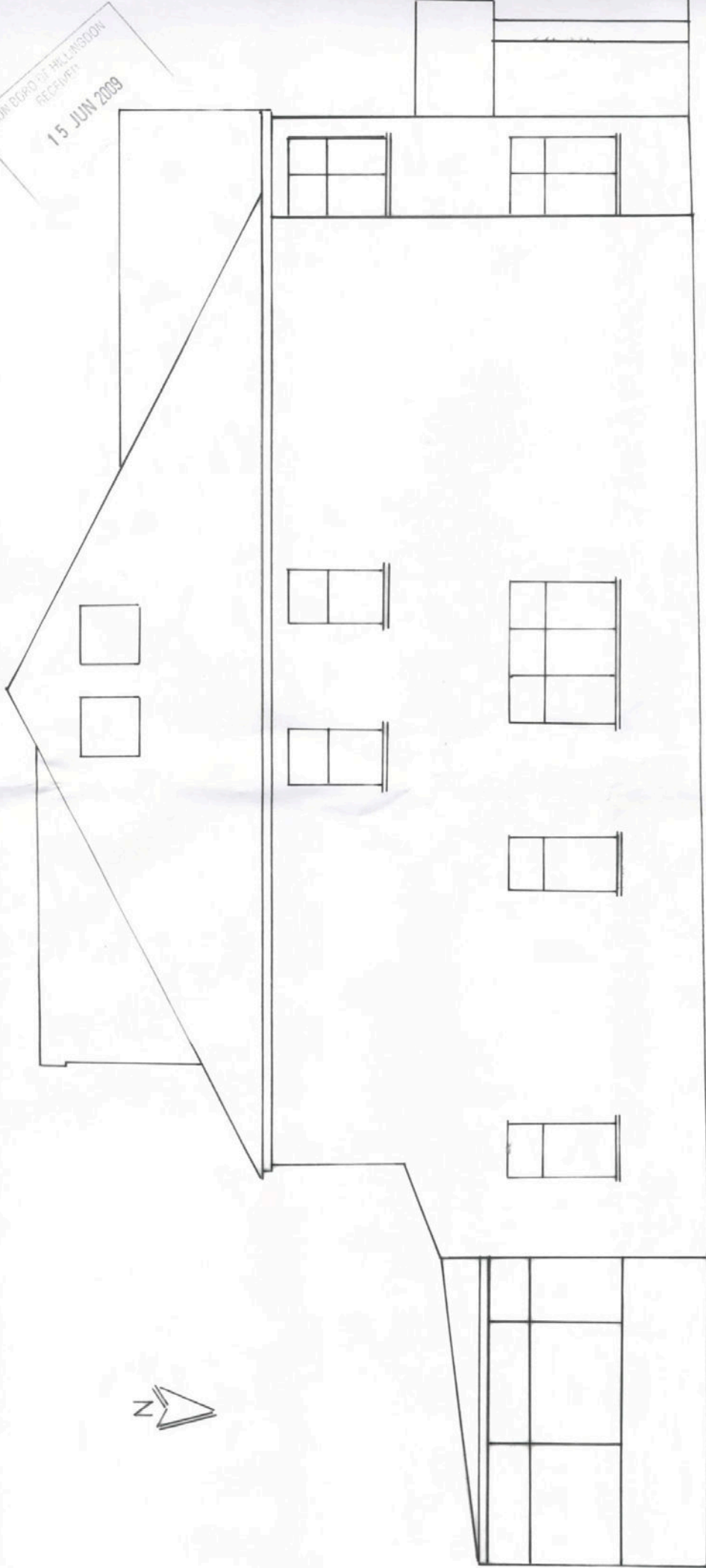
THE 25-DEGREE VERTICAL ANGLE
TAKEN FROM 2.0 METRES ABOVE THE
FLOOR OF No. 43 RUSHdene ROAD
IS NOT INTERRUPTED BY THE
HEIGHT OF THE PROPOSED
SINGLE STOREY REAR
EXTENSION

41

PROPOSED REAR ELEVATION

2.0m

LOW BOARD OF HALLGROSDON
RECEIVED
15 JUN 2009



41

EXISTING HOUSE
ORIGINAL
SIZE

PROPOSED EXTENSION

PROPOSED SIDE ELEVATION

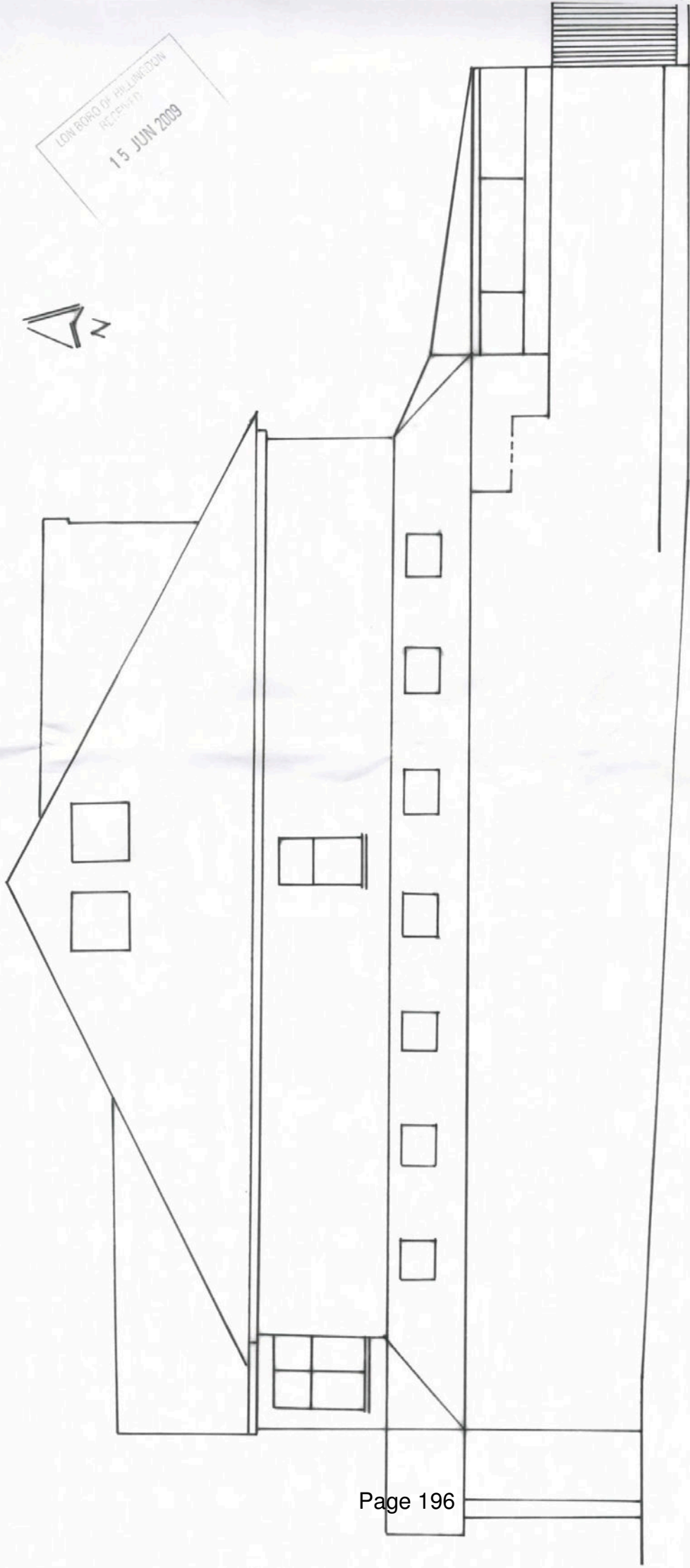
JUNE 2009

TSG/4RR/PRK03/PB

SCALE 1:50



LON BORO OF HOLLINGDON
RECEIVED
15 JUN 2009



41

EXISTING HOUSE
ORIGINAL SIZE

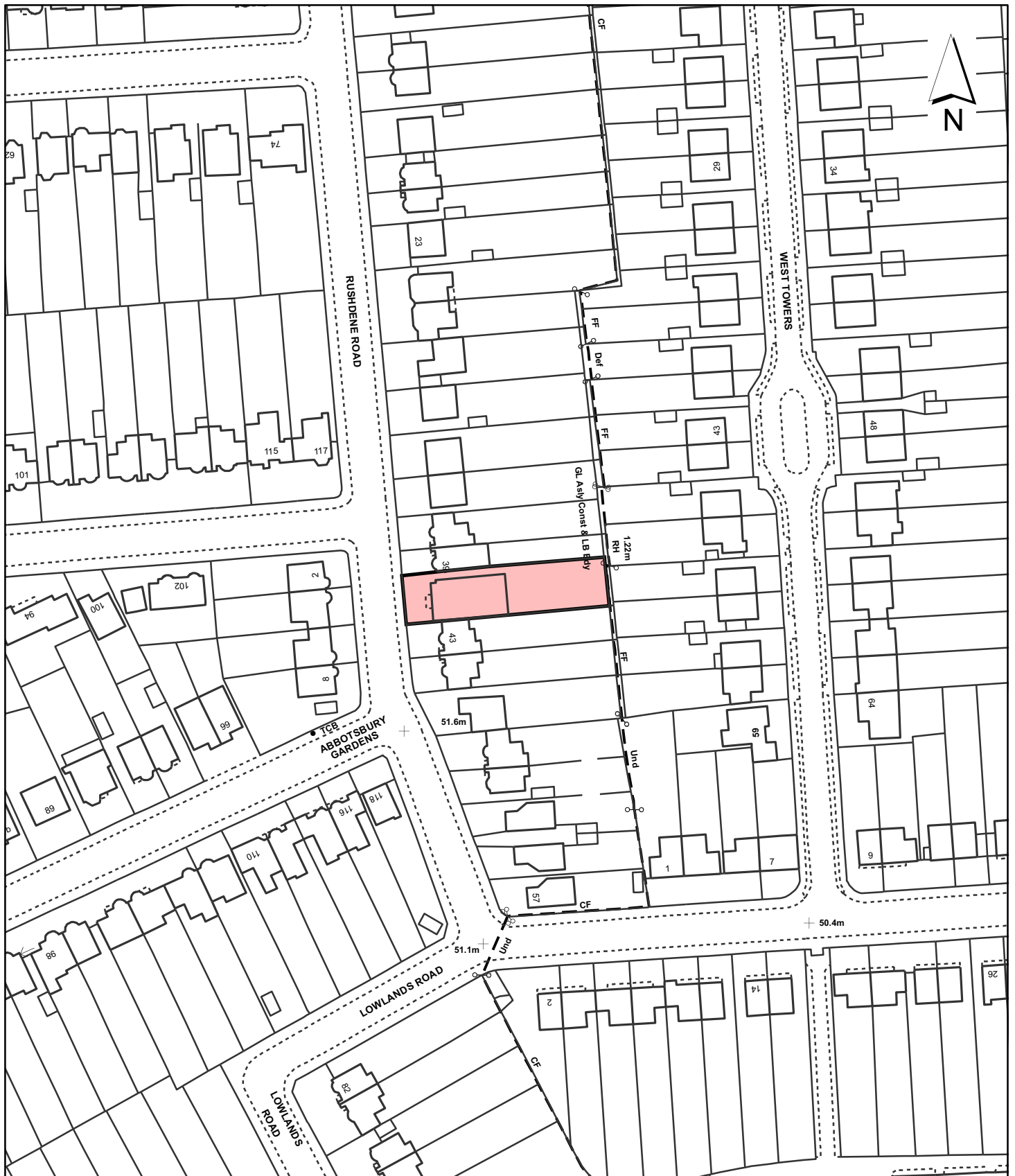
PROPOSED SIDE ELEVATION

PROPOSED EXTENSION

JUNE 2009

TSG/4RR/PRK04/PB

SCALE 1:50



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Site Address

**41 Rushdene Road
Eastcote**

Planning Application Ref:
51162/APP/2009/1288

Planning Committee
North Page 197

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON**
**Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address LITTLEBOURNE FARM NORTHWOOD ROAD HAREFIELD

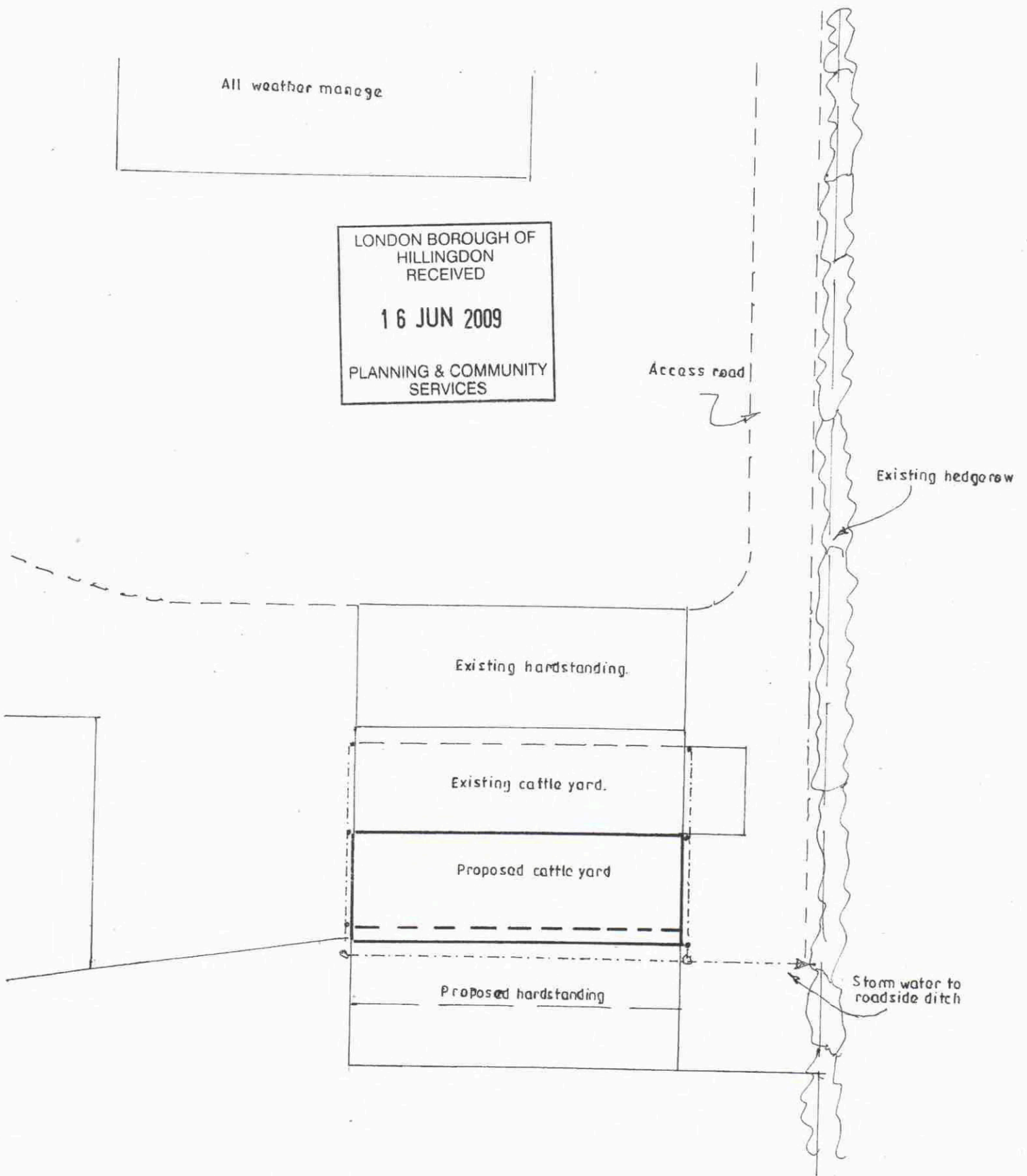
Development: Erection of a single storey extension to existing cattle yard.

LBH Ref Nos: 63630/APP/2009/1291

Date Plans Received: 16/06/2009

Date(s) of Amendment(s):

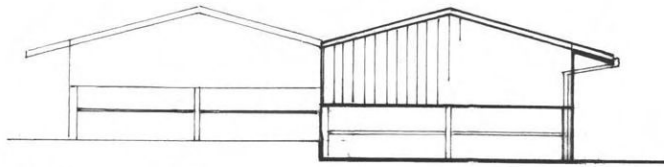
Date Application Valid: 16/06/2009



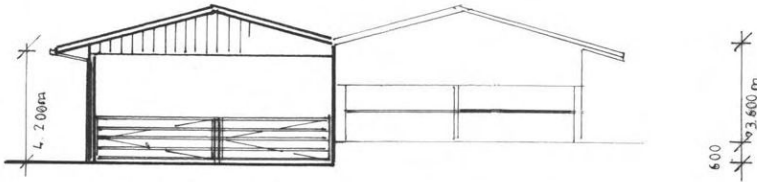
Proposed cattle yard as an extension to an existing cattle yard at Littlebourne Farm, Northwood Road, Harefield, Middx

Scale: 1:500.

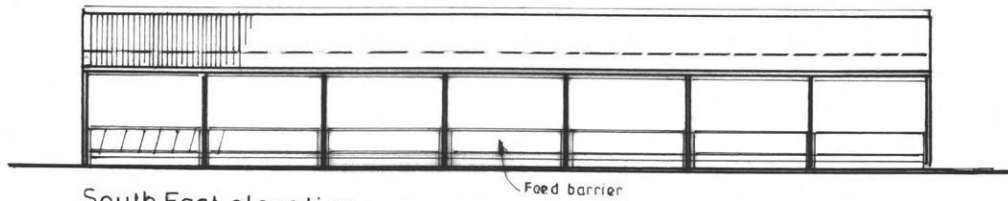
Drg. No: 230273.



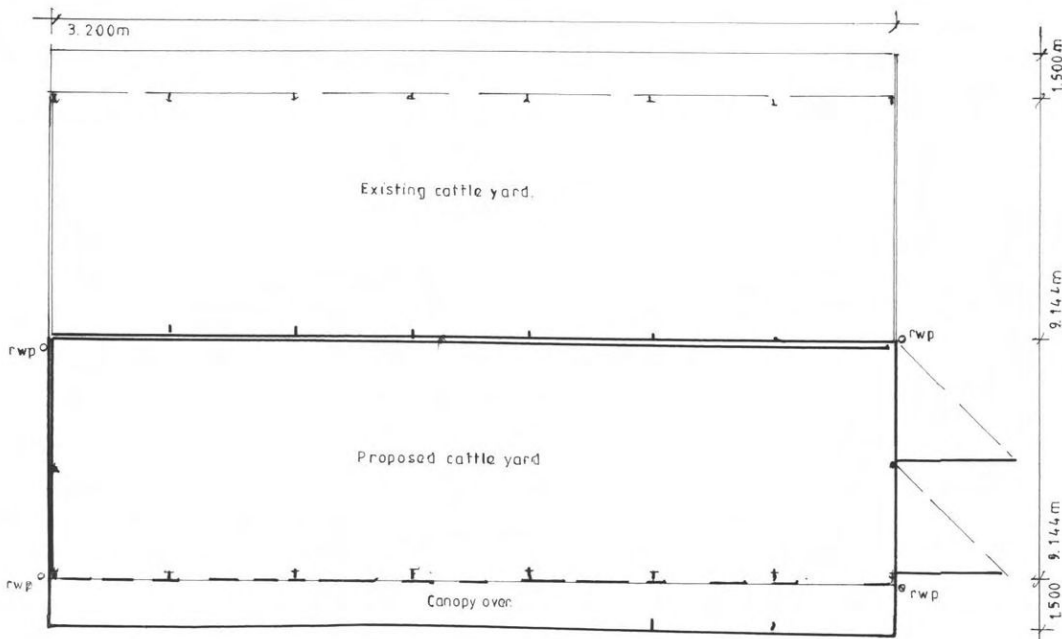
South West elevation.



North East elevation.



South East elevation.



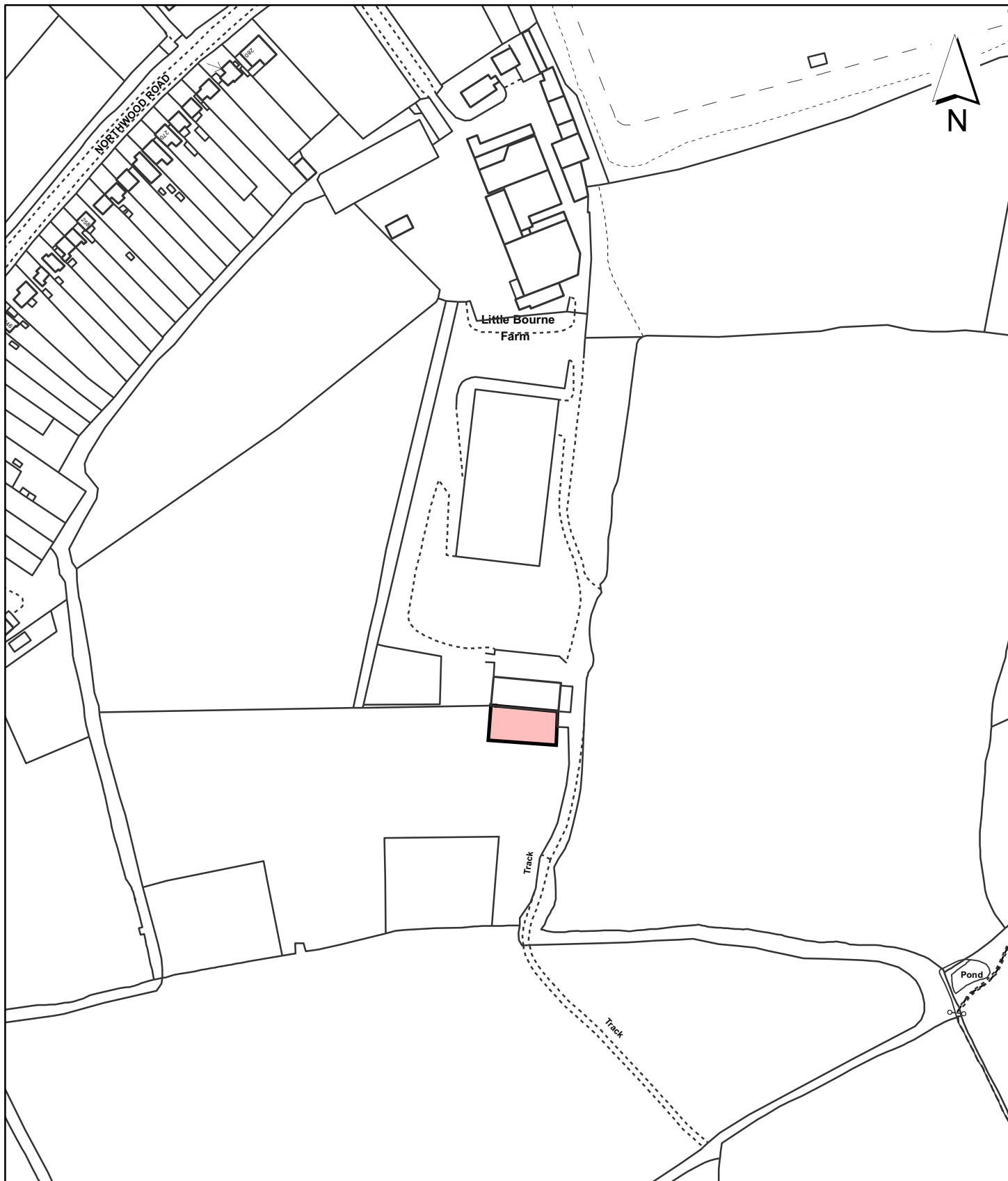
Proposed agricultural building at Littlebourne Farm, Northwood Road, Harefield, Middlesex

Scale: 1:100. 1:200.


Drg. No. 2302/1.

Date: 12.06.2009.

LONDON BOROUGH OF
HILLINGDON
RECEIVED
16 JUN 2009
PLANNING & COMMUNITY
SERVICES



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Site Address

**Littlebourne Farm
Northwood Road
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

63630/APP/2009/1291

Scale

1:2,500

Planning Committee

North Page 201

Date

August 2009



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 42 LAWRENCE DRIVE ICKENHAM

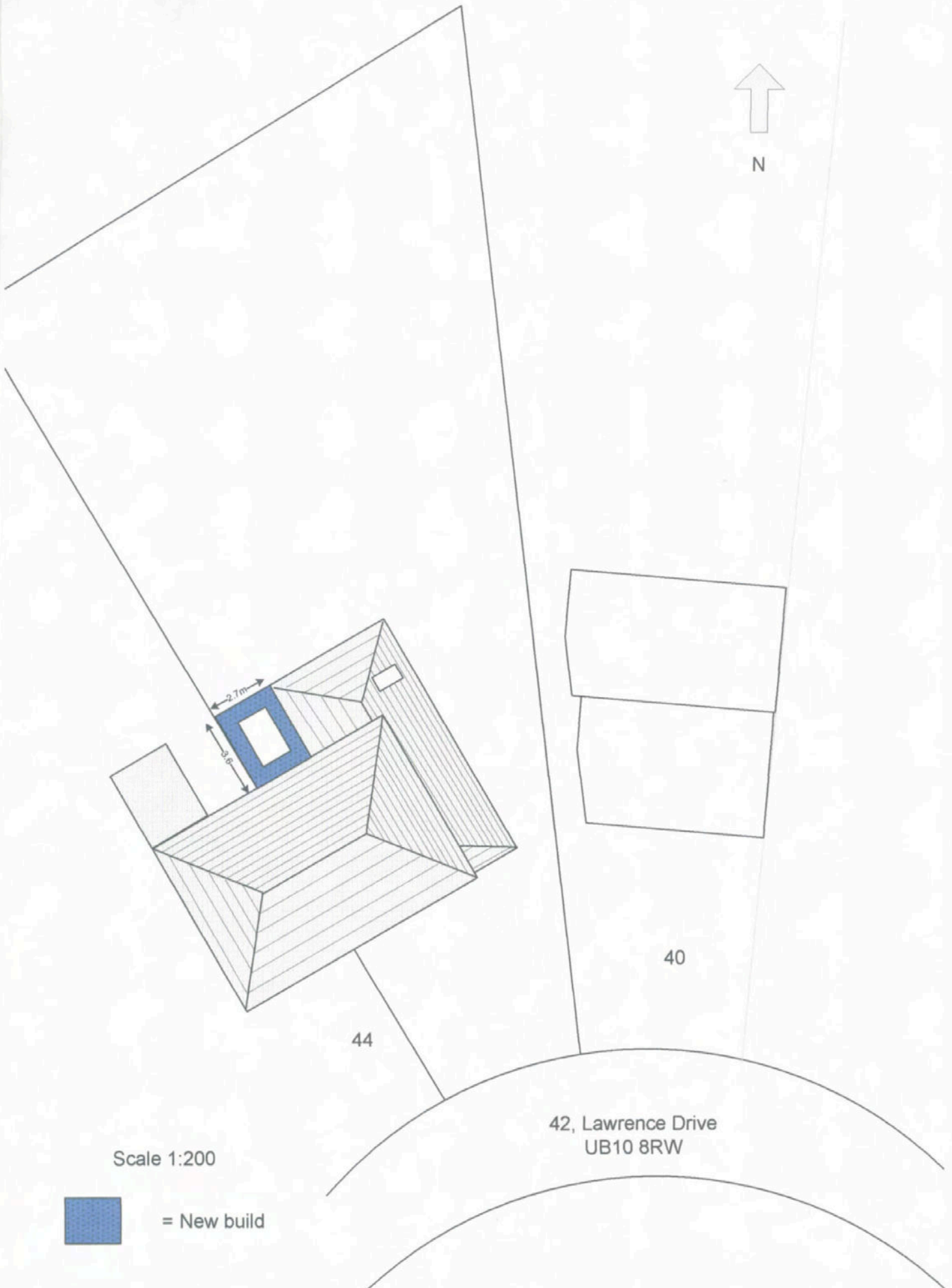
Development: Single storey rear extension with roof lantern

LBH Ref Nos: 23057/APP/2009/1053

Date Plans Received: 18/05/2009

Date(s) of Amendment(s):

Date Application Valid: 05/06/2009

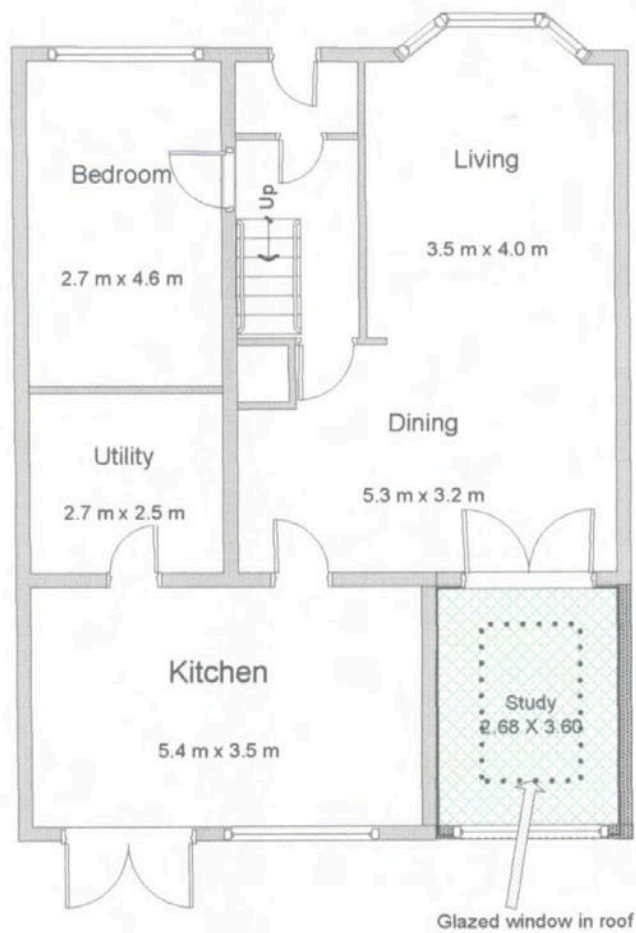


Scale 1:200



= New build

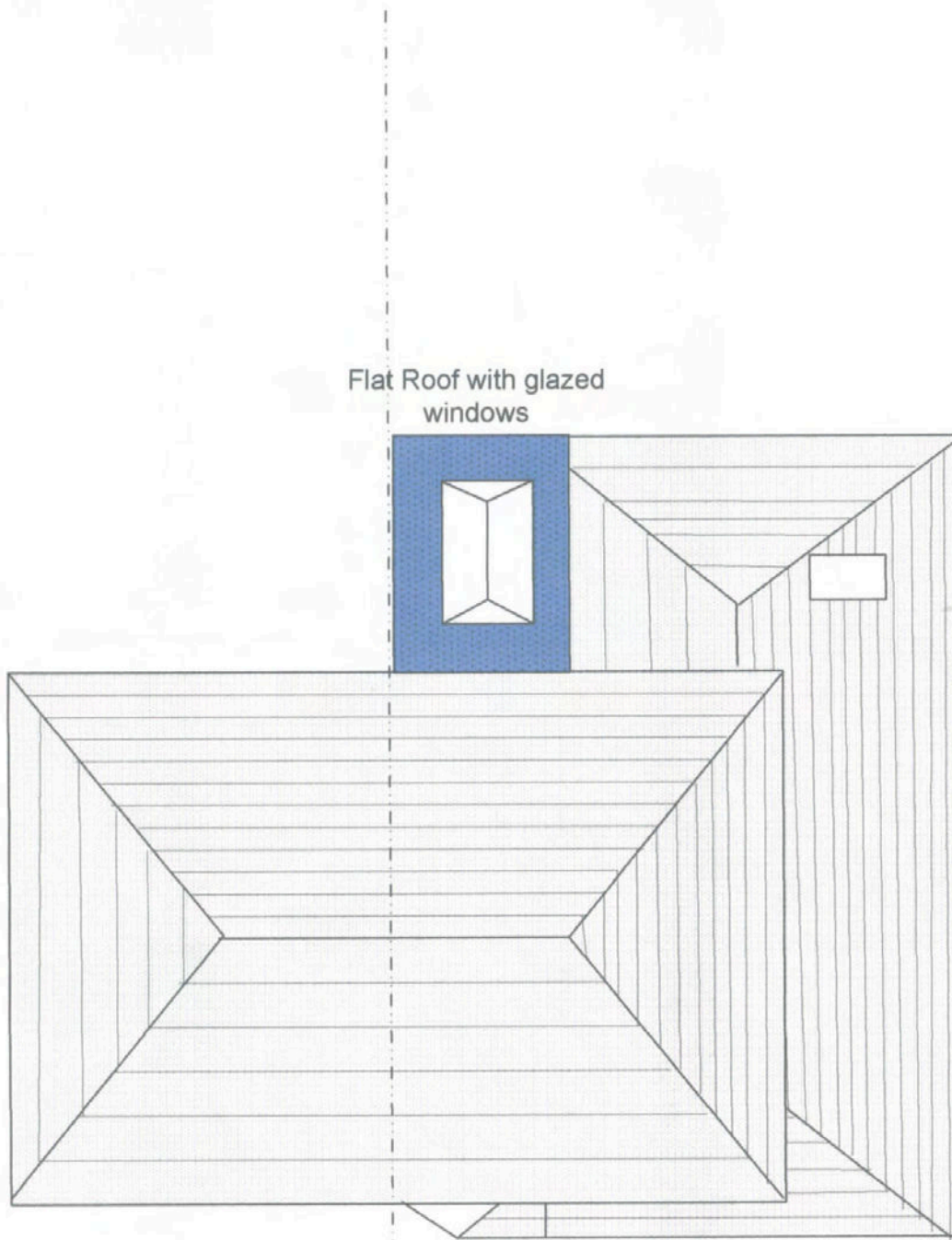
Replanning Application UB10 8RW (42) - 2.Room Layout



Scale = 1:100

 = New build (Room size shown indicative)

306 6



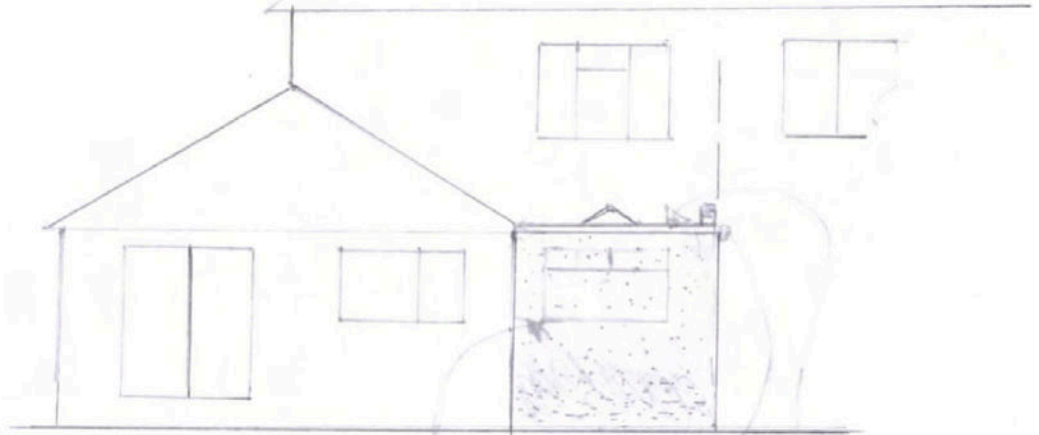
Scale = 1:100

 = New build

4 of 6

4

LONDON BOROUGH OF
HILLINGDON
RECEIVED
18 MAY 2009
PLANNING & COMMUNITY
SERVICES

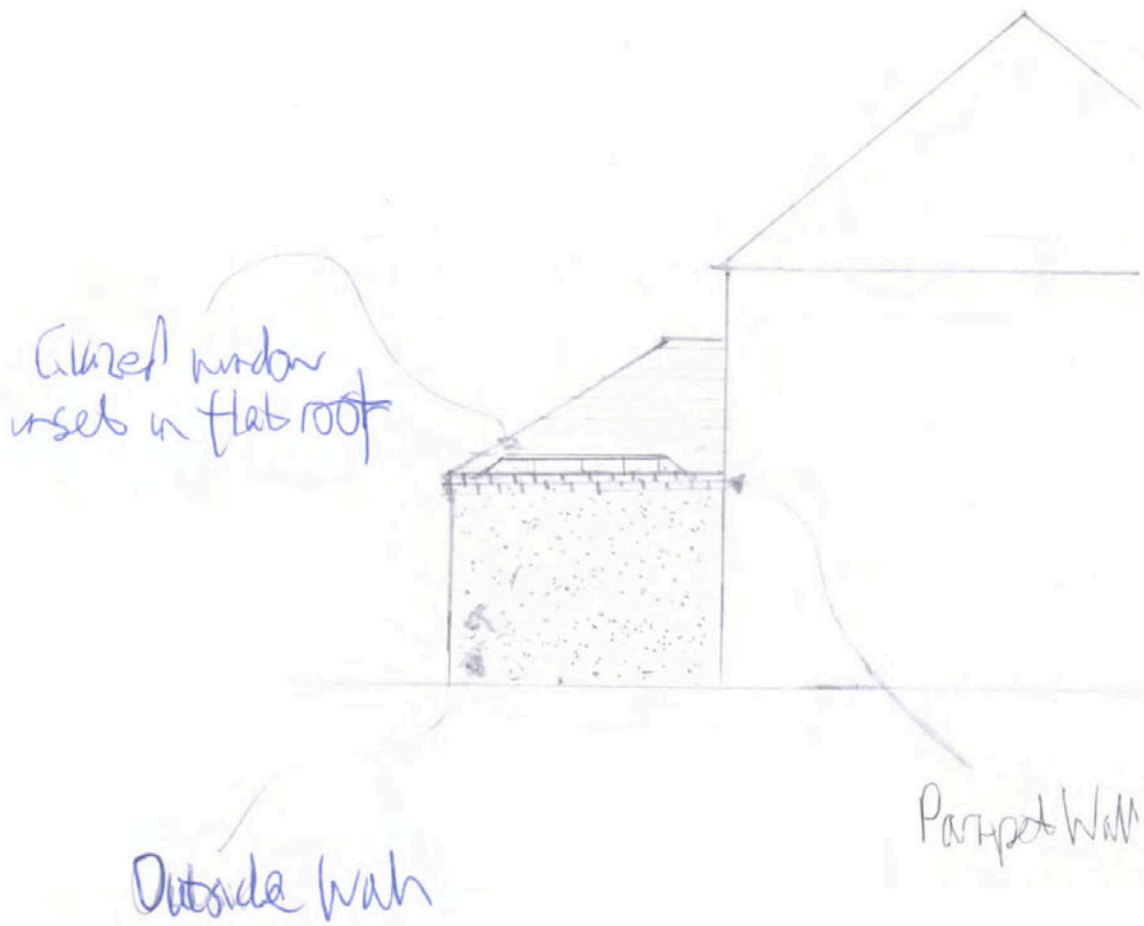


Double Glazed
Window

Parapet Wall

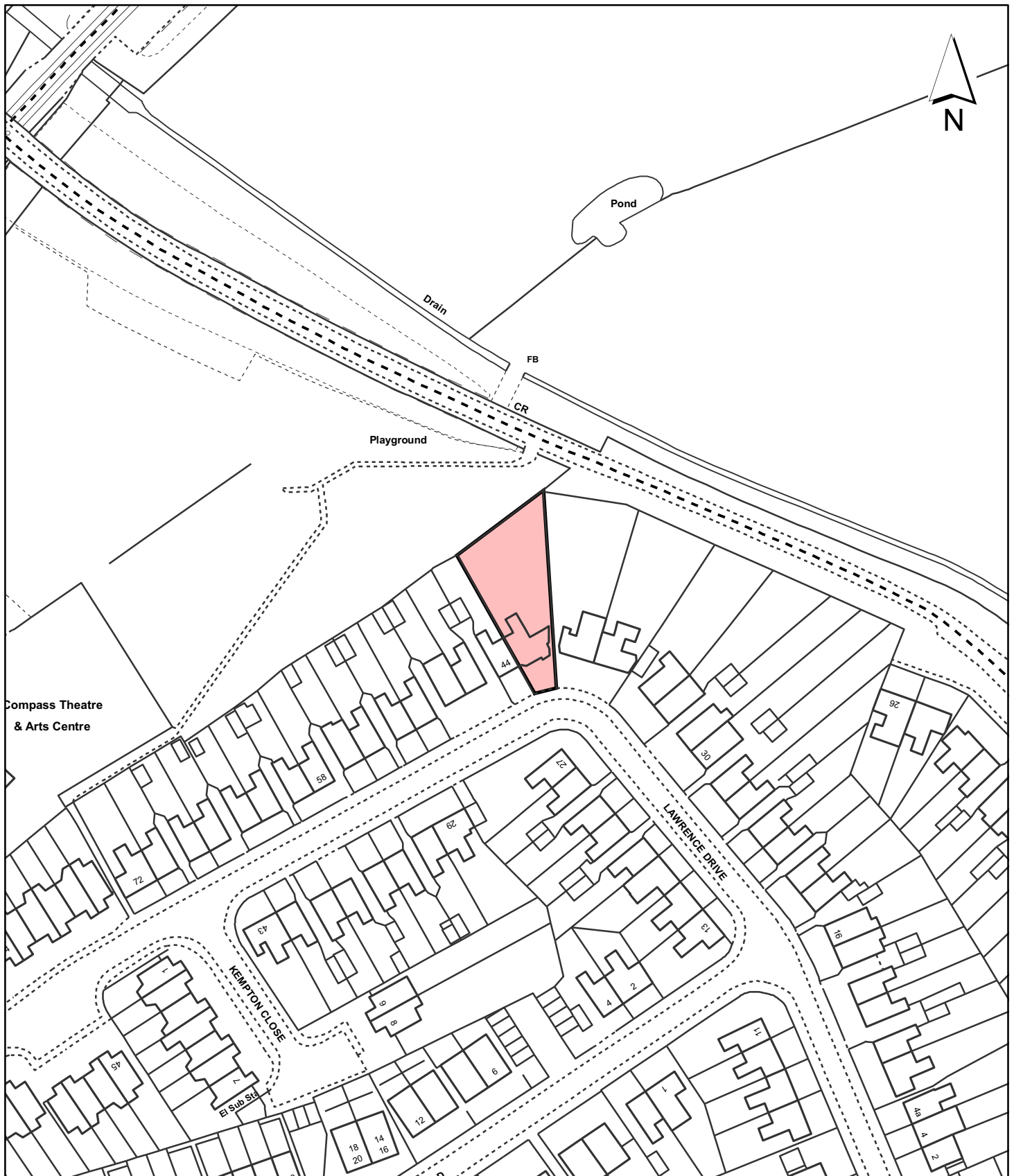
Flat Roof
with glazed
window inset

Rear Elevation 1:100




New Extension - Side Elevation 1:100

LONDON BOROUGH OF
HILLINGDON
RECEIVED
18 MAY 2009
PLANNING & COMMUNITY
SERVICES



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Site Address	
42 Lawrence Drive Ickenham	
Planning Application Ref:	Scale
23057/APP/2009/1053	1:1,250
Planning Committee	Date
North Page 208	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 28 WARREN ROAD ICKENHAM

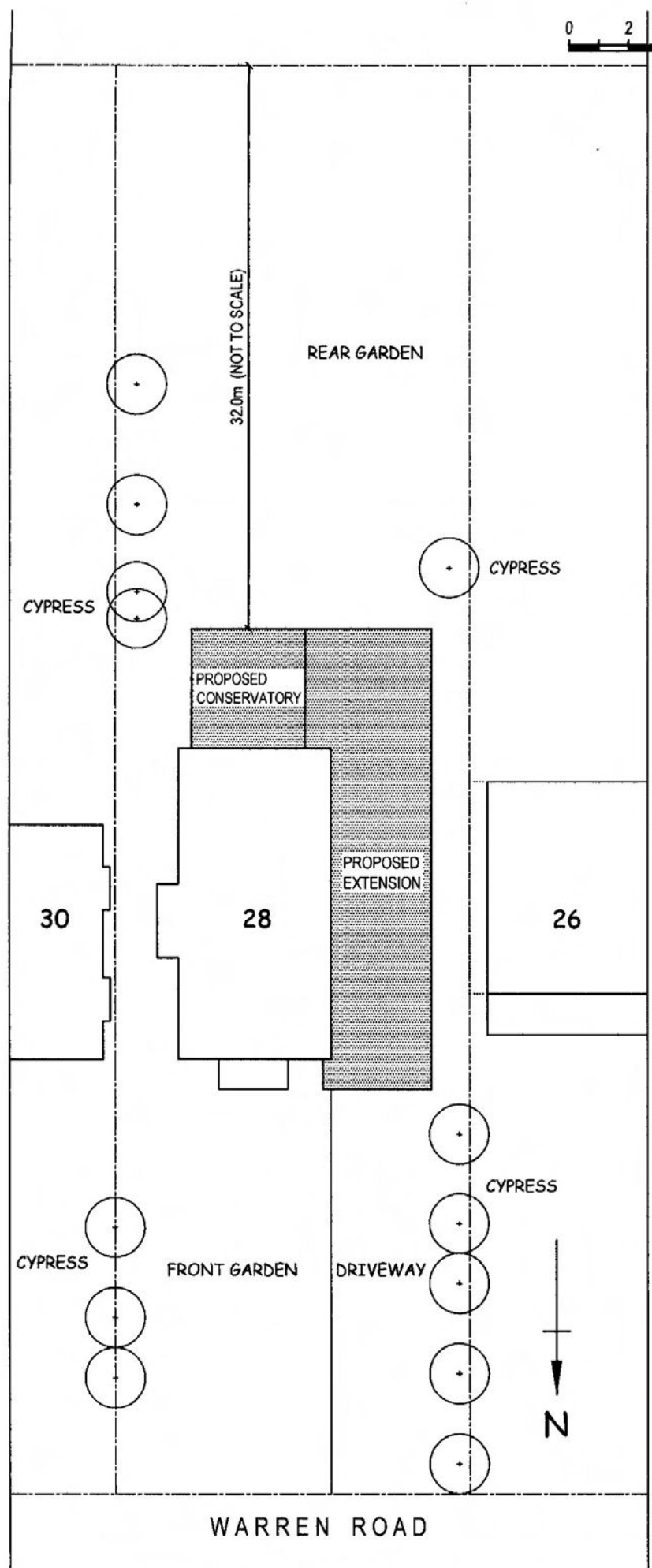
Development: Amendment to planning permission ref. 63124/APP/2007/1521 dated 16/07/2007 (Erection of a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights) to allow alterations to the roof involving lowering the eaves height, the installation of gable features on the front and rear elevations, changes to the front porch and changes to the side and rear elevations (Part retrospective application).

LBH Ref Nos: 63124/APP/2009/1532

Date Plans Received: 10/07/2009

Date(s) of Amendment(s): 03/08/2009

Date Application Valid: 10/07/2009



10 JUL 2003

A	Rev	Date	Amendment
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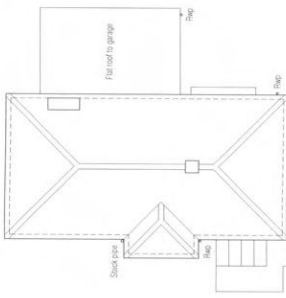
Client MR J HOLLINS

Project PROPOSED EXTENSION

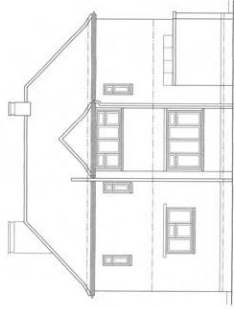
Drawing Number
070401 / 06

Site 28 WARREN ROAD ICKENHAM

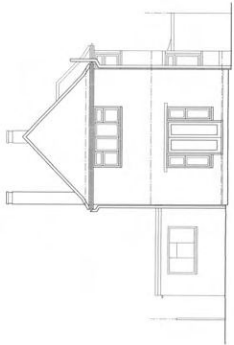
Page 210
Drawing SITE PLAN - PROPOSED



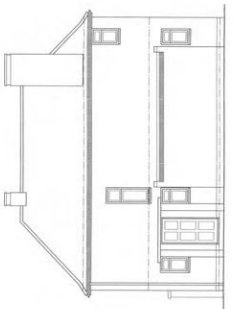
Roof Plan 1:100



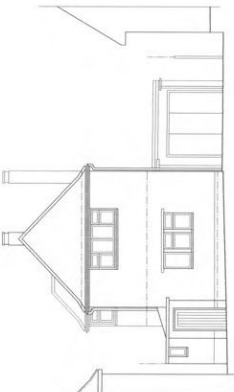
East Elevation 1:100



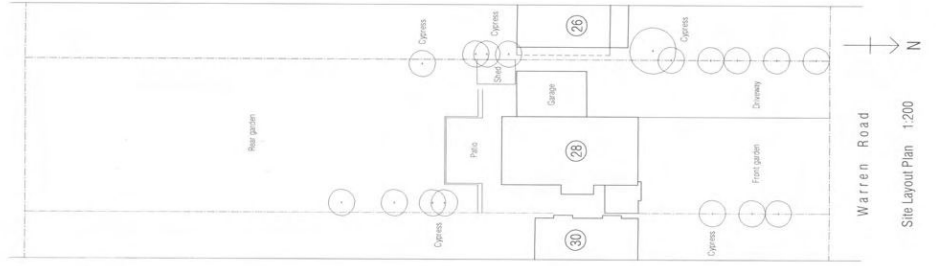
South Elevation 1:100



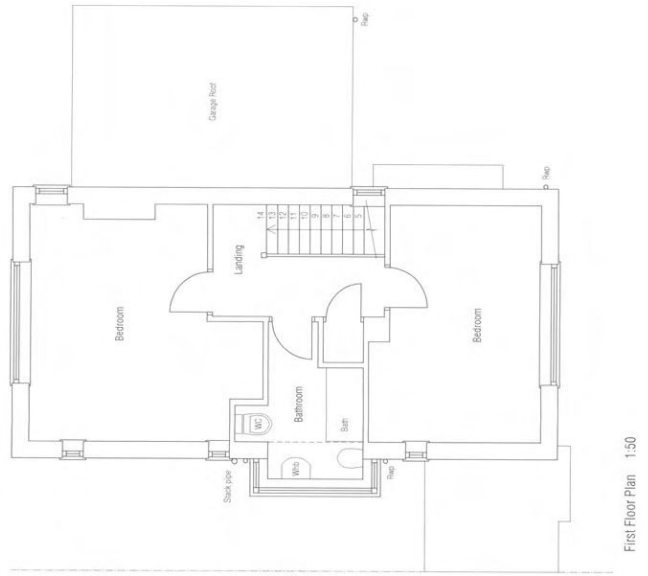
West Elevation 1:100



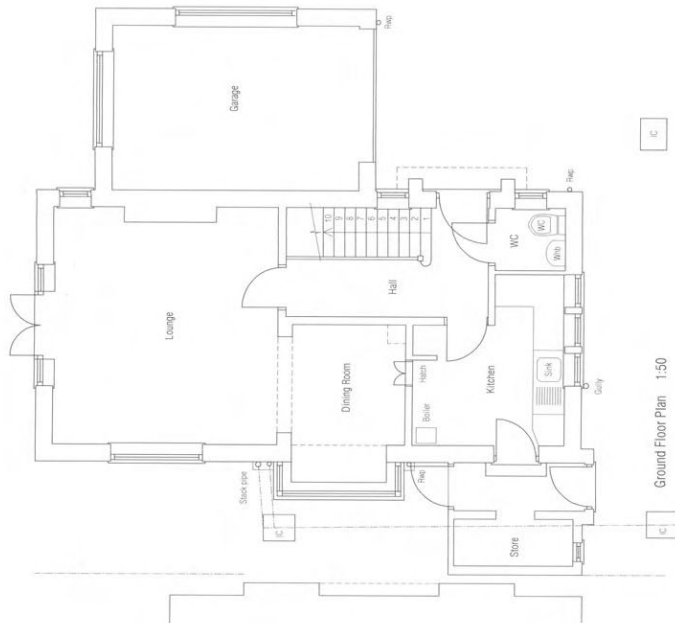
North Elevation 1:100



Site Layout Plan 1:200



First Floor Plan 1:50



Ground Floor Plan 1:50

18 JUL 2009

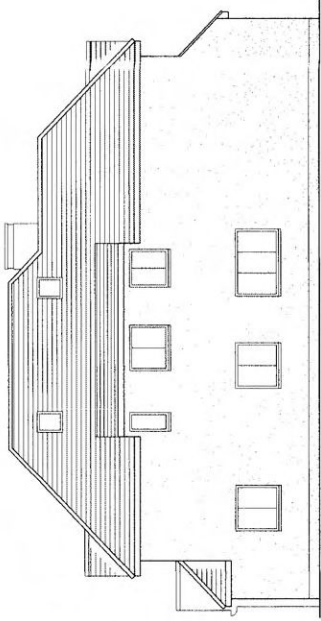
HAK Working Drawings 28 Warren Road Tickenham Middlessex UB10 8AD email: haky@hakydrawings.com	
date: April 2007 task: as shown project number: 070401	070401 / 02

Notes

1. All materials used in any exterior work shall be of a similar appearance to those used in the construction of the existing dwelling house.
2. All work is to comply with the current Building Regulations and allied legislation.
3. This drawing is not to be scaled
4. All dimensions shown in millimetres

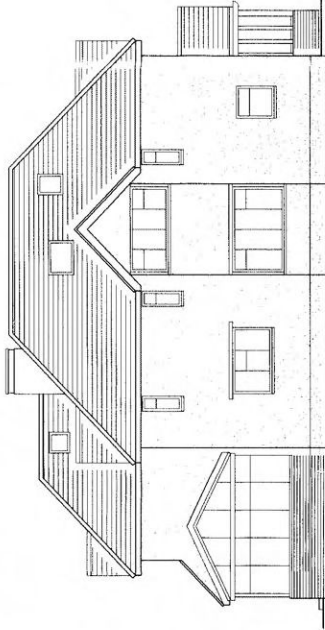
AMENDED PLAN

3 4 19 2009

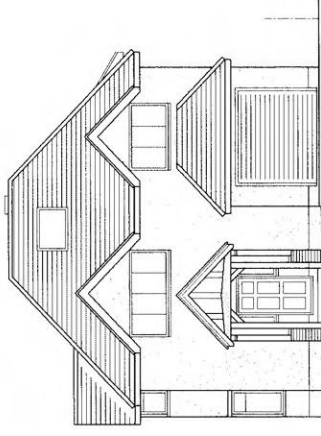


WEST ELEVATION

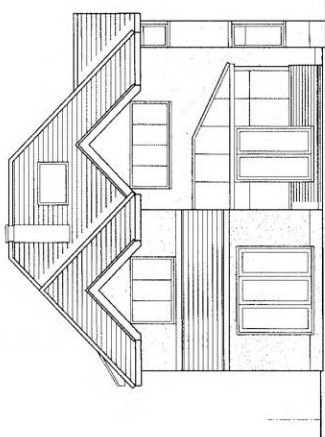
ALL WINDOWS TO WEST ELEVATION TO BE GLAZED WITH OBSCURE GLASS



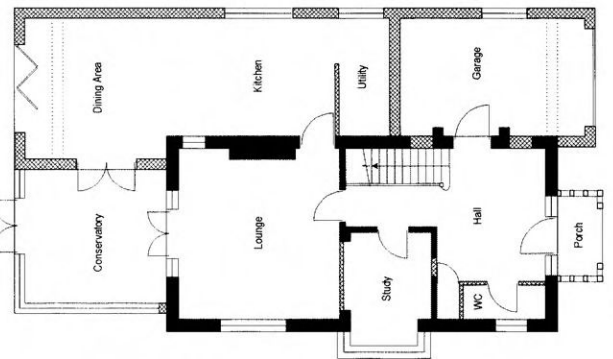
EAST ELEVATION



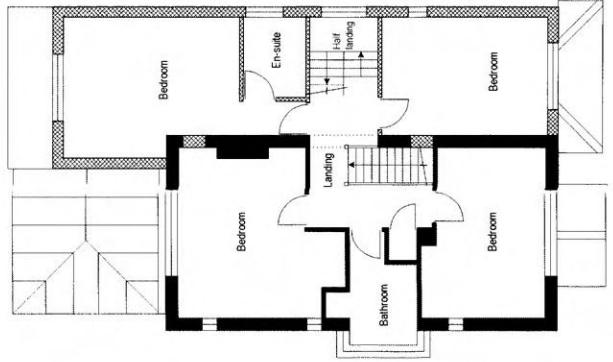
NORTH ELEVATION



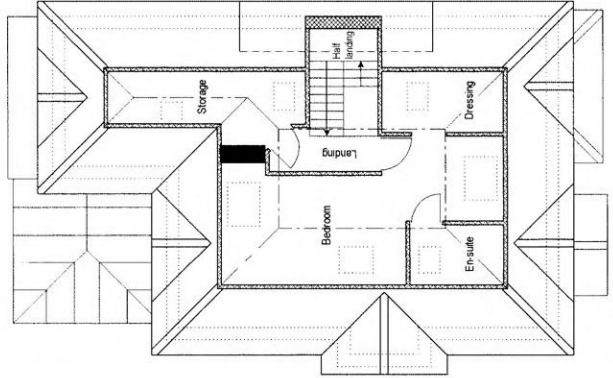
SOUTH ELEVATION



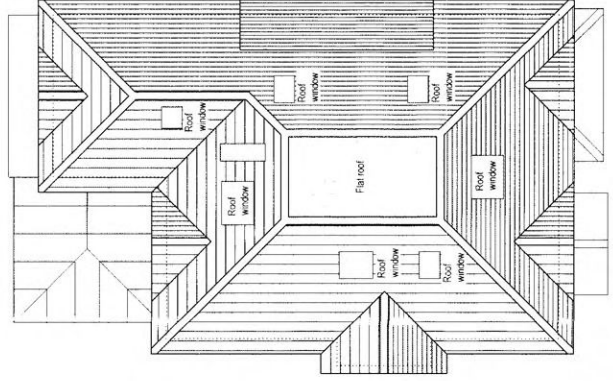
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT FLOOR PLAN



ROOF PLAN

Rev	Date	Description
C	31.07.2009	Porch and roof window amended
B	03.07.2009	West elevation windows etc amended
A	16.04.2009	Minor amends

HAK WORKING DRAWINGS
 5 Heylake Crescent, Icknham, MIDDXX UB10 8AD
 Tel: 01885 672422 / 07711 717265
 Email: hughkelly59@btinternet.com

Client: **MR J HOLLINS**

Site: **28 WARREN ROAD
 ICKENHAM MIDDXX UB10 8AD**


Project: **PROPOSED EXTENSIONS
 AND ALTERATIONS**

Drawing: **PLANS AND ELEVATIONS
 PROPOSED**

Date: **10.04.2009**
 Drawing Number: **070401 / 05 C**



Notes

 Site boundary

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Site Address

**28 Warren Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

63124/APP/2009/1532

Scale

1:1,250

Planning Committee

North Page 213

Date

August 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD HAREFIELD

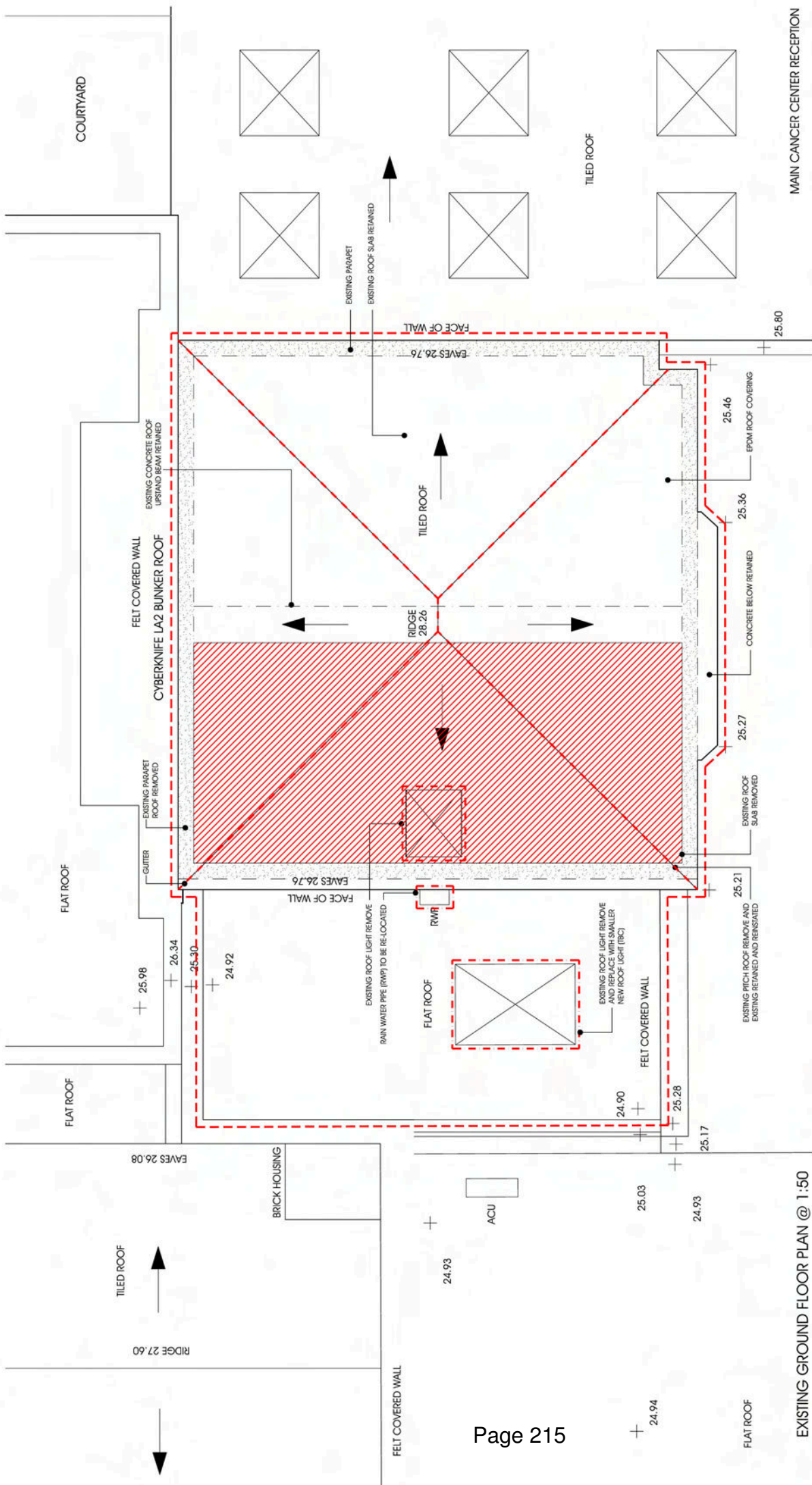
Development: Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).

LBH Ref Nos: 3807/APP/2009/1092

Date Plans Received: 21/05/2009

Date(s) of Amendment(s):

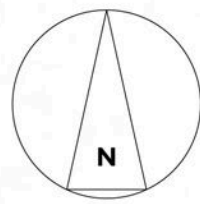
Date Application Valid: 29/05/2009



EXISTING GROUND FLOOR PLAN @ 1:50


 DEMOLISHING
 REMOVING
 EXTENT OF SITE

EXISTING PITCHED ROOF STRUCTURE TO BE RECONWED AND ORIGINAL FLAT ROOF TO BE RETAINED AND IMPROVED



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 Do not scale.
 Dimensions to be verified on site.
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REVISIONS:

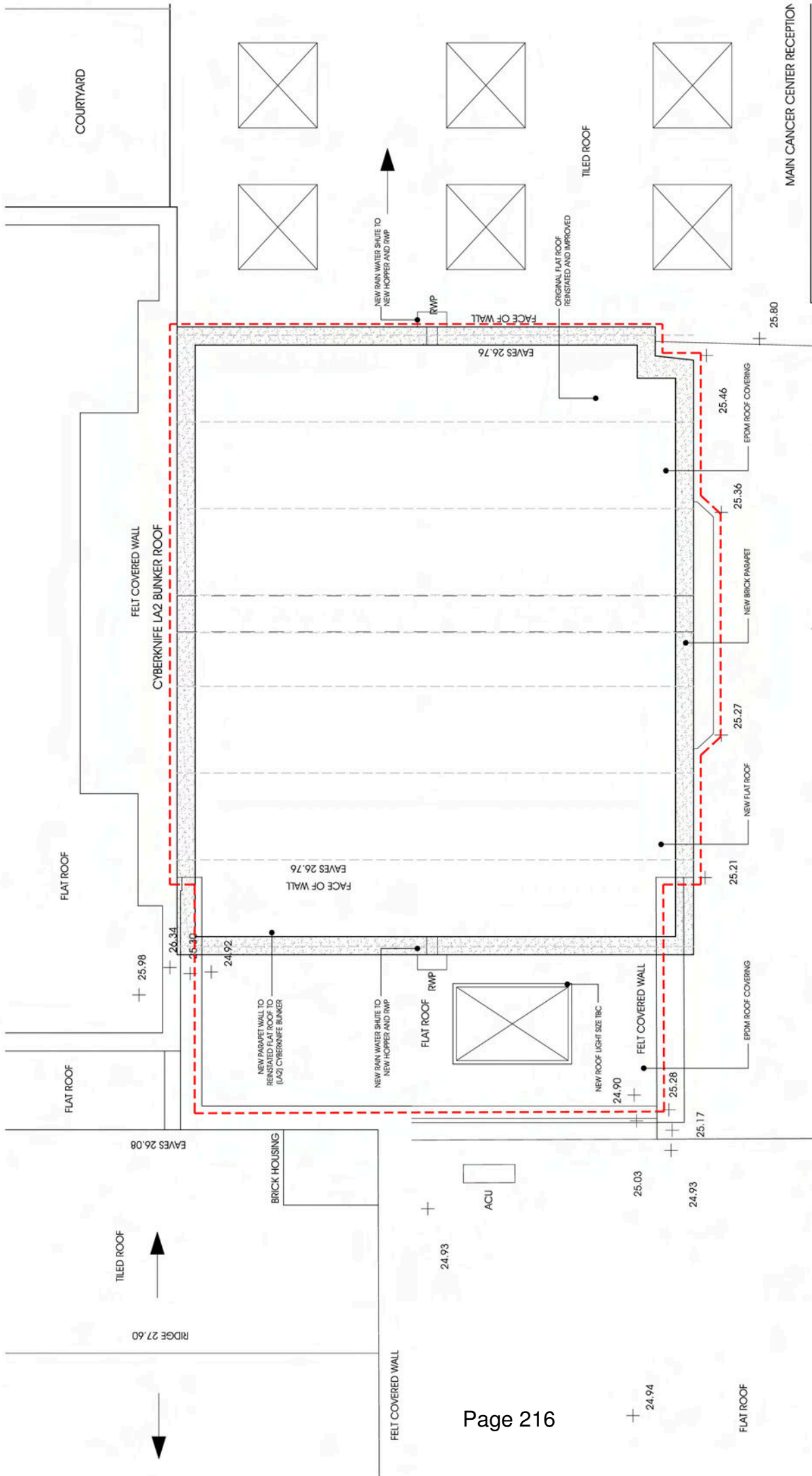


AD ARCHITECTS

Mount Vernon Hospital East and North Herts NHS Trust
**LA2 Cyberknife
 Robotic Radiosurgery Suite**
 Existing Roof Plan
 Demolition
 AS EXISTING AND PROPOSED

Scale 1:50
 Date MAY 2009
 Drawn ELF
 Checked
 Status PRELIMINARY
 Drawing No. **1147 / L112**
 Revision

63-65 Fore Street Hertford SG14 1AL Tel: +44 (0)1992 554983 Fax: +44 (0)1992 584448 Email: info@adarchitects.co.uk

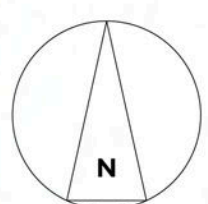


PROPOSED ROOF PLAN @ 1:50



REVISIONS:

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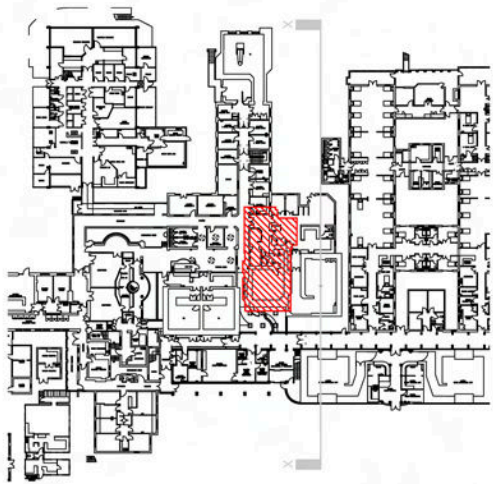
Mount Vernon Hospital East and North Herts NHS Trust
LA2 Cyberknife
 Robotic Radiosurgery Suite
Proposed Roof Plan
 General Arrangement
 AS EXISTING AND PROPOSED

Scale 1:50
 Date MAY 2009
 Drawn ELF
 Checked
 Status PRELIMINARY

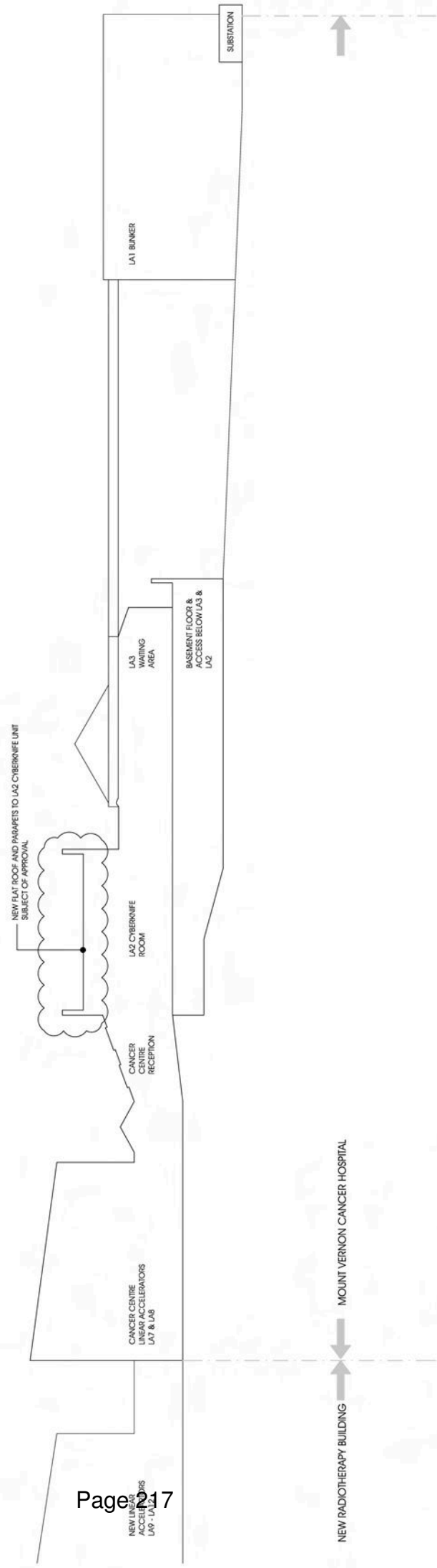
Drawing No. **1147 / L 102**
 Revision

63-65 Fore Street Hemford SG14 1AL Tel: +44 (0)1992 554983 Fax: +44 (0)1992 584448 Email: info@adarchitects.co.uk

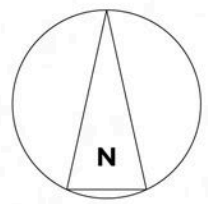
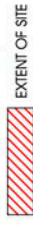




EXISTING SITE PLAN @ 1:1000



PROPOSED AND EXISTING SITE SECTION X-X @ 1:50



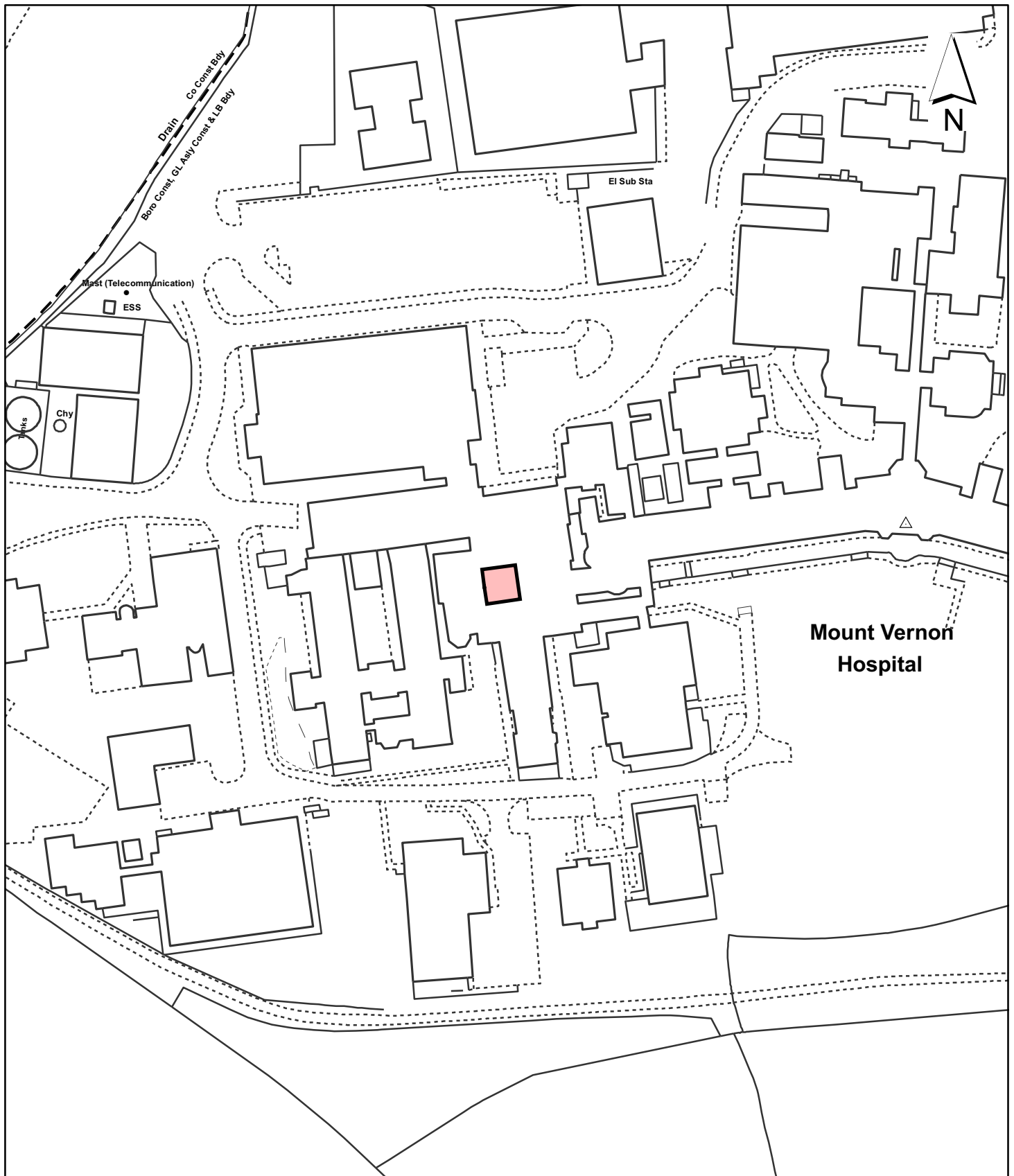
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REVISIONS:




Mount Vernon Hospital East and North Hertfordshire Trust
LA2 Cyberknife
 Robotic Radiosurgery Suite
 Existing and Proposed Site
 Section X - X
 AS EXISTING AND PROPOSED

Scale 1:200 / 1000
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Site Address

**Mount Vernon Hospital
Rickmansworth Road
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
3807/APP/2009/1092

Scale
1:1,250

Planning Committee
North Page 218

Date
August 2009



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