



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Eddie Lavery, Chairman
Alan Kauffman
Anita MacDonald
Michael Markham
Carol Melvin
John Oswell
David Payne

Date: TUESDAY, 27 OCTOBER
2009

Time: 7:00 PM

Venue: CR 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

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

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Published: Monday, 19 October 2009

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillingdon.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=294&Ver=4>

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



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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 17 September 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	Southbourne Day Centre, 161 Elliott Avenue, Ruislip 66033/APP/2009/1060	Cavendish ;	Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application) Deferred from North Committee 6/10/09 Recommendation: Approval subject to a Section 106 agreement	7 - 40

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	23 Lime Grove, Ruislip 4065/APP/2009/1639	Cavendish ;	Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage Recommendation: Approval	41 - 58
8	53 Pinn Way, Ruislip 1244/APP/2009/1132	Eastcote & East Ruislip;	Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings Recommendation: Refusal	59 - 66
9	Land west of Woodfield Terrace & Dovedale Close, Harefield 66148/APP/2009/1453	Harefield;	Outline application with all matters reserved for 9 dwelling development Recommendation: Refusal	67 - 94
10	76 & 78 Victoria Road, Ruislip 43997/APP/2009/1404	Manor;	Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium Recommendation: Refusal	95 - 102
11	76 High Street, Northwood 17829/APP/2009/683	Northwood ;	Erection of a three-storey building comprising ground floor community hall and 6 studio and 2 one-bedroom self contained flats at first and second floor levels, with associated car parking (involving the demolition of the existing Northwood (Community) Hall) (Outline Application) Recommendation: Had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:	103 - 120

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	The Dairy Farm, Breakspear Road, Northwood 27314/APP/2009/2021	Harefield;	Erection of sections of 1.8m high close boarded fencing (to match existing) to Nos. 6, 9 and 10 Burbery Close, and Nos. 4, 5 and 6 Dairy Farm Lane, and replacement of existing 5 Bar gate between Nos. 5 and 6 Dairy Farm with 1.8m solid wooden gates Recommendation: Approval	121 - 132
13	41 Green Lane, Northwood 12112/APP/2009/1591	Northwood ;	Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear Deferred from North Committee 6/10/09 Recommendation: Approval of conditions	133 - 142
14	76 High Street, Northwood 17829/APP/2007/2861	Northwood ;	Erection of three storey building with ground floor community dining hall, 4 one-bedroom flats at first floor level and 4 one-bedroom flats at second floor level with associated parking (involving demolition of existing building) Recommendation: Refusal	143 - 158
15	43 Salisbury Road, Eastcote 33427/APP/2009/1680	Northwood Hills;	Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) Recommendation: Approval	159 - 168

16	1 Long Drive, Ruislip 40940/APP/2009/1752	South Ruislip;	Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall Recommendation: Approval	169 - 182
17	Priors Farm, West End Road, Ruislip 14699/APP/2009/1599	South Ruislip;	Dutch Barn and Cattle Yard to site Recommendation: Approval	183 - 194

Other

	Address	Ward	Description & Recommendation	Page
18	S106 & S278 Quarterly Monitoring Report - up to 30 June 2009		Recommendation: To note the report	195 - 202

Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
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19 Enforcement Report

Plans for North Planning Committee

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Agenda Item 3

Minutes-

NORTH PLANNING COMMITTEE

17 SEPTEMBER 2009

Meeting held at the Civic Centre, Uxbridge

Come into effect on: Immediately



HILLINGDON
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	<p>Members Present: Councillors Edward Lavery (Chairman), Tony Eginton (substituting for Anita MacDonald), Michael White (substituting for Michael Markham) Carol Melvin, John Oswell and David Payne</p> <p>Advisory Members / Co-optee Members present: None Present</p> <p>Officers Present: James Rodger, Meg Hirani, Matthew Gilks and Charles Francis</p>
	<p>Declarations of Interest</p> <p>None.</p>
	<p>Apologies for Absence</p> <p>Apologies had been received from Councillor Anita MacDonald and Councillor Michael Markham with Councillors Tony Eginton and Michael White substituting.</p> <p>Apologies had been received from Cllr Allan Kauffman – no substitute</p>
	<p>Minutes of the Previous Meeting</p> <p>The minutes of 27th August 2009 were agreed subject to the following:</p> <p>The Committee's attention was drawn to Item 9 140-142 Green Lane, Northwood Application 66055/APP/2009/1129 in the minute of the Committee of 27 August 2009 tabled for signature. Prior to the Committee a letter was sent to the Council informing officers that the planning application be withdrawn. It was incorrectly marked and did not come to the attention of planning officers present at the Committee meeting.</p> <p>The effect of this is that the minutes to be approved record that in respect of Item 9, the Committee resolved to refuse the planning application. That resolution will not result in the issue of a notice of refusal.</p> <p>In order to ensure that an accurate minute of the Committee of 27 August 2009</p>

is approved, officers recommend that it is not appropriate to amend the accurate record of the Committee's resolution to refuse the application.

However, with the Committee's approval it is suggested that the following addition to the minute of Item 9 be inserted in italics for reasons of transparency:

Post-meeting note: Prior to the Committee meeting a letter was received by the Council from the applicant informing officers that the planning application was withdrawn.

The Committee Members and the planning officers attending the Committee meeting were unaware of this letter and the withdrawal of the planning application at the time of the Committee meeting. Subsequently, Item 9 was debated, and a resolution to refuse was passed by the Committee. The approved minutes record the resolution to refuse the planning application.

The Committee's resolution will not result in the issue of a notice of refusal, since the Committee's resolution to refuse the application was made under a mistake of fact that the planning application remained extant at the date of the Committee meeting.

The Committee has been informed of the reasons for this oversight, and received an apology from officers. The Committee has in addition required the addition of this text to Item 9 of the minute of the Committee's meeting of 27 August 2009 to ensure clarity and transparency.

To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

It was agreed that all items of business would be considered in public.

Consideration of Reports:

Reports were considered as set out below:

<p>6.</p>	<p>43 OAK AVENUE, ICKENHAM</p> <p>64104/APP/2009/1261</p> <p>Erection of a two storey side extension, part two storey, part single storey rear extension, alterations to front porch, conversion of the roofspace to provide habitable accommodation involving raising the roof and the installation of two rear dormer windows and 2 side roof lights, new window to first floor side (involving demolition of the side garage and rear conservatory)</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The Chairman asked for clarification on the loss of light to the rear principal room (dining room).</p> <p>Officers reported that the proposed development as amended would not be unduly dominant, be visually intrusive or significantly reduce sunlight to the dining room window of 41 Oak Avenue and would now comply with BE 19 and BE 21 of the adopted Hillingdon Unitary Development Plan.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officers report and addendum sheet.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
<p>7.</p>	<p>108 FIELD END ROAD, EASTCOTE</p> <p>4784/APP/2009/1298</p> <p>Change of use from Class A1 Shop to Class A2 Financial and Professional Services</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet and as amended:</p> <p>(i) Condition 3 altered to: 'The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0800 hrs and 2200 hrs, Monday to Friday, 0800 hrs to 1300 hrs Saturdays and not at all on Sundays or Bank / Public Holidays'.</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

	<p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting and amended condition 3 as detailed above.</p>	
8.	<p>3 HIGH ROAD, EASTCOTE</p> <p>14719/APP/2009/1589</p> <p>Change of use of ground floor from Class A1 (Retail) to Class B1/D1 (Manufacture and Fitting of Dentures)</p> <p>It was moved, seconded and agreed that the application be approved subject to the conditions in the report and addendum sheet and as amended:</p> <p>To the drawing numbers, add Un-numbered 1:500 Block and 1:1250 Location Plan received on 9/09/09, supporting information received on 9/09/09 and the e-mail received on 16/09/09.</p> <p>To add condition 8: <i>No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.</i></p> <p>To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).</p> <p>To add condition 9: <i>The forecourt parking area shown on the approved plans shall be permanently retained for use by occupiers and customers of the building and used for no other purpose.</i></p> <p>To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).</p> <p>To note the comments of Conservation/Urban Design Officer as set out in the addendum sheet:</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>

<p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting and changes to drawing numbers and conditions 8 and 9 as detailed above.</p>	
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The meeting closed at 7:45 p.m.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.

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Report of the Corporate Director of Planning & Community Services

Address	SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP		
Development:	Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).		
LBH Ref Nos:	66033/APP/2009/1060		
Drawing Nos:	20080009/A/P/01 20080009/A/P/02 20080009/A/P/03 Rev. A 20080009/A/P/04 (illustrative flat layouts 20080009/A/P/05 Rev. A Design and Access Statement (Revised June 2009) Planning Statement Energy Report (September 2009)		
Date Plans Received:	23/04/2009	Date(s) of Amendment(s):	23/04/2009
Date Application Valid:	03/06/2009		26/06/2009 07/08/2009 10/08/2009 18/09/2009

DEFERRED ON 13th October 2009 FOR FURTHER INFORMATION .

This application was deferred from the Committee of the 6th October 2009 to enable:

1. More information to be submitted by the applicant on alternative community uses that could be provided for on the site and attempts made by the applicants to secure a community use for the site;
2. To explore the need for a children's play area to be provided on-site; and
3. To look into the location of the third disabled parking bay.

COMMUNITY USES

With regard to point one, the applicants have provided the following information:

General

The Southbourne site is located in the midst of a residential area. It is not immediately well served by public transport and is not on a main road. Therefore, in order for it to be viable as a community asset, it would have to rely almost exclusively on use by people who live in the immediate locality rather than those in the wider area or those who travel by car. Wider community use is therefore not justified on this site.

The facility is relatively small and would not accommodate a wide range of activities. Therefore, it would be difficult for a group aimed at providing facilities for local people to generate enough income to fund the running of the facility. This makes it less attractive as a community asset.

The fact that the facility is in a residential area means that it is not particularly suitable for evening use or for functions that would generate a lot of noise or an excessive demand for parking.

For the facility to support an alternative use, such as a nursery, there would be significant investment required to bring the building up to the necessary standards.

Current demand

The Partnerships Team in the Deputy Chief Executive's Office have confirmed that there are no current applications for this type of facility in this location. It has also been confirmed that generally, the demand for community facilities in the Borough comes largely from religious groups in the south of the borough. It is unlikely that these groups would find this location suitable as this is outside their catchment area. In addition, such uses are likely to generate considerable amounts of traffic, noise and demand for parking and are likely to be required in the evenings and at weekends. Given the residential nature of the area, this is likely to cause problems and complaints from local residents.

Community facilities in the area

The local area already has numerous community assets available for its use. There is a wide range of community facilities in the area. The locality is well served by parks and sports facilities, including two bowls clubs, tennis courts, a cricket club and a football pavilion, which is due to receive significant investment from the Chrysalis project.

There is a medical centre and a dance school immediately opposite the site. The dance school is used as a nursery during the day. Within walking distance there is a community centre that is very well used, the British Legion Club, a scout hut and the Horticultural Society building. There is also a youth club within several hundred metres.

In conclusion, this site is not suitable for community use. Its size and location undermine its viability as a community asset. The local area is not deficient in community facilities and it is not evident that there is sufficient demand to support a facility of this type.

CHILDREN'S PLAY AREA.

The estimated child yield arising from this development is 5.6 children. The minimum requirement for on site play area is 10 children, in accordance with the Mayor's 'Providing for children and young people's play and informal recreation' Supplementary Planning Guidance. Therefore there is no justification in policy terms to require the provision of an on-site children's play area.

DISABLED PARKING BAYS

Condition 25 has been amended to require details of the location, size and number of disabled parking bays to be submitted and approved prior to commencement of the development, and must be provided, prior to occupation of the development.

1. SUMMARY

Outline planning permission is sought for a residential development comprising 16 x 1 bedroom and 7 x 2 bedroom apartments in one, 2 storey block on the former Southbourne

Day Centre site.

The site has been identified as being surplus to requirements in accordance with the Council's Final Strategy for Day and Employment Services and there are no national or regional planning objections in principle to the loss of such a use.

There are no adverse impacts upon the visual amenities of the surrounding area, there would be no loss of residential amenity to surrounding occupiers and highway and pedestrian safety impacts are considered to be acceptable. The application is therefore recommended for approval, subject to conditions and the S106 Agreement.

2. RECOMMENDATION

2.1 This authority is given by the issuing of this notice under regulation 3 of the Town and Country Planning General regulations 1992 and shall ensure only for the benefit of the land.

2.2 That the Council enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

- (i) A financial contribution of £8,161.96 for healthcare facilities.**
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.**
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.**
- (iv) A financial contribution of £10,000 towards community facilities.**
- (v) A financial contribution of £866.41 towards library facilities and books**
- (vi) provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.**
- (vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).**
- (vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**

2.3. That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S106 Agreements and any abortive work as a result of the agreements not being completed.

2.4. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

2.5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

2.6. That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

2.7. That if the application is approved, the following conditions be attached:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Appearance
- (b) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT3 Approval of Details

Approval of the details of the appearance of the building, and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 TL1 Existing Trees - Survey

Prior to any work commencing on site, 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.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. 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.

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 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).

9 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

10 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads. (Wheel washing).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process. Construction traffic should avoid morning and evening peak hours.
- (vi) Details of storage of materials on site.

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

REASON

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

11 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled 'Energy Report: Proposed Residential development at Southbourne Day centre Site Ruislip', shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

12 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

13 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

14 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings is first occupied or Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

An unobstructed visibility splay above the height of 0.6 metres shall be maintained for a distance of not less than 2.4 metres in both directions along the back edge of the footway either side of the site access.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced and having regard to the requirements of Policy AM7 from the adopted Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

The development shall not be commenced until details of 39 secure and covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. Details as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

REASON

To ensure that adequate facilities are provided for cyclists in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) Saved Policies (September 2007).

18 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

19 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

20 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, areas immediately around the buildings and courtyards.

REASON

To ensure

- (i) That the development presents a satisfactory appearance
- (ii) To safeguard the amenities of nearby residential properties
- (iii) To ensure that the work does not undermine landscaping proposals

in accordance with Policies BE13, BE38, OE1, and E5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 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).

23 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

24 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 DIS1 Facilities for People with Disabilities

Notwithstanding the submitted plans, development shall not commence until details of parking provision for wheelchair disabled people have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until all the approved details, including the other the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

26 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No.3.

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).

28 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

29 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until 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 Code Level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

30 NONSC Non Standard Condition

Development shall not begin until details of the method of control for the designation and allocation of parking spaces to individual properties for their sole use have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate on site parking is provided, in accordance with Policy AM14 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and the Council's Car Parking Standards.

31 NONSC Non Standard Condition

Development shall not begin until details of the vehicular entrance gate to the car park area, including noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The gate should be located a minimum of 5 metres from the carriageway, should be operable by a disabled motorist from within their vehicle and shall be provided on site prior to first occupation of the development and thereafter shall be retained and maintained on site for as long as the development remains in existence.

REASON

- (i) In pursuance of the Council's duty under Section 17 of the Crime and disorder Act 1998
- (ii) To ensure that pedestrian and vehicular safety is not prejudiced having regard to the requirements of Policy AM7 of the Hillingdon Unitary development Plan Saved Policies (September 2007).
- (iii) To protect the amenity of occupiers of the development and neighbouring residential premises, in accordance with Policy OE1 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

32 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the covered, secured and screened storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007).

33 NONSC Non Standard Condition

Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least one secure electric vehicle charger point within the car parking areas must be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charger point shall be installed prior to occupation of the development and retained for the lifetime of the building.

REASON

To comply with London Plan Policy 4A.3 and to encourage sustainable travel.

INFORMATIVES

1 17 Design Guidance - Reserved Matters

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

2 18 Reserved Matters

All details of reserved matters should be submitted for approval simultaneously.

3 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 2, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

4 110 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

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.

6 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

7 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection

with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

8 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).

9 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

10 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

11 I6 Property Rights/Rights of Light

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

12

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 Acts

13

Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and

Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com"

14

Your attention is drawn to conditions 2, 3, 4, 5, 7, 10, 11, 12, 13,14, 15, 17, 18, 19, 21, 23, 24, 28, 30, 31 and 32, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230)

15 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).

16 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

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R7	Provision of facilities which support arts, cultural and entertainment

	activities
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	Supplementary Planning Document - Accessible Hillingdon Supplementary Planning Document - Residential Layouts Supplementary Planning Guidance - Community Safety by Design Supplementary Planning Guidance - Planning Obligations Strategy Supplementary Planning Document - Affordable Housing (May 2006)

17

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 0.27 hectares and is located on the eastern side of Elliott Avenue, Ruislip, which is accessed from Mansfield Avenue and Chelston Road/Southbourne Gardens.

The site is on the southern part of a series of residential estate roads and approximately 400 metres distance from Chelston Road/Southbourne Gardens, which leads onto the Victoria Road roundabout and local shopping area. The site lies close to Bessingby Playing fields/open space and within 250 metres of Lady Bankes Junior and Infants school.

The access road leading to the site from Southbourne Gardens and Chelston Road is flanked by a sheltered housing scheme for the elderly.

A block of flats (Peter Lyall Court), lies to the immediate north east of the site and the Cedars Medical Centre is located on the opposite side of Elliott Avenue, which is to the south west of the site.

The site is currently occupied by a single storey day centre. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The Centre is currently disused having been vacated by the previous service user (when it was used as an employment services training centre for people with learning disabilities).

3.2 Proposed Scheme

Outline planning permission is sought for the erection of a two storey block of 23 flats comprising 16 x one bedroom and 7 x two bedroom apartments, together with associated amenity space and parking. Matters for which approval is being sought at this stage are access, layout and scale. Appearance and landscaping are to be reserved for future determination, at reserved matters stage.

The design is on the basis of a two-storey building with a central corridor giving access to the individual residential units. A single main entrance is supplemented by two side access positions at each end of the building. All units will be built to Lifetime Homes Standards. Both lifts and stairs are provided for vertical circulation.

34 parking spaces, including 3 wheelchair accessible spaces and access zones for disabled residents are provided. The main car parking area is located to the south of the residential block, with vehicular access off Elliott Avenue. 8 of these spaces, including two for people with disabilities are provided directly off Elliott Avenue at the front of the building, accessed via dropped kerbs.

The block is surrounded to the front and rear by soft landscaping. Tree planting is proposed along the site frontage and boundaries.

The application is supported by 3 reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

A sustainable assessment energy report

This report has been provided to take into account carbon emissions for the development. The report seeks to demonstrate how the proposed development meets renewable energy requirements. The assessment makes use of Standard Assessment Procedure (SAP) energy and carbon calculations in accordance with the methodology of Part L of the 2006 Building Regulations.

Design and Access Statement

This report outlines the context for the development and provides a justification for the number of units, layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations.

Planning Statement on loss of community facility from Southborne Gardens and re-siting elsewhere in Hillingdon.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 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:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R7 Provision of facilities which support arts, cultural and entertainment activities
- 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 Supplementary Planning Document - Accessible Hillingdon
Supplementary Planning Document - Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Planning Obligations Strategy
Supplementary Planning Document - Affordable Housing (May 2006)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 114 surrounding occupiers were consulted. 16 letters of objection have been received. The following issues have been raised:

- (i) Development will be out of character with the existing street scene;
- (ii) Loss of privacy to surrounding gardens;
- (iii) Overcrowding. The density is too high;
- (iv) Noise pollution;
- (v) Traffic congestion;
- (vi) Construction activities will would cause distress to adjoining resident's disabled child;
- (vii) Concern over wild life in the area;
- (viii) In favour provided height is kept to 2 storeys;
- (ix) Building should be divided into two or more smaller blocks;
- (x) Lack of open space;
- (xi) Strain on medical resources in the area;
- (xii) Loss of light to adjoining properties;
- (xiii) Parking problems in the area;
- (xiv) The present building should be kept as a community resource;
- (xv) Increased air pollution;
- (xvi) Increased dirt and filth on surrounding roads;
- (xvii) Land should be used as a local park;
- (xviii) The present building is only 12 years old and still in good condition.
- (xvix) The elderly residents of Peter Lyell Court will be subject to disturbance during construction.

In addition, a petition with 66 signatures has been received, objecting to the proposal on the following grounds:

1. Southbourne Day Centre was a useful part of our community. It is a new building, which could be used for a variety of community projects;
2. The parking problems in Elliott Avenue will get worse with the increased traffic flow and the associated number of cars in the area;
3. The proposed construction would back onto an old peoples' home. It will cause the residents problems with noise;
4. Opposite and adjacent to the development live people with disabilities. They already have problems caused by noise, children playing and the parking of vehicles. They do not need the additional stress of increased occupancy in the area;
5. All of the properties bordering the proposed development will suffer loss of light. This will be a particular problem to those people in sheltered accommodation at the rear of the development.

EASTCOTE RESIDENTS ASSOCIATION

In principle, the Eastcote Residents Association has no overall objection to this site being developed for residential use. However, we would seek clarification on the following points:-

Private Amenity Space: The drawings and other documents currently submitted do not appear to make any mention of the provision of private amenity space. Are such spaces to be provided? If not, can the lack of such a provision be justified?

Social Housing Issues: Is it intended that the flats will be sold as affordable housing under a Social Housing Scheme of some sort or are they to be sold as an entirely commercial project?

We would add that we are concerned about the size of this proposed building in relation to the relatively small houses in the vicinity, this in terms of a requirement that it should blend in and be integrated with, the current building landscape.

CLLR. MICHAEL WHITE

I have carried out a survey in the Elliott Avenue/Fleming Avenue Estate and from the replies I can say that the majority of people are against any proposed development, half of which would accept elderly housing.

The main reasons are:

1. Congestion in leaving the estate in the morning and night;
2. Parking is problematical on the estate, with lorries and vans being often parked there;
3. The proposed development is opposite a dance school and doctors surgery so although the road is very narrow it is very busy at times causing problems with people trying to gain entrance to the proposed site.

for these reasons I will object to proposed outline planning permission.

CLLR KAY WILLMOTT -DENBEIGH

Cllr White and myself carried out a residents survey regarding this planning application. The majority of responses were not in favour of development. Therefore I will be supporting residents in opposing this application.

METROPOLITAN POLICE - No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No contaminative use but could you attach an imported soil condition for imported soils. Could you also add the construction site informative.

EDUCATION & CHILDRENS SERVICES

Based on the erection of 16 x 3-room and 7 x 4-room private flats in Cavendish, with no demolition of existing dwellings, the requested contribution is £46,331.

S106 OFFICER

16 x 1 bed flats (2hrms @1.51people)
7 x 2 bed flats (3hrms @ 1.93 people)

Based on a projected population of 37.67, the proposed heads of terms are:

1. Transport - In line with the SPD please ascertain whether or not a s278 agreement is needed. There may also be a need for some form of public transport contribution but this will be dependant upon the submission by TfL.
2. Affordable Housing - The applicant has submitted a FVA with their application. They have proposed 9% affordable housing, by habitable rooms, equivalent to 2 residential units. An

independent consultant was engaged to validate the submitted financial viability appraisal. His findings confirm that the development of the site can only support the level of affordable housing proposed.

3. Education - in line with the SPD a contribution for education is sought. The requested contribution is £46,331.

4. Health - in line with the SPD a contribution in the sum of £8,161.96 is likely to be sought, we will await a formal bid from the PCT.

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 being sought if a need is demonstrated.

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.

7. Library Contribution - in line with the SPD a contribution of £23 per person is likely to be sought towards library facilities and books equivalent to £866.41

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.

With respect to the affordable housing, an independent consultant has been used to justify the submitted financial viability appraisal. His findings confirm that the development of the site cannot support affordable housing.

TREE AND LANDSCAPE OFFICER

The site is currently occupied by a single storey day centre within the Southbourne Gardens residential development. The site fronts onto Elliott Avenue and to the west of Peter Lyell Court, with residential property to the south and a vacant plot to the north. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The proposal includes an 'initial' tree survey which assesses the quality and value of 15No. trees within the site and a further offsite Birch, T16, close to the southern boundary of the site

The 10No. *Pyrus calleryana* 'Chanticleer' on the north and west boundaries are rated 'C/C+' (poor) - which are not normally considered a constraint on development and the remaining *Acer*s, on the east boundary are assessed as 'B-' (fair). While these trees are not of the highest quality and are not protected by TPO or Conservation Area designation, they do, nevertheless, contribute to the landscape character of the area and have a useful life expectancy (> 30 years). There are no root protection areas (RPA's) given and no arboricultural implications assessment which would provide a guide as to the opportunities and constraints posed by the trees in relation to the proposed built development.

THE PROPOSAL

The outline proposal is to demolish the existing day centre and erect a two-storey building to provide 23 x one and two bedroom apartments, together with associated parking and amenity space.

The Design & Access Statement refers to landscaping in section 3.6. While some general points are made regarding the provision of landscaped amenity space, car parking and a screened bin store there are no clear landscape design objectives for the site. At 3.6.5 reference is made to the 're-siting' of some of the young trees which have to be lost. This is unlikely to be cost effective and it is likely to be easier and more effective to buy in suitable new nursery stock.

According to survey drawing No P/02, nine of the 15No. trees will be removed to facilitate the development - and 6No. retained. Given the age and quality of these trees, this is considered to be acceptable provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme - to satisfy the requirements of saved policy BE38.

The proposed layout drawing No. P/03 indicates the retention of five (rather than six) existing trees and the provision of 11No. new trees around the boundaries. While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end is dominated by hard surfacing with densely packed parking and opportunity to reduce the impact of parked cars with soft landscape. The design and layout of the main car park needs to be reviewed.

RECOMMENDATION

If you are minded to approve this application I have no objection subject to conditions TL1 (which should include an Arboricultural Implications Assessment and Method Statement), TL2, TL3, TL4, TL6 and TL7.

Comment: The plans were revised to soften the parking area with an additional 1.2 metre landscape buffer.

HOUSING DIRECTORATE

On this application we would seek our standard policy requirements of 50% affordable housing calculated on a habitable room basis on this site unless a lower figure could be justified by a Financial Viability Appraisal (FVA). The affordable housing should be split 70:30 in favour of rented units.

There are no larger family units, which is not in keeping with area and more suited to a high street location. Our preferred mix would be: 15% - 1 beds 35% - 2 beds; 25% - 3 beds; 15% - 4 beds & 10% - 5 beds. There is a chronic shortage of larger family homes and the expectation from the London Plan is that 50% of all new homes should be 3 bed plus. The units comply with HDAS size standards but all homes should comply with lifetime homes standards and 10% to be fully wheelchair accessible and thus of a larger than average footprint.

There is no information to confirm whether the units will comply with minimum HQI scores or meet level 3 of the code for Sustainable Homes both of which are essential for HCA funding on affordable housing.

Based on these observations this application is not acceptable from a Housing viewpoint.

WASTE STRATEGY

With respect to flats the plans do indicate a bin provision, it does not mention dimensions. The required ratio is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum no rounding down.

For this development a recommendation for bins would be 5 x1100 ltr refuse and 5 x 1100 litre recycling bins.

The design of the bin chambers seems adequate but care should be taken to incorporate standard design principles.

ACCESS OFFICER

No unit has been identified to meet fully wheelchair accessible standards
The internal layout does not comply with HDAS standards for bathroom sizes.

URBAN DESIGN OFFICER

From an urban design point of view the amended scheme is considered to be much improved. The varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context.

The central main entrance feature creates a strong focal point and increases the legibility and with the more modest twin gable elements it creates a design theme along the main elevation. The full height glazed feature at the main entrance and an increasing element of full height glazing generally within the scheme creates a welcome lightness to the building which reduces the bulk and scale and creates more balanced proportions and massing. The increased amount of glazing also increases the degree of natural lighting which is considered positively from a health perspective.

HIGHWAY ENGINEER

34 parking spaces are provided to serve 23 units, a ratio of 1:1.48.

There are 16 one bed and 7 two 2 bed units. 10 parking spaces should be allocated to the 2 bed units (1:1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted reducing the width of the crossovers. A total of 32 parking spaces are acceptable. The gates to the on site parking area should be set back 5.0 m from the kerb.

Subject to the above no objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Saved Policy R5 of the UDP states:

The local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

The supporting text states that in assessing such proposals the Local Planning Authority will also have regard to:-

- (a) The suitability or potential of the premises to serve the recreational and leisure needs of people living within walking distance, and also within 3.2km;
- (b) The availability, location and accessibility of other existing or proposed alternatives for people who use the premises;
- (c) The alternative uses suitable for any existing building which is architecturally worthy of retention.

The applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from Southborne Gardens and the relocation of these facilities elsewhere in the Borough. The use of the premises and site was previously a day centre for employment of disabled people, many of them with learning disabilities. This use was terminated in 2007 following a strategic review of the Council provided services for persons with learning disabilities.

The Final Strategy for Day and Employment Services sets out the strategic review for various sites in the London Borough of Hillingdon, and outlines the approach on Southborne site. This strategy is a document which forms the Learning Disability Modernisation Programme 'Opportunities for all.'

Under the assessment of asset fitness of the report the access at Southborne was considered poor, with a long walk to public transport and amenities. This is pertinent particularly where disabled people may have to attend with a degree of mobility impairment or learning impairment. Not all disabled persons are able to drive to the centre, so may have to rely on public transport, or be transported by car or minibus.

Additionally it was recognised that the building was too large for the occupancy at the time, and was under-utilised. The recommendation in the report was to provide the service from alternative sites, being Parkview and Woodside. The existing facility was classed as not fit to effectively deliver the service, even though the building was relatively new and in good condition.

The report states that service users will move and be integrated into Woodside and the Resource Centre in Autumn 2007. The Southborne building is now vacant.

It can be seen that the location of such a community use was seen as not viable, partly due to the limited access to and from transport and amenities for disabled people, and partly due to under-use of the facilities. In addition, there are no plans currently to provide an alternative community use at Southborne Gardens.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R5. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

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 1 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 1 and with 2.7 - 3 hr/unit, should be within the ranges of 150-200 hr/ha and 50-75 units/ha.

The proposed density for the site would be 196 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level.

In terms of the number of units, the proposed density would be 85 units/ha, which slightly exceeds London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

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

There are no archaeological or historic issues associated with this site.

7.04 Airport safeguarding

there are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no green belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

The application site is situated in a predominantly suburban, residential area, characterised by small scale, mainly semi-detached dwelling houses. Although there are no objections in principle to the re-development of the existing day centre site for residential purposes, the initially submitted scheme raised concerns, as it failed to respect the established scale and built character of the area. In addition, the illustrative elevations failed to demonstrate good quality design. The Urban Design Officer considered that the excessive scale, bulk and massing of the 54 meter long monolithic building block would be seriously out of scale with the prevalent built character of the neighbourhood. The visual appearance of the front facade was unarticulated, whilst the unbroken roof line which lacks visual interest and relief further exacerbates the monotonous and static character of the building block.

Amended plans have been received, reducing the scale and massing of the built form, by breaking up the structure in several different compartments, to create a more varied, more legible and more accessible layout, and to reduce the visual impact. It is considered that the front facade, as well as the roof treatment, has responded to the local distinctiveness of the area, evoking the character of individuality and a stronger sense of place.

The urban design Officer considers that the varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context. Although appearance is not being determined at this stage, the illustrative elevations show a central main entrance feature, which creates a strong focal point and increases the legibility. The more modest twin gable elements at each end create a design theme along the main elevation. It is considered that the full height glazed feature at the main entrance, and fenestration generally within the scheme creates a welcome lightness to the building, which reduces the bulk and scale and creates more balanced proportions and massing.

7.08 Impact on neighbours

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance. The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m.

The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances'. This requirement has been adhered to so as to respect the residential amenity of existing residents.

In this case, the separation distance between the flank walls of the proposed block and No.47 Elliott Avenue, located to the north of the site would be 9 metres at their closest point and the development would fall completely outside the 45 degree angle of vision. In terms of the relationship with Peter Lyell Court to the east, the bulk of the block maintains an average separation distance of 22 metres. With regard to properties to the south, an average distance of 15 metres is maintained to the southern boundary, while an average of 28 metres is maintained between the southern elevation of the proposed block and the rear of properties backing onto the site (169 -177 Elliott Avenue). This represents an improvement over the current situation in terms of outlook from these properties, given that the existing building (to be demolished) is located only 5 metres away from the southern boundary. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP Saved Policies September 2007.

With regard to privacy, the position of all windows would be dealt with at reserved matter stage. However, it is considered that the relevant minimum overlooking distances can be achieved, as the proposed building would be sited a sufficient distance away from adjoining properties. In addition, boundary treatment is covered by condition.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposal is considered to be consistent with Policies BE20 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

7.09 Living conditions for future occupiers

All units comply with the Council's HDAS guidelines for minimum internal floor areas and 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. For one bedroom flats a minimum 20m² per unit should be provided and for two bedroom flats a minimum of 25m² per unit should be provided. In accordance with this standard, a total of 495m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 559m², which is in excess of the guidelines in the HDAS. Any future landscaping scheme could also incorporate 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 OE5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

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 Elliott Avenue, subject to the provision of sight lines at the site entrance. This can be secured by an appropriate condition in the event of planning permission being granted.

With regard to parking, 34 (including 2 disabled) car parking spaces have been provided for the proposed development, which at a ratio of 1.47 spaces per unit, complies with Council's Parking Standards.

The Highway Engineer has requested that 10 parking spaces should be allocated to the 2 bed units (1: 1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted, in order to reduce the width of the crossovers. This would result in a total provision of 32 parking spaces. In addition the highway Engineer has requested that the gates to the on site parking area should be set back a minimum of 5.0 m from the kerb. These measures can be secured by condition.

Subject to the implementation of these measures it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

In terms of the mix of units, 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 proposed mix of one and two bedroom units would have been more appropriate in a town centre location. However, the proposal would result in net gain of 23 units, which would contribute towards meeting the housing need in the Borough. The lack of larger units is therefore not considered to be a sustainable reason to refuse this application.

Other issues relating to urban design have been addressed in section 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 1 bedroom flats is 50sq. m and 63sq. m for 2 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 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 and that the internal layout does not comply with HDAS standards for bathroom sizes. Although details have not been provided, two of the units could be designed to full relevant standards, while the internal layout of individual flats could be modified to enlarge the bathrooms at reserved matters stage. Conditions are therefore recommended, requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

London Plan Policy 3A.10 requires borough councils to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes. In doing so, each council should have regard to its own overall target for the amount of affordable housing provision. Policy 3A.9 states that such targets should be based on an assessment of regional and local housing need and a realistic assessment of supply, and should take account of the London Plan strategic target that 35% of housing should be social and 15% intermediate provision, and of the promotion of mixed and balanced communities. In addition, Policy 3A.10 encourages councils to have regard to the need to encourage rather than restrain residential development and to the individual circumstances of the site. Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

Policy 3A.10 is supported by paragraph 3.52, which urges borough councils to take account of economic viability when estimating the appropriate amount of affordable provision. The 'Three Dragons' development control tool kit is recommended for this purpose. The results of a tool kit appraisal might need to be independently verified. Where borough councils have not yet set overall targets as required by Policy 3A.9, they should have regard to the overall London Plan targets. It may be appropriate to consider emerging policies, but the weight that can be attached to these will depend on the extent to which they have been consulted on or tested by public examination.

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership / intermediate housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing.

The affordable housing provision offered by the applicant represents 9% in terms of habitable rooms. The tenure split achieved on a unit basis equates to 70% social rented and 30% intermediate. This is to be secured by way of the S106 Agreement.

As the proposed affordable housing provision is below 50%, the applicant has submitted a financial appraisal (Three Dragon's toolkit). This appraisal has been checked by an independent consultant and his view is that the appraisal justifies the level of affordable housing provided by the applicant and is considered to be the maximum reasonable amount.

7.14 Trees, Landscaping and Ecology

It is proposed to remove 15 trees to facilitate the development. However, 6 trees are to be retained. Given the age and quality of these trees, the Tree/Landscape Officer considers that this tree loss is acceptable, provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme, in order to satisfy the requirements of Saved Policy BE38.

While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end on the originally submitted plans was dominated by hard surfacing with densely packed parking. The site layout plan has been revised to provide a 1.2 metre landscape strip along the southern boundary, to provide an opportunity for tree and shrub planting, to reduce the impact of parked cars, particularly when viewed from properties to the south of the site.

The layout drawing illustrates that there is space and potential for additional tree planting along the site frontage and along the rear boundary with Peter Lyell Court. It is considered that issues relating to landscaping can be addressed at reserved matters stage.

7.15 Sustainable waste management

It is proposed that the refuse collection point would be conveniently located close to the vehicular entrance to the site, to allow easy access for refuse collection.

Although the plans do indicate a bin provision, the number of bins is not indicated. The requirement is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. Although the design details have not been provided, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities can be secured by a condition in the event that this scheme is approved.

7.16 Renewable energy / Sustainability

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The applicant has submitted a renewable energy assessment as part of the application. This sets out that solar collection for hot water heating is the preferred technology to deliver the renewables target for the scheme. A condition requiring the provision of 20% of the site's heat and/or energy needs from renewable technology is considered reasonable and therefore recommended, to ensure the current scheme achieves the required level of

energy efficiency and carbon reduction. No objections are raised to the details submitted.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, a condition is recommended requiring sustainable Urban Drainage (SUDS) measures for areas of hard surfacing.

7.18 Noise or Air Quality Issues

With respect to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise the existing access and it is not considered that the additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Saved Policy OE1 of the UDP.

7.19 Comments on Public Consultations

The primary concerns relating to the principle of the development, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in great detail in other sections of the report. Similarly, the effect of the scheme on the character of the area and intensification of use, have also been addressed.

The issues of noise, vibration and dust during construction (xi) and (xv) are covered by other legislation administered by the Council's Environmental Protection Unit.

With regard to wildlife (vii), the site is previously developed and has not been identified as being within, or in the vicinity of a site of Nature Conservation Importance.

7.20 Planning Obligations

Policy R17 of the Council's 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, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community and libraries. A contribution can also be secured in respect of project management and monitoring.

Proposed Heads of Terms are:

- (i) A financial contribution of £8,161.96 for healthcare facilities.
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.
- (iv) A financial contribution of £10,000 towards community facilities.
- (v) A financial contribution of £866.41 towards library facilities and books
- (vi) Provision of affordable housing equivalent to 9% of the total number of habitable rooms,

of which at least 70% are to be of social rented tenure.

(vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).

(vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

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

The report indicates that the costs of the development will be fully met by the applicant, and the applicant will make a contribution to the Council towards the associated public facilities. The developer will also meet all reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this

Planning Committee or the Council.

10. CONCLUSION

No objection is raised to the principle of the use of this redundant Day Centre site for residential purposes. The density of the proposed development is marginally higher than London Plan guidance, but the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development. The development should not result in unacceptable impacts on the amenities of neighbouring properties and would provide good environmental conditions for future occupiers.

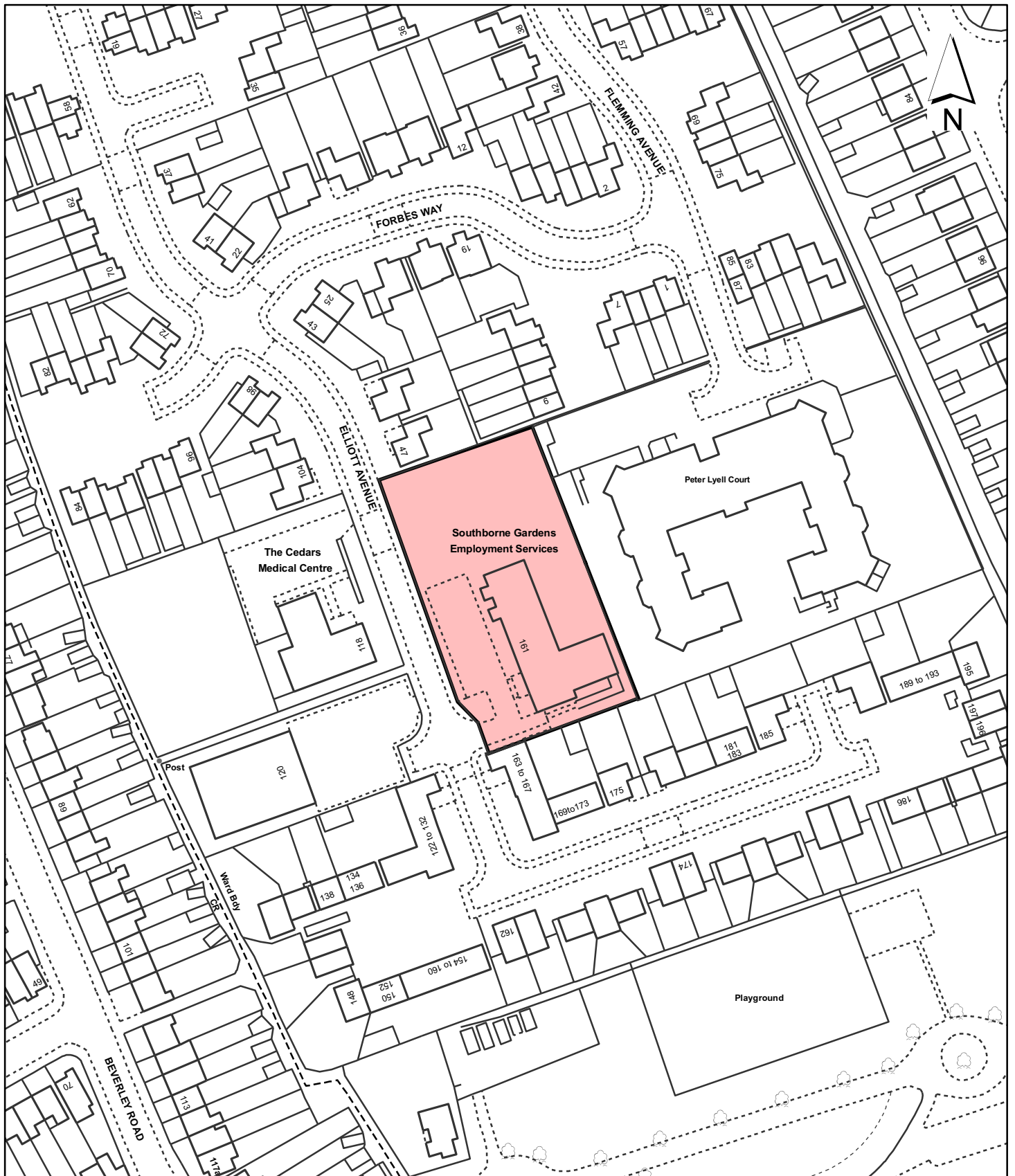
Subject to the recommended conditions and the planning obligations to be secured by a S106 Agreement, the application is recommended for approval.

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

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Site Address	
Southbourne Day Centre 161 Elliott Avenue Ruislip	
Planning Application Ref:	Scale
66033/APP/2009/1060	1:1,250
Planning Committee	Date
North Page 40	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 23 LIME GROVE RUISLIP

Development: Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage.

LBH Ref Nos: 4065/APP/2009/1639

Drawing Nos: Design and Access Statement
Block Plan at Scale 1:500
Location Plan at Scale 1:1250
203
201 Rev. A
202R1 Rev A
Heat Pump Manufacturers Specifications
Letter dated 7th August 2009

Date Plans Received: 27/07/2009 **Date(s) of Amendment(s):** 27/07/2009
Date Application Valid: 27/07/2009 11/08/2009
06/10/2009

1. SUMMARY

This application seeks permission to erect a four-bedroom house with basement accommodation and detached garage to replace, on the same footprint, an existing three-bedroom bungalow and detached garage. The current application is similar to a previously refused scheme which was refused on the grounds that the house, due to its bulk, scale, height and design, would be unduly prominent and intrusive on this corner plot and the proposal would fail to maintain a 1m gap for the full height of the proposed development between this and the side boundary with the adjoining bungalow, No. 21 Lime Grove. An appeal was subsequently lodged and dismissed. However, the Inspector considered that the scale and bulk of the proposal was acceptable for the site as was the separation with the adjoining property. It was only the proposal's bland design, which when combined with its greater height, would not compliment the character of the area.

This scheme differs from the previous scheme in that the ground floor would now be finished in brickwork as opposed to being fully rendered and the first floor of the house has been set in by 1m from its ground floor on the side boundary with No.21 Lime Grove, linked by a mono-pitched roof that wraps around part of the front elevation. The 1m set in reduces the bulk of the house and gives the house better proportions and the mono-pitched roof adds greater visual interest. The differing finish also helps to break up its appearance, particularly on the side elevation. It is considered that the amended scheme overcomes the Inspector's only reason for dismissing the previous appeal and the application is therefore recommended for approval.

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

4 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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 No. 21 Lime Grove

REASON

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

6 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor rear bathroom window facing No.1 Myrtle Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the single storey element of the proposal 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).

8 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 extension to the dwellinghouse nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

10 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 SUS4 Code for Sustainable Homes details (only where proposed as

9
No development shall take place until 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 [state level] of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

12 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

13 NONSC Non Standard Condition

The dwelling hereby permitted shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement: Accessible Hillingdon. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

14 RPD9 Enlargement to Houses - Roof Additions/Alterations

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 addition to or enlargement of the roof of the dwellinghouse shall be constructed without the prior written consent of the Local Planning Authority.

REASON

To preserve the character and appearance of the development and protect the visual

amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

15 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

16 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until 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).

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

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 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).

6 I5 Party Walls

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

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

8 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

9 I15 Control of Environmental Nuisance from Construction Work

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying

out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I45 Discharge of Conditions

Your attention is drawn to conditions 2, 4, 11, 12, 13, 15 and 16 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

11 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.

12 I47 Damage to Verge

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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a bungalow with an additional habitable room in the roof space on the west side of Lime Grove. The property is situated on a corner plot with Myrtle Avenue on the flank boundary. The main entrance door to the property faces Myrtle Avenue and there are vehicular access points on both Lime Grove, serving an area of hardstanding on the frontage and Myrtle Avenue which leads to a garage at the end of the rear garden. The area is characterised by a mixed design of single and two storey dwellings, with the application site being one of a group of bungalows on this part of the street. The site is within the 'developed area' as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Polices, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a 2 storey four-bedroom house with basement accommodation, and a detached single garage to the rear of the site, involving the demolition of the existing bungalow and garage. The house would have the same footprint as the existing bungalow, but would now include a habitable basement and first floor. It would have a similar hipped roof, 5.3m high to eaves level, 7.8m high to the ridge, with projecting hipped roof elements at the front and rear. The side elevation, adjoining No.21 Lime Grove, would be stepped in by 1m at first floor level, covered with a mono-pitched roof that wraps around across the recessed part of the front elevation of the house.

The house would be 9.7m wide on the ground floor, and 8.7m wide on the first floor fronting Lime Grove, with a first floor depth of 10.7m fronting Myrtle Avenue, reducing to 7.6m deep adjoining No.21 Lime Grove. A 2.55m deep single storey rear element as measured from the projecting rear elevation is also proposed, to be finished with a dummy hipped roof which would also link with the mono-pitch roof on the side elevation. The house would be finished with brick on the ground floor and render on the first floor.

A detached garage would be constructed to the rear of the site, which would replace the existing garage and would be in a similar position. The garage would be 4.2m wide by 6m deep, and would be finished with a flat roof with dummy pitches to side and rear (facing the application site and Myrtle Avenue).

3.3 Relevant Planning History

Comment on Relevant Planning History

A similar application (4065/APP/2008/2160) was previously refused permission on 14th October 2008 for the following reasons:

1. The proposed development by reason of its overall bulk, height, siting and design, would result in an unduly prominent and intrusive form of development on this prominent corner plot. The proposal is considered to be out of keeping with the surrounding pattern of development, detrimental to the visual amenities of the street scene and character and appearance of the area, contrary to Policies BE13 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to Sections 4.0 and 5.0 of the Council's HDAS Supplementary Planning Document: 'Residential Layouts'.

2. The proposal, by reason of its overall size, design and proximity to the side boundary, would fail to retain a minimum 1m gap for the full height of the proposed development between this and the side boundary of the neighbouring property, No. 21 Lime Grove, 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 area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2008) and Sections 4.0 and 5.0 of the Council's HDAS Supplementary Planning Document: 'Residential Layouts'.

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.

Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Original Plans

13 neighbouring properties consulted. Five responses (two from same objector) received, making the following comments:

- (i) A four bedroom dwelling with a habitable basement would ruin character of Lime Grove. At present this corner property is in row of 10 bungalows/chalet bungalows from Acacia Avenue along Lime Grove. Being approximately midway in the line of bungalows, the proposal would be out of keeping with neighbouring property on opposite corner, No.2 Myrtle Avenue, a bungalow;
- (ii) Loss of light to No.21 Lime Grove and property opposite;
- (iii) Basement could destroy neighbouring foundations;
- (iv) Basement, with tons of clay having to be removed, would cause water level and drainage problems;
- (v) The same application was previously refused at appeal;
- (vi) Two fir trees at No.23 Lime Grove currently block light to No.1 Myrtle Avenue. Proposal will exacerbate problem;
- (vii) Noise generation has been a problem with this property in the past with late night parties involving Council intervention and large recreational basement area will increase noise problems in future. If possible, this should be sound proofed;
- (viii) Construction times should be restricted;
- (ix) The proposal should not allow an outsized satellite dish/antennae to be re-sited higher on building so as to be even more prominent/unsightly;
- (x) No tree survey submitted and not sure if two fir trees at rear of property will remain;
- (xi) Two incorrect statements on application form as no consultation has taken place with neighbours and there are two very high fir trees on the boundary with the applicant's garage and No.1 Myrtle Avenue's boundary fence and surrounding properties incorrectly described;
- (xii) Garage has asbestos roof;

- (xiii) Proposal would be an eyesore;
- (xiv) It will feel very enclosed when viewed from properties on opposite side of Lime Grove.

Eastcote Residents' Association:

- (i) This application is exactly the same as 4065/APP/2008/2160 refused at appeal on 11th March 2009 and has not addressed the Inspector's concerns. The application should not be determined.
- (ii) The present bungalow has a loft conversion and therefore this is already a four bedroom property;
- (iii) The part of Lime Grove consists mainly of bungalows and a house in this prominent position would appear as out of keeping;
- (iv) The use of a slate roof would be out of keeping as the other properties have red tiled roofs;
- (v) The Design and Access Statement says solar panels will be used. These have not been shown on the drawings and will make the roof even more prominent;
- (vi) It should be noted that there will be many four and five bedroom properties available at RAF Lime Grove in the very near future;
- (vii) The application form states that there are no trees on or close to the site, but there is a row of conifer trees to the rear of the detached garage. These would need to be removed with the demolition of the garage and therefore a tree survey would be required;
- (viii) The basement area is classed as habitable accommodation, yet there is no access to natural daylight or air. Room would need permanent artificial ventilation and lighting;
- (ix) No fire escape from underground room;
- (x) Basement will impede natural water flows. A Sustainable Urban Drainage System (SUDS) should be included as part of proposal;
- (xi) Covering letter made reference to is not on the system;
- (xii) If application is approved, all permitted development rights should be removed, including loft conversions to prevent overlooking of neighbouring properties;
- (xiii) Un-neighbourly form of development.

Ward Councillor - Apart from a change to the brick work at ground floor level, this application appears identical to 4065/APP/2008/2160 which was dismissed on appeal on 14th October 2008. If this application has to be determined, could it be heard at committee.

Amended Plans

No individual responses have been received to date.

Eastcote Residents' Association

- (i) All previous comments and objections still apply.
- (ii) Amended plans do not address the Planning Inspector's over riding concern, namely the last three sentences of paragraph 7 of his decision letter. The front view visible to those travelling along Lime Grove is exactly the same as the previous designs, the difference is a tiled overhang on the side, visible from Lime Grove and at the rear of the building. This amendment does not reduce the height of this building in any way, and does not address Inspector's concerns. This application should be refused as being contrary to Policies BE13 and BE19.
- (iii) There is a petition against this development and a Ward Councillor has requested that this application is determined by committee.
- (iv) E-mails from Association should be included in officer's report.
- (v) Why was application not determined within 8 week period?
- (vi) Why have amended plans been submitted after target date?
- (vii) Has it been pointed out to applicants that one of Inspector's concerns was greater height.
- (viii) What is Hillingdon's policy on sub-terranean rooms?
- (ix) Has LPA sought advice from the Fire Safety Officer and Health and Safety Officer?

(x) Has consideration been given to amount of energy required to sustain breathable air and supply lighting? Where is the machinery going to go for air conditioning etc. as not shown on the drawings. This is not an environmentally friendly development.

Officer's response

Eastcote Residents' Association

Point (i) and (iv) are noted and point (ii) has largely been dealt with in the main report. However, officers contend that the Inspector did not have a concern as regards the height of the proposed building, clearly stating that the scale of the proposed building was not out of scale with the street scene. The only concern raised was the bland nature of the design, as a consequence of the proposed increase in height. As regards point (iii), this is noted and has been complied with - the petition was against the previous application. Points (v) and (vi) are not material to the consideration of this application. Point (vii) is not considered to be correct as explained at (ii) above. Hillingdon has no formal policy on basements - they are considered on their individual merits (Point viii). As regards, point (ix), this is a building control matter. As regards point (x), no habitable rooms are proposed in the basement that would require outlook. Paragraph 7.16 of the report addresses energy efficiency.

Internal Consultees

Environmental Protection Unit: Do not wish to recommend any conditions on this application. Informative relating to construction works should be attached.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the demolition of the existing bungalow which does not have any intrinsic architectural or historical interest. Furthermore, this is an established residential area and therefore there is no objection in principle to its replacement with a house, providing the development is compatible with the character and appearance of the surrounding area and satisfies other plan policies.

7.02 Density of the proposed development

This development is for a replacement dwelling on the same footprint to the existing bungalow. Given this, and the Inspector's previous consideration of a similar proposal, residential density is not an important material consideration in this instance.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this application.

7.05 Impact on the green belt

N/A to this application.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

The proposal does not involve any light wells to serve the basement and therefore, this element of the scheme would not be discernible from surrounding streets.

A previous application for a similar development (4065/APP/2008/2160) was refused on the grounds that the house, due to its bulk, height, siting and design, would be unduly prominent and intrusive on this corner plot and the proposal would fail to maintain a 1m gap for the full height of the proposed development between this and the side boundary with the adjoining bungalow, No.21 Lime Grove. An appeal was subsequently lodged and dismissed in March 2009. The Inspector's reasoning is contained in paragraphs 6 to 8. At paragraph 6, the Inspector states:

'6. The appeal proposal would alter the site from a diminutive bungalow, lower than 2 Myrtle Avenue on the opposite corner, to a house which would be somewhat taller and larger in scale than its immediate neighbour, but lower and of a similar overall scale to the pair of dwellings adjacent to the site in Myrtle Avenue. I do not find its greater height than No 2 Myrtle Avenue to be a significant failing. The scale of the proposed building would be such that it strengthened the use of the corner site, and I do not find that the proposed building would be out of scale with the street scene.'

Paragraph 7 continues:

'7. The proposed building would stand close to the boundary of its neighbour. I agree with the Council that the increased height makes the relationship to the neighbouring dwelling more crucial. There is dispute as to whether the separation of 1m required by Policy BE22 of the UDP would be met. The plans show this separation not being met; my observations on site showed that there was a reasonable separation between buildings, and that this was more satisfactory because the nearest part of the neighbouring dwelling was its single storey garage. However, whilst the scale of the proposed building would be reasonable for the site, the bland nature of the design combined with its greater height than its neighbour would not compliment the character of the area. It would give the building a bulky appearance where most dwellings show some distinctive design features, which tend to reduce their bulk. This I find to be particularly the case in the corner elevation, where both side and front would be prominent in the view for those travelling northwards along Lime Grove.'

Paragraph 8 concludes:

'8. For this reason alone, I find the proposal to conflict with policies BE13 and BE19, to an unacceptable degree.'

This application, as originally submitted, only changed the ground floor finish to brickwork. Amended plans have now been received which also set in the first floor of the house on the side boundary with No.21 Lime Grove by 1m, linked with a mono-pitched roof that wraps around part of the front elevation of the house.

The 1m set in does significantly reduce the bulk of the building on the Lime Grove frontage and also improves the separation distance between this and the adjoining property, No.21 Lime Grove, although the Inspector did not consider this to be a justification for refusing the previous application. Furthermore, the 1m set in helps to break up the somewhat 'blocky' appearance of the house and the mono-pitched roof, which would only extend across part of the front elevation of the house and would not project beyond the projecting hipped roof element, adds further visual interest. The ground floor brick work also helps to break up and alleviate the bland appearance of the side elevation.

The detached garage at the end of the rear garden would be set back from the building line

of properties in Myrtle Avenue and is of an appropriate scale and design.

It is considered that these alterations are sufficient to overcome the Inspector's concerns on the previous application. The scheme is now considered to comply with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The proposed house, given its siting on the south side of a corner plot, would not result in the loss of sunlight to neighbouring properties. It would also be sited over 15m from the front elevations of properties on the opposite sides of Lime Grove and Myrtle Avenue so that it would not appear unduly dominant from these properties. As regards No.21 Lime Grove, the first floor would not project beyond its rear elevation and a 45° line of sight would not be breached. The ground floor would be mainly screened by the detached garage in the rear garden of No.21 and a side canopy at this property.

In terms of privacy, the SPD: 'Residential Layouts' advises that adequate distance should be maintained to any area from which overlooking may occur and as a guide, this distance should not be less than 21m between habitable rooms and private amenity areas. The proposal would not result in any greater overlooking of the frontages of the properties on the opposite sides of Lime Grove and Myrtle Avenue than the existing situation. A proposed first floor rear bedroom window would be sited approximately 20m from the side elevation of No.1 Myrtle Avenue, but there are no main habitable room windows in this side elevation. Furthermore, the ground floor windows at this property are effectively screened by a side car port with a polycarbonate roof attached to this property and there are conifer trees on the boundary that effectively screen the first floor and a detached garage in the rear garden of No.1 would effectively screen its rear garden. Even if the trees were to be removed, the only first floor window that serves a habitable room is a secondary bedroom window, but this is sited towards the front of the side elevation, where it is already exposed to the street. Therefore, the marginal shortfall of the 21m distance is not considered to present a significant reduction in privacy as to justify a refusal of permission.

The garage, given its siting, would not be detrimental to the amenities of adjoining properties.

As such, it is considered that the application complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The SPD: 'Residential Layouts' states that two storey houses should have a minimum internal floor space of 92m², increasing to 103m² for a three storey house. This proposal, including the basement, would have a floor area of 258m². Furthermore, each habitable room should have an outlook and source of natural light. Ground and first floor rooms comply with this advice and as the basement would only be used as a gymnasium, w.c. and storage, the proposal is considered to be acceptable.

The SPD also, at paragraph 4.15, advises that a four bedroom property should have a garden area of at least 100m². The proposal shows a rear usable garden area of 93.2m². A further 12.7m² would be provided as a patio area under the roof of the projecting ground floor. As such, the proposal would afford an acceptable amount of amenity space in compliance with Policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed plans indicate that there would be sufficient space for at least two off-street car parking spaces to be provided once the dwelling is erected and the scheme would not alter existing access arrangements on site. A condition has been added to ensure that adequate visibility would be maintained at the crossovers for emerging vehicles. As such, the scheme complies with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and adopted car parking standards.

7.11 Urban design, access and security

See Section 7.07

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.

The floor plans indicate that the scheme could satisfy these standards and a condition to ensure that this occurs is attached.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

Although there are two conifer trees at the end of the rear garden that may have to be removed in order to accommodate the garage, these trees have been cut back and are of limited amenity value. Given this no objections would be raised to their removal. A landscaping scheme, which could include replacement tree planting, has been conditioned.

As such, the scheme complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

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 the dwelling has been designed to achieve level 3 of the Code has been attached.

7.17 Flooding or Drainage Issues

There are no flooding issues associated with this application.

7.18 Noise or Air Quality Issues

N/A to this application.

7.19 Comments on Public Consultations

Points (i), (ii), (v), (vi), (viii), (x), (xiii) and (xiv) have been dealt with in the main report. Points (iii) and (vii) are not planning matters. As regards point (iv), this would be a Building Control matter. As regards point (ix) the siting of a satellite dish often does not require planning permission and it would be difficult to justify a reason why normal permitted development rights should be removed in this instance. Point (xi) is noted. As regards point (xii), an informative relating to asbestos has been attached.

7.20 Planning Obligations

N/A to this application.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

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 this revised application overcomes the concerns raised by the Inspector in considering a previous similar application relating to its impact upon the street scene. It is considered that the scheme would not be detrimental to the amenities of surrounding residential occupiers, provides suitable residential accommodation and would not prejudice highway safety and is thus recommended for approval.

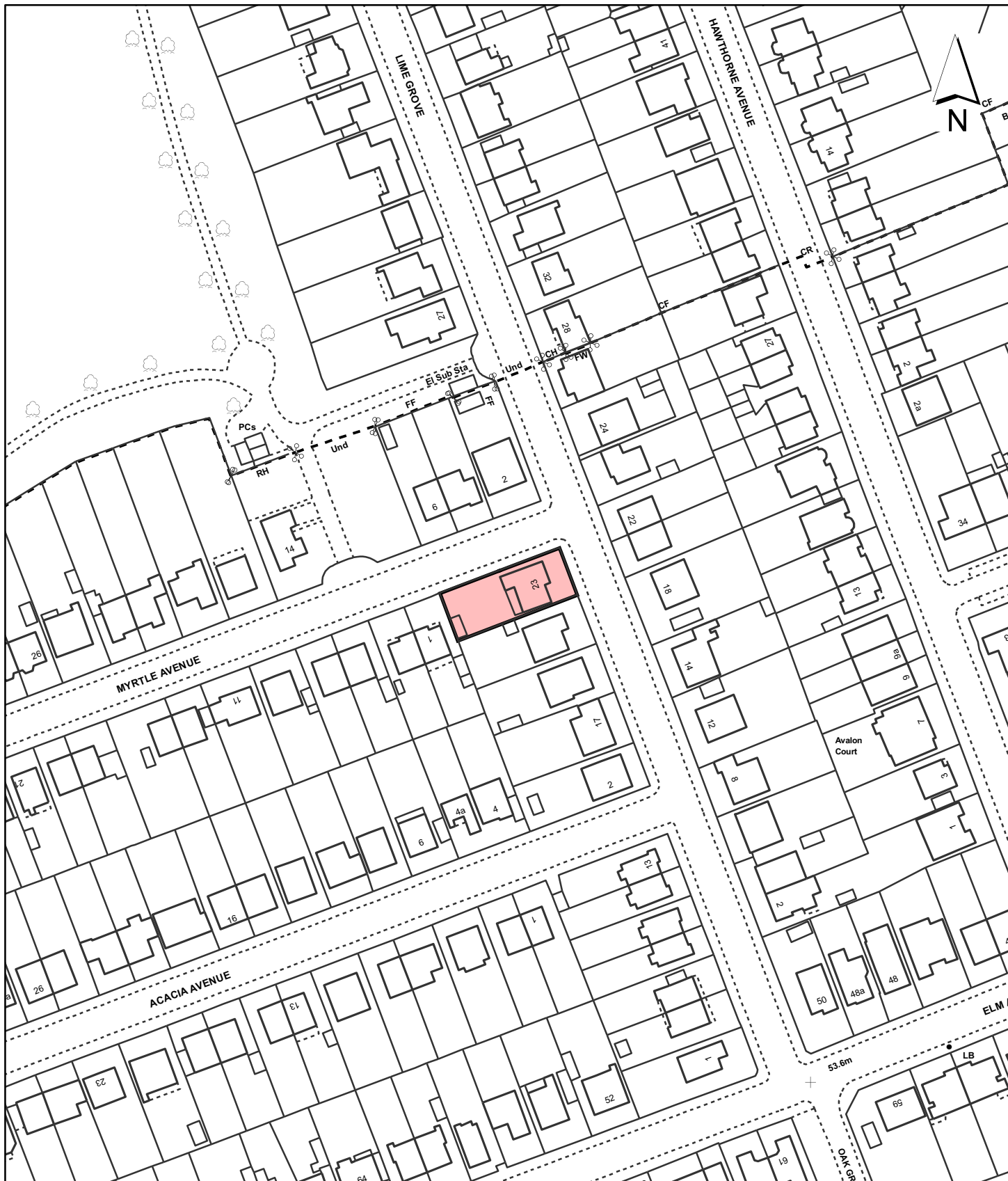
11. Reference Documents

- (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 - Accessible Hillingdon
- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**23 Lime Grove
Ruislip**

Planning Application Ref:
4065/APP/2009/1639

Planning Committee
North Page 58

Scale
1:1,250

Date
October 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 53 PINN WAY RUISLIP

Development: Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings.

LBH Ref Nos: 1244/APP/2009/1132

Drawing Nos: 01A
02A
03A

Date Plans Received: 27/05/2009

Date(s) of Amendment(s):

Date Application Valid: 27/05/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the east side of Pinn Way and comprises a two storey detached house with a front projection, front gable, porch and a glazed roof canopy along the southern flank wall. To the south lies 55 Pinn Way and to the north lies 51 Pinn Way, both detached houses. This side of the road has a staggered building line and as such, 51 Pinn Way lies in front, and 55 Pinn Way lies to the rear, of the application property. Also, the gradient of the land is such that the rear garden is at a lower level to the street. The street scene is residential in character and appearance comprising two storey detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site also lies within an Archaeological Priority Area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two storey rear extension and single storey side extensions on the north and south flank walls.

The proposed two storey rear extension would extend the width of the existing property (11.1m wide) and be between 3.9m and 5.9m deep. Two hipped end roofs would be installed set 0.6m below the existing ridge height.

The single storey side extension on the southern flank wall would be set flush with the front of the house. It would have a width of 2.2m and depth of 11.8m, finished with a mono pitched roof with a maximum height of 4m.

The single storey side extension on the northern flank wall would also be in line with the front wall of the house. It would have a width of 2.6m and depth of 9.7m, finished with a mono-pitched roof with a maximum height of 4.5m.

It would appear from the proposed front elevation plan that the existing front porch has been replaced with a canopy over the front entrance. The front entrance is also shown replaced with a double fronted entrance. However, the ground floor plan shows the existing

front door and porch retained.

**1.3 Relevant Planning History
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

EXTERNAL:

121 adjoining owner/occupiers and the Ruislip Residents' Association have been consulted. 13 letters of objection and a petition with 29 signatories have been received.

Letters of objection:

- (i) The scale of the proposed development would be out of character with the original house, the street scene and the surrounding area;
- (ii) The proposal would result in an increase in on-street parking;
- (iii) The proposal would represent an overdevelopment of the site;
- (iv) The proposal would constitute inappropriate development in the area;
- (v) The proposed development would not harmonise with the character and appearance of the area;
- (vi) The proposal would result in a significant reduction in the private amenity space;
- (vii) The overall size of the proposed development would result in increased noise, smells and intensification of the use which will have a detrimental impact on residential amenity.

Petition:

"This petition is signed by the residents of Pinn Way, Ruislip who are immediately affected and deeply concerned about the scale of the extension to the above property.

We consider that the proposed development of 53 Pinn Way does not conform to the Council's planning policies and therefore we strongly object to it.

The proposed plans show gross over-development as the bulk and size of the extension is totally out of keeping with the surrounding area. This eyesore would undoubtedly detract from what is an attractive area of North Ruislip and it would in no way improve or complement the character of the area.

The plans also state that there are no trees or hedges within falling distance of the boundary which is incorrect. In addition we also have concerns about traffic and parking as we feel that the size of the proposed development means that adequate provision has not been made for this.

We request that our objections are forwarded to the Planning Committee."

Ruislip Residents' Association:

"We are writing in support of local residents, who have expressed concern at the form of development proposed in this application. Our particular concerns are:

- (i) The extended building would have a footprint double the size of the existing house.
- (ii) The rear extension would not be subordinate to the original house and appears to exceed the maximum permitted depth (HDAS 6.4). It would also block the existing open aspect between Nos.53 and 55, particularly when viewed on the approach from Eastcote Road.
- (iii) The impact the extension would have on the side windows on the south elevation of No.51. It is also not clear from the plans whether it complies with requirements of HDAS 6.3.
- (iv) There is no provision for side access to the rear of the property. The proposed roof appears to be large enough to create considerably more living space and presumably this could be allowed under Permitted Development rights at some future date.
- (v) The plans displayed on the LBH website do not include a roof layout, which we understand is now a requirement. Without this layout it is difficult to interpret the roof arrangement proposed over Bedrooms 2 & 3. The rear elevation indicates a change in the plan of the rear wall at this point with a hipped gable over, but on the information provided it is not clear how this would be achieved.

To summarize we believe that, due to its bulk and size, the proposed building would have a detrimental effect both on the street scene and the amenity of adjacent properties."

English Heritage (Archaeology): The present proposals are not considered to have an affect on any significant archaeological remains.

A Ward Councillor has requested that this application be determined by the Planning Committee.

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. |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |

HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.0 Side Extensions: Single Storey 6.0 Rear and First Floor Rear Extensions: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE22	Residential extensions/buildings of two or more storeys.

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The application site lies within a residential area. Pinn Way is characterised by detached houses of varying styles and designs, some of which, have been extended. Given the character of the area, the principle of extending existing properties is acceptable. However, all extension should comply with the Council's policies and standards.

The proposed two storey rear and single storey side extensions, by reason of their overall size, siting, design, appearance and length of projection, would fail to harmonise with the character and proportions of the original house. In particular, when viewed from the street, the proposed side extensions would fail to appear subordinate with the appearance of the original house, by reason of their overall height, the northern side extension extends to the eaves of the original roof. These extensions would be contrary to paragraph 4.2 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, which advises that mono-pitched roofs above side extensions should not exceed 3.4m high.

At the rear, given the inaccuracy in the submitted plans, it is not known whether the hipped roof above the two storey rear extension would be set apart or would be attached thereby creating a valley/flat roof and therefore it is not possible to assess the impact of this element of the scheme on the appearance of the original house. Notwithstanding this, the proposed stepped element of the two storey rear extension would project some 6m beyond the rear wall of the original house, contrary to paragraph 6.4 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, which advises that two storey rear extension should not exceed 4m.

Overall, the proposed development would represent an incongruous form of development which would fail to harmonise with the character and proportions of the original house and detract from the appearance of the street scene and the surrounding area generally, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 4.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

51 Pinn Way would be separated from the proposed northern side extension by its attached garage. That property has a series of windows overlooking the application property. A 4.5m gap would be retained between the flank walls of the proposed side extension and 51 Pinn Way and furthermore, the existing garage at 51 Pinn Way would screen the impact of the proposed development from that house when viewed from the rear. As such, it is considered that the proposed development would not harm the residential amenities of the occupiers of 51 Pinn Way through, overdominance and visual intrusion. No windows are proposed facing that house and therefore, no overlooking will

result. The proposed development would result in an increase in overshadowing during the afternoon hours however this increase is not considered to be so significant as to justify a refusal of planning permission.

The proposed two storey rear extension would not project beyond the rear wall of 55 Pinn Way. Furthermore, that property does not have any habitable room windows in the flank wall facing the application site. The single storey side extension along the southern flank wall would project beyond the front wall of 55 Pinn Way. However, as that property lies to the south of the application property, no overshadowing will result.

It is therefore considered that the proposal would not harm the residential amenities of adjoining occupiers and would be in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Some 300sq.m of private amenity space would be retained which would be sufficient for the enlarged house. With regards to parking, the application site would remain as a dwelling house and as such, under the Council's parking standards, two off-street parking spaces should be retained. Two off-street parking spaces are retained in the front area and as such, the proposal would not result in an increase in on-street parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to third party comments, there is no evidence to suggest that the proposed development would result in an increase in smells, noise and disturbance. Furthermore, it would not result in an intensification of the use as a residential dwelling. No trees or hedges would be affected and it is not proposed to use the roof void for habitable purposes. The remaining comments are addressed in the report.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension, by reason of its overall size, siting, design, appearance and length of projection would represent a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the character and appearance of the surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed single storey side extensions, by reason of their overall height in relation to the original house, would represent disproportionate and incongruous additions that would fail to appear subordinate to the appearance of the original house. They would be detrimental to the appearance of the original house and would detract from the character and appearance of the street scene generally, contrary to Policies BE13, BE15 and BE19

of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The submitted plans appear to be inaccurate in that the submitted block and rear elevation plans show differing roof designs. In the absence of accurate plans, the Local Planning Authority has been unable to fully assess the impact of the design of the two storey rear extension in terms of its impact on the original house and the surrounding area generally. However it would appear that a flat roof is proposed to part of the two storey rear extension. This is considered to be out of character with the existing and adjoining properties and the area in general and contrary to policies BE13, BE15, BE19 of the adopted 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).

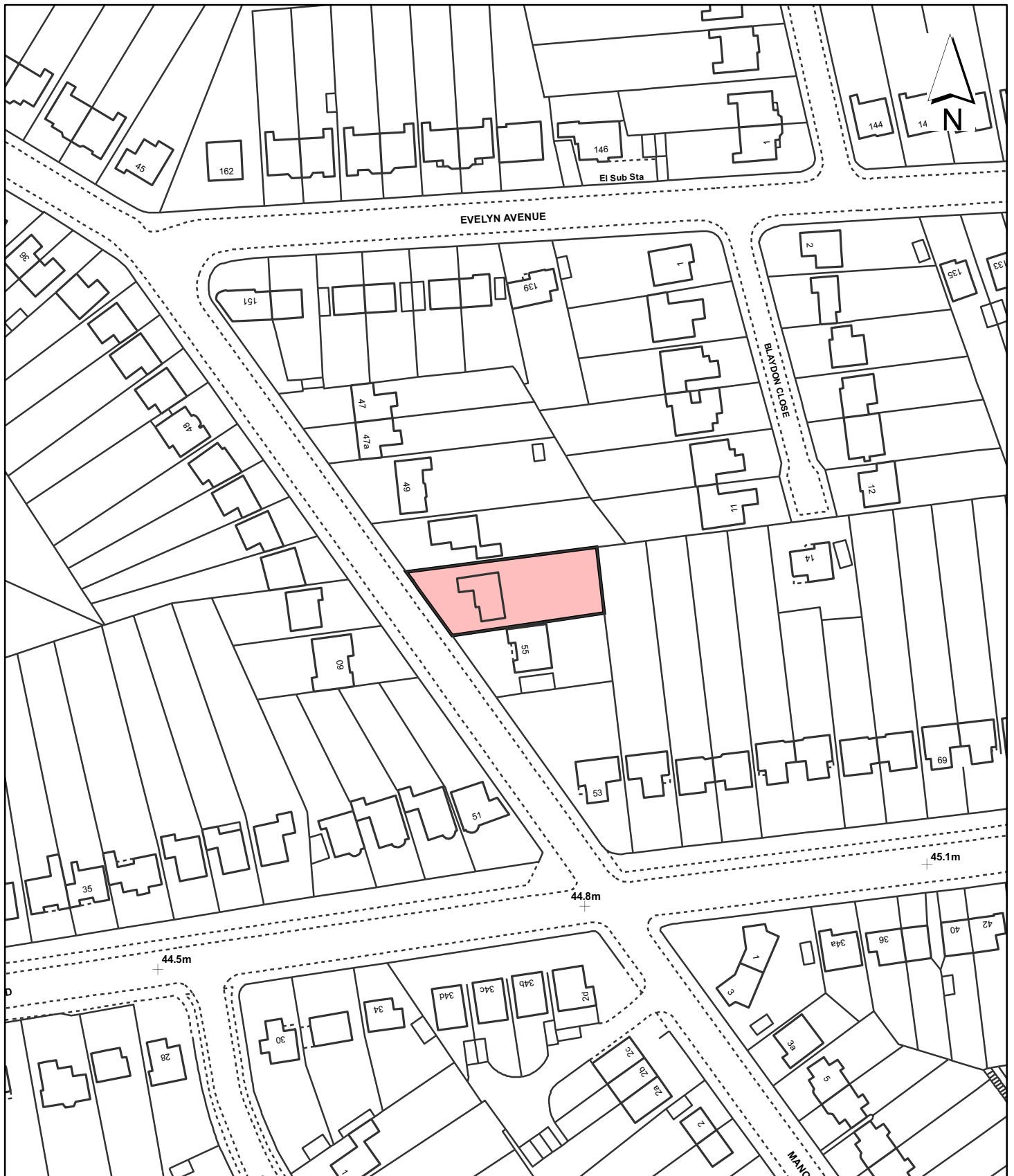
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.0 Side Extensions: Single Storey 6.0 Rear and First Floor Rear Extensions: Two Storey


LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
BE22 Residential extensions/buildings of two or more storeys.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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Site Address

**53 Pinn Way
Ruislip**

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

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

Planning Application Ref:
1244/APP/2009/1132

Scale
1:1,250

Planning Committee
North Page 66

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address LAND WEST OF WOODFIELD TERRACE AND DOVEDALE CLOSE
HAREFIELD

Development: Outline application with all matters other than access reserved, for a 9 dwelling development.

LBH Ref Nos: 66148/APP/2009/1453

Drawing Nos: Transport Statement
Ecology Survey
Design and Access Statement (Studio One, June 2009)
Planning Statement dated 1 July 2009

Date Plans Received: 02/07/2009

Date(s) of Amendment(s):

Date Application Valid: 22/09/2009

* **SUMMARY**

Outline planning permission is sought for a residential development comprising 9, three and four bedroom detached and semi detached houses, with access to the site achieved by the creation of a new road leading from the existing driveway between 69c and 69d Dovedale Close. Only approval of the principle of the development and access are sought at this stage, with all other matters reserved.

The steeply sloping site consists of mainly dense woodland, bounded to the south, west and northwest by the Green Belt, to the north by allotment gardens and a public footpath and to the east by Harefield Village Conservation Area. The site is designated a Nature Conservation Site of Borough Grade 1 Importance.

17 letters of objection and a petition bearing 740 signatures have been received, objecting to the proposal.

It is considered that that the applicant has failed to make a robust case that there are specific circumstances in terms of local housing need that justify the development of this site, which would lead to the loss of open land within a Nature Conservation Site of Borough Grade I Importance. Furthermore, the application has failed to demonstrate that the scheme could be completed without detriment to the recognised ecological value of this area. The principle of residential development on this site cannot therefore be supported.

In addition, the proposal fails to make adequate provision for the long-term retention of the woodland, on and close to this important woodland site, while the level of residential development in this location would result in urban sprawl encroaching into the open countryside, which would be alien to the rural character of the area generally and would be detrimental to the visual amenities of the Colne Valley Regional Park and surrounding Green Belt.

The Council's Highway Engineer also raises objections to the proposed means of both vehicular and pedestrian access to and within the site, which is considered inadequate to serve the proposed development.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would result in the loss of land within a Nature Conservation Site of Borough Grade I Importance and the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to policy EC1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 3D.14 of the London Plan and the provisions of PPS9 (Biodiversity and Geological Conservation).

2 NON2 Non Standard reason for refusal

The applicants have failed to demonstrate that the proposed access to the site is adequate to serve the proposed development. As a result, the development would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The proposed access road, by reason of its location and the likely volume of pedestrian movement and vehicular traffic generated by the proposed parking spaces, would be detrimental the residential amenity of adjoining occupiers, due to noise disturbance. The proposal is therefore contrary to Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

4 NON2 Non Standard reason for refusal

The proposed development makes inadequate provision for the long-term retention of the woodland, on and close to the site. The loss of the woodland, which is a landscape feature of merit, and its replacement by nine houses on the sloping site, would be detrimental to the visual and natural amenity and wooded character of the locality and the openness and visual amenity of the Green Belt/countryside, and would have a significant impact on its surroundings and the landscape of this part of the Colne Valley. The proposed development is therefore unacceptable in tree/woodland and landscape terms, contrary to Policies BE38, OL9, OL26 and OL5 of the Hillingdon Unitary development Plan Saved Policies September 2007 and Policy 3D.8 of the London Plan.

5 NON2 Non Standard reason for refusal

The proposal, by reason of the extent of the built form, the associated infrastructure, the domestic nature of the development and the generation of domestic activity, would result in the loss of open space and the recreational value of the site and would cause detrimental harm to the visual amenity of the Colne Valley Regional Park and adjoining Green Belt, contrary to Policies OL5 and OL9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.8 and Planning Policy Guidance Note 2 Green Belts.

6 NON2 Non Standard reason for refusal

The proposed layout raises concerns related to steep gradients leading to and within the site, which are considered likely to cause difficulties for people with disabilities and conflict with lifetime homes standards. As such, the development would provide an inadequate living environment for future occupiers, contrary to Policies 3A.5, 4B.1 and 4B.5 of the

London Plan (February 2008) and the design principles contained within the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Accessible Hillingdon.

7 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). 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.'

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.

OL5	Development proposals adjacent to the Green Belt
OL26	Protection and enhancement of trees, woodland and landscape features
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities

BE22	Residential extensions/buildings of two or more storeys.
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt
LPP 3D.8	
LPP 3D.14	
PPG2	Green Belts
PPS	PPS9 Biodiversity and Geological Conservation
OL9	Areas of Environmental Opportunity - condition and use of open land

3. CONSIDERATIONS

3.1 Site and Locality

The site is approximately 0.5565 ha in extent and is located beyond the edge of the residential areas of Harefield Village (Conservation Area), is bordered by open Green Belt land to the south and west and open land (allotments) to the north. The site is found in a side valley on the eastern side of the Colne Valley escarpment, and slopes, steeply in parts, with the land falling about 16m from east to west.

The upper and middle part of the site and adjacent Green Belt land to the south is covered by secondary woodland, which is dominated by Oak and includes a few glades. The lower part of the site is largely covered by scrub. The oak woodland is a large landscape feature and forms part of a much larger area of wooded land on the escarpment that wraps around and defines the western edge of this part of Harefield Village.

The site is designated a Nature Conservation Site of Borough Grade 1 Importance within the UDP. Part of the southern wood is a Site of Special Scientific Interest.

The site is bordered by existing residential properties to the north east, which form part of the Harefield Village Conservation Area. A private driveway serving 7 and 8 Woodfield Terrace is accessed between Nos.69c and 69d Dovedale Close and runs parallel to the eastern boundary of the site. To the north runs a public footpath, beyond which lie allotment gardens. To the south, west, and north west, the site is bordered by the Metropolitan Green Belt.

3.2 Proposed Scheme

Outline planning permission (with all matters other than access reserved) is sought for residential development. Information submitted with the application indicates a development comprising 9, three and four bedroom detached and semi-detached houses. It is proposed to divide the site into 9 plots varying between 320 and 700 sq metres in area, with a wetland area provided in the south west corner of the site.,

Access to the site is to be achieved by the creation of a new road, between 69c and 69d Dovedale Close at the existing turning head.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

* Planning Statement

The report in the form of a covering letter provides a summary of the proposals and assesses them against policy and planning guideline considerations.

* Design and Access Statement

This report outlines the context for the development and provides an analysis of the layout, scale and access for the proposed development.

* Transport Assessment

This document deals with the transportation issues relating to the proposed development and the effects that the development would have on the local highway network. It concludes that the impact of the development on the local and wider road network is likely to be insignificant.

* Ecological Survey

This report comprises a Phase 1 Habitat Survey and Protected Species Assessment and is based on a desk top study and field survey, providing an overview of the site's ecological interest and basis for recommending any additional Phase 2 surveys. The evidence provided in the report suggests that the site has a high potential to provide ideal habitats for badgers and bats.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history pertaining to this site, which was historically used as an orchard.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.13 To seek to ensure the provision of 8000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

OL5	Development proposals adjacent to the Green Belt
OL26	Protection and enhancement of trees, woodland and landscape features
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
BE22	Residential extensions/buildings of two or more storeys.
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt
LPP 3D.8	
LPP 3D.14	
PPG2	Green Belts
PPS	PPS9 Biodiversity and Geological Conservation
OL9	Areas of Environmental Opportunity - condition and use of open land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

85 neighbours were consulted in the surrounding area including Harefield Tenants and Residents

Association Association and Botwell Tenants' & Residents Association. 17 letters of objection have been received, the contents of which are summarised below:

1. Access to the site is unsuitable;
2. Entrance to the site is only wide enough for a car, with no room for a footpath;
3. Access would not be suitable for heavy goods vehicles;
4. Dovedale Close/Woodfield Terrace is too narrow;
5. Additional traffic would be a danger to children playing in Dovedale Close/Woodfield Terrace;
6. No access for emergency services;
7. No access for construction traffic;
8. Additional traffic generation;
9. Proposed style of houses not in keeping with the village;
10. The proposal will spoil the countryside;
11. Existing wild life would be destroyed;
12. The area should remain as a natural wildlife habitat;
13. The proposal would erode the natural beauty and ecology of land surrounding Harefield;
14. The site is not derelict land;
15. Loss of privacy;
16. The development would be visually obtrusive;
17. The proposal would interfere with drainage from the adjoining allotments;
18. The proposal would create an undesirable precedent;
19. Loss of views (not a valid planning consideration);
20. Decrease in property values (not a valid planning consideration);
21. Subsidence problems;
22. The applicant does not appear on the company register;

In addition, a petition signed by 740 persons has been received objecting to the proposal on the following grounds:

1. This is not derelict land. It is a well loved local copse, rich in wildlife and part of the green heritage of Harefield. Building houses will destroy this. It is in the Colne Valley Regional Park, on the edge of the Green Belt.
2. Traffic congestion at the junction of Dovedale Close and Woodfield Terrace is already a serious problem for local residents. Adding more houses will make this situation intolerable and unsafe.
3. Access for emergency vehicles is already a serious problem. The development will only make it worse.

ENGLISH HERITAGE ARCHAEOLOGY

The site is situated in an area where archaeological remains may be anticipated. It lies on the floodplain of the River Colne, which is a favoured location for prehistoric settlement and numerous finds from this period are known from the immediate vicinity. Harefield itself is a medieval centre, with buildings dated to the 15th Century still standing on Church Hill.

Archaeological work on and around Church Hill has recovered remains from the Roman, Saxon and Medieval periods. The application site has not been subject to previous development and as such any archaeological deposits are likely to be non truncated and undisturbed. The proposed development may therefore affect remains of archaeological importance.

English Heritage does not consider that any further work need be undertaken prior to determination of this planning application, but that the archaeological position should be reserved by attaching a condition to any consent granted under this application.

NATURAL ENGLAND

This development will affect 11% of Harefield Pit Site of Borough Importance. According to the documents provided with the application it will lead to the removal of 18-20 trees of varying maturity in addition to under-story vegetation.

There are a number of regional and borough level policies relating to development which would affect SINC's, including London Plan Policy 3D.14 and UDP Saved Policy EC1. The Council should assess whether this development complies with such policies.

The Council should assess whether the adverse impacts on the nature conservation value of the site are fully mitigated/compensated and whether the proposals will lead to overall enhancement of the site's nature conservation value. For example, the Council could seek a commitment from the applicant to carry out management of the part of the SINC outside the development boundary through a Section 106 Agreement to improve its overall quality.

Ecological Mitigation and Management Plan

If the Council is minded to grant permission for this application we strongly recommend that the Council requires the applicant to produce an Ecological Mitigation and Management Plan (EMMP) as a mechanism for formalising and delivering any mitigation and enhancement measures and this should include details of how these will be monitored, managed and funded in the future. This should include details of how the proposed wetland area will be managed to maintain 30-40% open water etc (as detailed in the Ecology Survey Report).

Protected species

The Ecology Survey Report states that one ground level inspection of the trees was completed in May and a number of trees were identified as having potential to support bat roosts. Additionally, the report states that the trees were in leaf and some features of potential value to roosting bats were hidden and that the surrounding habitat suggests that a large bat population is likely to be present, increasing the likelihood of occupancy of roost sites.

The report states that the survey undertaken only constitutes an initial survey and is not a substitute for more detailed surveys. It also recommends that further surveys are undertaken prior to development. We recommend that further surveys are undertaken, but that these are completed before planning permission is granted. This is in line with Paragraph 98 of ODPM Circular 06/20051 which states that 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.'

'However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.'

In relation to lighting, the report acknowledges that additional lighting from the proposed development has the potential to affect bats and sets out recommendations relating to bats and lighting from the Bat Conservation Trust. If the Council is minded to grant permission for this development we recommend that they require the applicant to produce a lighting strategy to ensure that the development does lead to unacceptable impacts on bats.

The Ecology Survey report states that the allotments were not accessible and therefore could not be surveyed for badger signs. The assessment also states that although no badger setts were found on site, a possible badger path on site from the allotments was found, and that a pre-development survey should be undertaken. Again, the above paragraphs from Circular 06/2005 apply and an additional survey should be undertaken to determine whether badgers are using the site.

HERTS & MIDDLESEX WILDLIFE TRUST

We object to this development due to loss of part of a Site of Importance for Nature Conservation.

The location of this proposed development is on an identified Site of importance for Nature conservation (Harefield Chalk Pit SINC), one of the old chalk pits in the east Colne Valley, comprising of a strip of dense woodland on steeply undulating raised ground to the south, and a wooded seasonally damp basin to the north. Part of the southern wood is a Site of Special Scientific Interest.

We would suggest that an alternative location be sought. PPS9 outlines the new 'alternative sites principle'. This favours the location of any development which stands to compromise biodiversity at an alternative sites resulting in no or less harm.

However, should the Council be minded to permit this development we request the following conditions be attached to any permission to protect the integrity of the SINC. We recommend that the management of the rest of the site be secured through a sS106 Agreement, to ensure commitment to ongoing management in perpetuity and monitoring of the site.

- 1 Habitat Management Plan
- 2 All materials and building works to be kept within the confines of the suggested footprint
- 3 No removal of trees, shrubs or hedges during bird breeding season
- 4 Control of external lighting
- 5 Provision of bat boxes on trees
- 6 No works or site clearance until a badger survey has been carried out
- 7 Tall vegetation in the western part of the site to be cleared under a 'watching brief' from an ecologist
- 8 Bat and bird boxes to be provided on buildings
- 9 Green roofs should be considered
- 10 Consider including grey water recycling
- 11 Aim towards sustainable energy usage

BRITISH WATERWAYS

After due consideration of the application details, British Waterways has no comments to make.

INLAND WATERWAYS ASSOCIATION.

We have reviewed all aspects of the information available and consider that this development would have minimal impact on the nearby Grand Union Canal. Thus we do not raise any objections to it.

HAREFIELD TENANTS AND RESIDENTS ASSOCIATION

Our members object to this application which would be detrimental to an area which has been identified as a Nature Conservation Area of Grade 1 significance in the emerging LDF proposal map. It is certainly not damaged and derelict land as referred.

The proposed access is totally unsuitable for a new development of houses, it being very narrow and on an awkward incline, it crosses a drive of a private residence and through a privately owned

part of the copse where there are mature trees which are visible from the street scene.

These trees would undoubtedly be damaged by any foundations needed to be laid for a roadway through the copse. Although there is some reference to a right of way over the land in question it does not refer to a road access.

The roads in the vicinity are already crowded and have parking problems this proposal would only worsen the situation.

We noted that the swept path analysis refers to proposed new Harefield Cemetery.

We request refusal.

HAREFIELD VILLAGE CONSERVATION PANEL

The Panel objects vigorously to the application for the following reasons:

1. The well wooded Greenfield site is designated as a Nature reserve.
2. The access to the site is owned and used by another for access to his property and he will certainly not sell or share this land.
3. The space between adjoining properties at the proposed access point is only 3.16 metres wide. This is quite inadequate for a new vehicle access point.

This well prepared but optimistic application must be refused on all possible grounds as it would appear from the details submitted that the applicant is prepared to go to appeal in the event of a refusal.

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING

1. The Principle

The site is designated a Site of Borough Grade 1 Importance within the UDP. This is the highest borough level designation that can be given to a site. There are only 15 sites of borough grade 1 importance detailed within the UDP.

The UDP was adopted in 1998 with policies saved in 2007. The UDP does not take into consideration the tougher stance on ecological issues outlined in PPS9 which was published after the adoption. PPS9 provides the primary steer regarding the biodiversity policies and in particular Key Principle VI states:

The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that, before planning permission is granted, adequate mitigation measures are put in place.

Given the designation of the site, it would be reasonable to prevent its development unless it was proven absolutely necessary to do so. The information provided by the applicant infers there is a shortage of housing across London and that Hillingdon is struggling to meet their housing requirements. However, this assessment only takes account of completed projects and not the availability of land. The economic downturn has impacted heavily on the building industry and in turn it is likely that Councils have struggled to meet housing targets. This does not mean the land is not available and that Councils need to disregard conservation designations in the pursuit of housing

targets.

In addition to the planning support within PPS9, proposal 70 of the London Biodiversity Strategy states:

The Mayor will measure the success of this Strategy primarily against two targets, to ensure:

- * that there is no net loss of Sites of Importance for Nature Conservation, and
- * that the Areas of Deficiency in accessible wildlife sites are reduced.

I would suggest there is no overriding need for the Council to see this important conservation site developed to meet housing targets. The applicant will have to provide a more robust argument to justify the development of this site.

2. The Details

If the applicant could demonstrate the need to develop the site as outlined above, there is still a need for more information to be submitted to show the site will not have an adverse impact on wildlife.

The phase 1 survey should allow for suitable conclusions to be made regarding the need for more intensive studies. The evidence provided in the report would suggest that the site has a high potential to provide ideal habitats for badgers and bats. Despite limited suitable surveys for bats and badgers, there is sufficient evidence to warrant further investigations, particularly when applying the precautionary approach outlined in PPS1. The conclusions of the report that the site is of low value is not appropriate given the evidence available and limitations of the surveys. In addition, the report suggests the potential for UK Biodiversity Action Plan reptiles and insects species to be on the site. These too should be investigated in more detail. There is substantial planning policy support for asking for more detailed information prior to the granting of planning approval:

Paragraph 98 of 06/2005 states:

The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.

Paragraph 99 of 06/2005 states:

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

Proposal 8 of the London Biodiversity Strategy states:

Where biodiversity assessments are submitted, the Mayor expects the options to be refined only after full investigation of the existing ecological conditions and consideration of the potential impacts of options.

Conclusion

Refusal is recommended, due to the impact it would have on a conservation site of great importance to the borough.

RIGHTS OF WAY OFFICER

- * Surfacing of public footpath as part of access improvements to fit in with the rural nature of the

path.

- * Current fencing which borders path to be removed and if replaced, with appropriate style.
- * Land bordering the footpath must be managed to avoid area becoming overgrown and without management.
- * Site visit to be arranged prior to development.
- * Existing footpath line to be clearly marked to avoid encroachment from development.

ENVIRONMENTAL PROTECTION UNIT

The application is not on the Church Hill Landfill area according to historic maps. However it may be attached in ownership to the landfill area. Housing is proposed for the fields and woode copse north but very near to the landfill. The survey referenced in the planning report by Soi Environment Services was for Saracen Developments. The report did not cover the 'clean' ground attached to the landfill that is the subject of this application. However it reconfirmed high gas levels in the landfill.

Gas levels in the landfill are still significant. Therefore, should the application be recommended for approval, a gas survey and remediation condition is necessary.

In terms of noise and air quality, no conditions are recommended with respect to this application.

TREES AND LANDSCAPE OFFICER

The woodland on and close to the site is highly visible from the public footpath (part of the Hillingdon Trail) that runs alongside the northern boundary of the site, and from the footpaths across the open Green Belt land to the west. The woodland has a high (visual) amenity value, in addition to its nature conservation/ecological value as part of a Borough Grade 1 site of nature conservation interest, and contributes to the wooded character of the locality and the openness and character of the Green Belt.

The Planning Policy Statement refers to several Saved Policies of the UDP, but does not mention Saved Policies BE39 and OL26 (Trees & Woodland), which refer to the protection of trees and woodlands, or paragraphs 3.44 to 3.46 of the published version, although Saved Policy OL26 is mentioned in the Ecology Survey/Report (appendix 4 - legislation and policy). In terms of the relevant policies, the woodland is a landscape feature of merit which should be retained, and merits the protection afforded by a tree preservation order. The London Plan also contains policies relating to the improvement of the open environment ('realising the value of open spaces and green infrastructure') including green spaces such as woodlands and natural habitats (policy 3D.8).

The application includes a site survey and an ecological survey (with some tree information in the context of the bat assessment). The application does not include a tree survey/report or arboricultural impact assessment (based on the recommendations of BS 5837:2005) as required by policy BE38. Whilst the applicants have stated that it is proposed the mature trees will be retained, in the absence of this vital baseline tree-related information, and a layout (other than indicative) for 9 houses on this sloping site, and associated works, they have not demonstrated that the retention of any of the woodland trees is feasible. Furthermore, the outline application does not include proposals for landscaping and tree planting.

The loss of the woodland and the development of nine houses on the site would have a significant negative landscape and visual impact on the local environment, which would not be avoided by the planting of new trees (around the 9 houses) in replacement of the woodland trees.

The proposed development makes inadequate provision for the long-term retention of the woodland, mostly oak, on and close to the site. The loss of the woodland, which is a landscape feature of merit,

and its replacement by nine houses on the sloping site, would have a significant impact on its surroundings and the landscape of this part of the Colne valley, because it would be detrimental to (a) the visual and natural amenity and wooded character of the locality, and (b) the openness and visual amenity of the Green Belt/countryside. The proposed development is therefore unacceptable in tree/woodland and landscape terms, and does not comply with Saved Policies BE38, OL9 and OL26 (and relevant Green Belt policies) of the UDP and policy 3D.8 of the London Plan.

S106 OFFICER

An education contribution is likely to be sought as a result of this outline application. Due to the nature of the application the level of the contribution cannot be ascertained at this stage. However a contribution in line with the formula for educational facilities from the Planning obligations SPD, July 2008 will be sought if the application proceeds to approval and reserved matters.

CONSERVATION OFFICER

BACKGROUND: This site lies adjacent to the Harefield Village Conservation Area, within the Colne Valley Regional Park and adjacent to the Green Belt. It slopes and is currently quite densely wooded. The trees provide a backdrop to the Conservation Area in views outwards from Woodfield Terrace and in views into the area from the valley below. There are also views looking out from the open fields to the rear of The Old Orchard, which is located within the north western part of the Conservation Area.

RECOMMENDATIONS: Whilst it is considered that the proposal would have a very limited impact on the character and appearance of the Conservation Area itself, the impact on views from and into the area, as identified by the applicant in their supporting information, have not been fully considered.

It is likely that the new development would require the loss of much of the existing woodland that currently occupies the area. Given the topography of the site and its context, the new houses would, therefore, be visible in longer views from the north western part of the Conservation Area and in views into the area from the lower slopes of the valley. Currently, these views are largely of houses within a wooded setting, although some of the more recent developments have begun to erode this feature. Given the number of properties proposed and the lack of proposed screening, particularly at the north western part of the site, it is likely that the new houses would be a visible and rather urban feature.

Objections are raised, as insufficient information has been provided on this matter.

HIGHWAY ENGINEER

The access road needs to be at least 4.1 metres wide to allow two way access. It currently averages at 3.2 metres. The proposed footway along the existing roadway is on land within the curtilage of no.69c and outside the red line with no certainty of being delivered.

No finished levels have been provided for the access road. There is a drop in level of around 15 metres from the access to the end of the site ie a steep gradient of 1 in 4 which is unacceptable. Gradients for pedestrians and cyclists should not exceed 1 in 20. The on site road is also substandard in width at 3.1m. The drawings submitted are not to scale. The applicant needs to demonstrate that a refuse lorry can access and turn around within the site.

The application as it currently stands cannot be supported on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is designated a Site of Borough Grade 1 Importance within the UDP. This is the highest borough level designation that can be given to a nature conservation site.

Policy EC1 of the UDP states that the Council will not permit development which would be unacceptably detrimental to sites of Borough (Grade I) Importance for Nature Conservation and where appropriate, an Ecological Assessment must be submitted.

Planning Policy Statement 9: Biodiversity and Geological Conservation provides the primary and most up to date guidance regarding the biodiversity policies and outlines the new 'alternative sites principle'. This favours the location of any development which stands to compromise biodiversity at alternative sites resulting in no or less harm.

In particular Key Principle VI states that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that, before planning permission is granted, adequate mitigation measures are put in place.

In addition, London Plan Policy 3D.14 states that where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site, and if that is not possible, to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought."

Proposal 70 of the London Biodiversity Strategy states that the Mayor will measure the success of this Strategy primarily against two targets, to ensure:

- * that there is no net loss of Sites of Importance for Nature Conservation, and
- * that the Areas of Deficiency in accessible wildlife sites are reduced.

Given the designation of the site, it is considered reasonable in accordance with national, local and London Plan policies to prevent its development, unless it was proven absolutely necessary to do so. The argument put forward by the applicant is that there is a shortage of housing across London and that Hillingdon is struggling to meet its housing requirements. However, it is noted that this assessment only takes account of completed projects and not the availability of land and is therefore fundamentally flawed.

It should also be noted that the economic downturn has impacted heavily on the building industry and in turn, it is likely that Council's generally have struggled to meet housing targets because of this. This does not mean the land is not available and that Council's need to disregard conservation designations in the pursuit of housing targets.

The Borough is continuing to meet its housing targets, though it has been slightly below its affordable housing target of 50%. The Council published its 'Statement of Five Year Supply of Deliverable Land or Housing' in October 2007. It has indicated that it anticipates no need to use the application site to meet this need.

It is considered that the applicant has failed to provide a robust or satisfactory argument

that there are specific circumstances, in terms of local housing need, that justify the development of this site, which would lead to the loss of, or harm to nature conservation interests in this instance. There is no overriding need for this important conservation site to be developed to meet Borough housing targets and the principle of residential development on this site cannot be supported, as it is contrary to local, London Plan and national policy.

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 1b 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 1 should be within the ranges of 150-200 hr/ha and 35-55 units/ha. The proposed density for the site would be 16 units/ha, which is below the London Plan guidelines.

However, had the principle of residential development been acceptable on this site, no objections would be raised to the proposed density, given site specific issues,(which are all dealt with elsewhere in the report), including the site's designation as a Borough Grade 1 Nature Conservation Area, Its proximity to the Green Belt and to the Harefield Village Conservation Area.

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

In terms of archaeology, English Heritage considers that the site is situated in an area where archaeological remains may be anticipated. Since the site has not been subject to previous development any archaeological deposits are likely to be non-truncated and undisturbed. The proposed development may therefore affect remains of archaeological importance.

English Heritage does not consider that any further work need be undertaken prior to determination of this planning application, but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. Had the application been acceptable in other respects, it is considered that the archaeology of the site could be addressed by a suitable condition.

With regard to the impact of the development on the Harefield Village Conservation 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 Conservation Officer notes that whilst it is considered that the proposal would have a very limited impact on the character and appearance of the Conservation Area itself, the impact on views from and into the area, have not been fully considered.

It is likely that the new development would require the loss of much of the existing woodland that currently occupies the area, with the result that the new houses would be visible in longer views from the north western part of the Conservation Area and in views into the area from the lower slopes of the valley. Currently, these views are largely of houses within a wooded setting, although some of the more recent developments have begun to erode this feature. Given the number of properties proposed and the lack of

proposed screening, particularly at the north western part of the site, it is likely that the new houses would be a visible and rather urban feature. Whilst this is not considered to be a sustainable reason to refuse the application alone, it adds weight to concerns expressed elsewhere in the report, regarding the loss of open space and adverse impacts on the surrounding countryside/Green Belt.

7.04 Airport safeguarding

The illustrative plans indicate that the proposal does not exceed height restrictions and no wind turbine is proposed. There are therefore no airport safeguarding objections to this application.

7.05 Impact on the green belt

London Plan Policy 3D.8 seeks to promote and improve access to London's network of open spaces, to realise their current and potential value to communities and protect their many benefits, including biodiversity and the environment.

Although the site does not form part of the Green Belt, The London Plan includes woodland and natural habitats such as this site, as forming part of London's open spaces, which are considered to be an integral part of the spatial character of the city. Open spaces play a vital role in providing a resource and focus for local communities, providing a respite from the built environment and promoting health, well being and quality of life.

Harfield Village is one of, if not the last remaining 'village' in the Greater London Area and is almost completely surrounded by Green Belt and open countryside. The tree covered open spaces and fields that bound the village are an important element of the character of the area and form a rural backdrop and setting to the houses within the village.

The application site forms part of the rural edge of the village and has a rural character and appearance, especially when viewed from the adjoining Green Belt to the northwest, west and south. It is not derelict land, as stated by the applicant. The site comprises a combination of grass/shrub land areas and mixed species woodland, reminiscent of a rural countryside and is bordered at the southern boundary by mature woodland. This impression is not substantially reduced when viewed from the unmade tracks to the west or the public footpaths path to the north and north west, although at distance the detail of the various trees merge into a homogeneous feature.

Paragraph 3.10 of the Hillingdon Unitary development Plan saved Policies (September 2007) states that the Local Planning Authority wishes to ensure that there is no undue intensification or enlargement of buildings within or adjacent to the Green Belt that collectively may injure the visual amenities of the countryside.

Policy OL5 seeks to ensure that development adjacent to or conspicuous from the Green Belt should not injure the visual amenities of the Green belt by reason of siting, materials, design, traffic or activities generated.

A series of sections submitted with the application demonstrate that the site would not be visible from longer views to the south and south west from the Grand Union Canal and lakes, due to the surrounding topography. However it is considered that the spacious, green character of the site, which is dependant to a large extent on the visual continuity with the adjoining countryside is clearly visible from surrounding Green Belt land to the south, south west, and higher ground to the west and north west, from short to medium views.

The development would remove many of the trees and replace them with houses.

Indicative plans show the proposed houses comprising a mixture of semi detached and detached properties, each with individual curtilages, arranged in two rows. The houses would be two storeys with pitched roofs. The proposal would include not only the built development in the form of the dwellings, but associated roads, hard surfacing, garden fences and street lighting. Because of the severe slope of the land, it is likely that terracing would be required to accommodate the built form.

As a complete development, the design and layout would be akin to a housing estate. There would be changes to the character and appearance of the vegetation, even without delineation of individual space, and also the introduction of hard areas, leading to the appearance being far removed from its current rural character. After dark there would be lit windows and during the day these features would appear to dominate and will inevitably have an urbanising influence on the site and adjacent Green Belt. It is not considered that management regimes to prevent domestic paraphernalia and conditions could be used to effectively limit further changes to the character and appearance of the land.

It is considered that the proposed development would give the site a suburban appearance, which would effectively extend the existing urban conurbation westwards. The finished effect of developing this open, rural site for residential purposes would be of an extension of the residential area of Harefield, projecting urban development into the surrounding Green Belt. In effect, the development would result in residential sprawl encroaching into the surrounding countryside and would be alien to the rural character of the area generally.

It is considered that notwithstanding any tree screen that might remain, the dispersal of the proposed buildings together with the enclosed gardens and other paraphernalia associated with residential development would result in a significant urbanising effect, particularly when viewed from the open Green Belt land to the south and west, and result in a reduction in the openness of the Green Belt. The proposal would seriously and permanently diminish the intrinsic character of the adjoining Green Belt, by transforming the open rural nature of the area to a harder, urban character, fragmenting the existing, spacious green landscape and influencing important views and vistas to and from the Green Belt.

While there is scope for soft landscape enhancement in the form of new/replacement planting within the proposed layout, it is not considered that this would mitigate against the built development, which will be visually prominent on this sloping green field site. If permitted, the development could create pressure, which may be hard to resist, to release the adjoining allotment site to the north and surrounding Green Belt land for future development.

The concerns outlined above also apply to the designation of the site in the Colne Valley Regional Park. The development is considered to be contrary to the objectives of improving the environmental quality of land within the Regional Park, outlined under Policy OL9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

In conclusion, it is considered that the proposal would result in the loss of open space and the loss of the recreational value of the site and cause detrimental harm to the visual amenity of the Colne Valley regional Park and the adjoining Green Belt by reason of the extent of the built form, the associated infrastructure, the domestic nature of the development and the generation of domestic activity, contrary to Policies OL5 and OL9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policy 3D.8.

7.06 Environmental Impact

The historic use of the site appears to be for agriculture. However, the site is adjacent to a former land fill site and the survey referenced in the planning report confirms high gas levels in the landfill.

The Environmental Protection Unit has recommended that should the application be approved, a gas survey and remediation condition should be imposed. Had the development been acceptable in other respects, it is considered that the issue of land contamination and gas migration could have been dealt with by way of a condition.

7.07 Impact on the character & appearance of the area

The site is surrounded on all sides either by the Green Belt or the Harefield Village Conservation Area and the impact of the development on the visual amenities of both the Green Belt and Conservation Area has been considered elsewhere in the report.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 of the UDP saved policies September 2007 requires new residential developments to be designed to protect the outlook of adjoining residents. The SPD '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.

Given the indicative height and layout of the proposed dwellings and their distance to adjacent properties to the east, it is considered unlikely that this would result in unacceptable impacts, in relation to over-dominance.

Policy BE24 of the UDP saved policies September 2007 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS - 'Residential Layouts' also provides further guidance in respect of privacy, stating that adequate distance should be maintained to any area from which overlooking may occur. In particular, that the distance between habitable room windows should not be less than 21 metres distance. Finally, from the ground floor, a fence would prevent overlooking.

Given the indicative design and layout of the proposed dwellings and their distance to adjacent properties to the east, it is considered unlikely that this would result in unacceptable impacts, in relation to loss of privacy.

In relation to sunlight, Policy BE20 of the UDP saved policies September 2007 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. Given the layout and height of the proposed buildings and their distance and orientation with respect to adjacent dwellings, it is considered unlikely that this would result in unacceptable impacts, having regard to current British Research Institute (BRE) guidance. Although a detailed analysis has not been submitted by the applicant, the proposal is unlikely to result in overshadowing or loss of sunlight for adjoining residents, in compliance with Policy BE20 of the UDP saved policies September 2007.

However, with regard to the proposed site access, it is considered that the additional disturbance, as a result of the vehicular and pedestrian movements to and from the proposed development, would have an unacceptable impact on the residential amenities of 69c and 69d Dovedale Close, which directly abut the access drive. It is considered that the passage of private vehicles and refuse lorries to and from the proposed dwellings along the new access road is likely to cause undue disturbance from noise and possibly vibration to occupiers of these properties, contrary to Policy OE1 of the UDP.

7.09 Living conditions for future occupiers

In relation to outlook and privacy, Policies BE21 and BE24 of the UDP saved policies September 2007 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP saved policies September 2007 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. The indicative drawings suggest that all of the units could be designed to benefit from an acceptable level of privacy, outlook and light. However, the potential impacts of the retained trees on light levels into the proposed units would need to be considered and mitigated. Had the scheme been acceptable in other respects, these details could have been addressed at reserved matters stage.

Policy BE23 of the UDP saved policies September 2007 requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. The Council's SPD HDAS: Residential Layouts specifies amenity space standards for dwellings and states that 60 sq.m should be provided for 2 and 3 bedroom houses and 100 sq. m for 4+ bedroom houses.

Illustrative plans indicated that private amenity space could be provided in the form of individual gardens for the houses, in excess of the Council's minimum private amenity space standards, given in the SPD HDAS: Residential Layouts in accordance with Policy BE23 of the UDP of the UDP saved policies September 2007.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's standards allow for the maximum provision of 2 spaces per dwelling, a total of 18 spaces in this case. Layout is not being considered at this stage. Nevertheless, illustrative drawings indicate that adequate space could be provided for parking at two spaces per dwelling, although it has not been demonstrated how these could be accessed on the steeply sloping ground. In addition, secure storage for bicycles in each of the dwellings could be provided in individual gardens. Details could have been secured by condition at reserved matters stage, had the application been acceptable in other respects. In terms of the potential to provide adequate parking, subject to adequate access arrangement, the application could comply with Policies AM9, AM14 and AM15 of the UDP saved policies September 2007.

With regard to the impact of traffic generated by the development on the local highway network, the Highway Engineer considered that this would be minimal for the 9 units proposed. However, vehicular access can only be achieved via an existing driveway, located to the east of the site, which currently serves two of the properties fronting Woodfield Terrace. This driveway descends steeply from an existing turning head at Dovedale Close with a gradient of approximately 1 in 5.

The Highway Engineer considers that this access, which is only 3.2 metres wide between 69c and 69d Dovedale Close, is inadequate to serve the proposed development. The access would need to be 4.1 metres wide to support two-way traffic flow. In addition, the proposed footway along the existing driveway is on land within the curtilage of No.69c and outside the site boundary, with no certainty of being delivered.

The Highway Engineer notes that no finished levels have been provided within the site. There is a drop in level of around 15 metres from the site access to the western end of the site, which would result in a steep gradient of 1 in 4 for the internal estate road. This slope, in common with the 1:5 gradient of the existing driveway is unacceptable in highway safety

terms, as gradients for pedestrians and cyclists should not exceed 1 in 20.

It is therefore considered that the applicants have failed to demonstrate that the proposed access to the site for both vehicles and pedestrians is adequate to serve the proposed development. As a result, it is likely that the development would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 and from the Borough's adopted Unitary Development Plan Saved policies (September 2007).

7.11 Urban design, access and security

Only the principle of the development and access are to be determined at this stage. Issues relating to design, access to individual plots and security are reserved for future determination at reserved matters stage. The indicative details of the proposed layout of the site, the density, height, massing and character of the proposed buildings and their design do not raise major issues from an urban design point of view at this stage. However, the general principle of residential development in a location which is unsuitable for this purpose, remains an overriding concern which has been addressed elsewhere in the report.

7.12 Disabled access

The SPD HDAS: Residential Layouts 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.

There are no details of the size of the units as only the principle of the development and access are to be determined at this stage, although the design and access statement refers to complying with DDA requirements.

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, (including access to the site referred to below) a condition could have been recommended requiring the submission of internal layout details, to ensure compliance.

However, concerns remain with regard to pedestrian access to the development. Pedestrian access to the development is via the existing access drive between Nos.69c and 69d Dovedale Close, with a gradient of approximately 1:5. Thereafter the site slopes down a further 16 metres from east to west. No details of finished levels have been provided. However, given the topography of the site, it is likely that the internal estate road would have a gradient in excess of 1:5.

HDAS: Accessible Hillingdon recommends that any access should have the lowest practical gradient, preferably not exceeding 1:15. In order to comply with lifetime home standards, it is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres, or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m.

Clearly, the 1:5 gradient to the site and likely gradient of the internal access road do not meet HDAS: Accessible Hillingdon, BS 8300:2001 or lifetime homes criteria. It is therefore considered that the proposal as a whole does not incorporate inclusive design and would fail to provide adequate access for future occupiers and visitors to the development, contrary to Policies 3A.5, 4B.1 and 4B.5 of the London Plan (February 2008) and the design principles contained within the adopted SPD's HDAS: Residential Layouts and Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The scale of the development does not trigger a requirement for affordable housing.

7.14 Trees, Landscaping and Ecology

TREES

Saved Policies BE39 and OL26 (Trees & Woodland) of the UDP, refer to the protection of trees and woodlands. Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The London Plan policy 3D.8 relates to the improvement of the open environment, including green spaces such as woodlands and natural habitats.

The upper and middle parts of the site and adjacent Green Belt land to the south is covered by secondary woodland, which is dominated by Oak and includes a few glades. The lower parts of the site are largely covered by scrub. The oak woodland is a large landscape feature, and forms part of a much larger area of wooded land on the escarpment that wraps around and defines the western edge of this part of Harefield Village.

The woodland on and close to the site is highly visible from the public footpath (part of the Hillingdon Trail) that runs alongside the northern boundary of the site, and from the footpaths across the open Green Belt land to the west. The Trees and Landscape Officer considers that the woodland has a high visual amenity value, in addition to its nature conservation/ecological value as part of a Borough Grade 1 site of nature conservation interest, and contributes to the wooded character of the locality and the openness and character of the Green Belt. It is considered that the woodland is a landscape feature of merit which should be retained.

The ecological report suggests that development will not result in the loss of many trees from the site. However, the site currently slopes significantly from east to west. There is approximately a drop of 15m from the eastern site entrance to the western part of the site. If there are any proposals for earthworks on the site to provide a more level gradient, then these would impact heavily on the remaining trees. Details of the earthworks and the impacts on trees have not been provided. In addition, the outline application does not include proposals for landscaping and tree planting.

The Tree and Landscape Officer notes that although the application includes a site survey and an ecological survey, it does not include a tree survey/report or arboricultural impact assessment, as required by policy BE38. Whilst the applicants have stated that the mature trees will be retained, insufficient baseline tree-related information has been provided to demonstrate that it is feasible for a development of 9 houses on this sloping site, together with associated works, to be achieved without the loss of the woodland trees.

It is considered that the loss of the woodland and the development of nine houses on the site would have a significant negative landscape and visual impact on the local environment, which would not be avoided by the planting of new trees around the houses in replacement of the woodland trees.

Overall, the Tree and Landscape Officer considers that the proposed development fails to make adequate provision for the long-term retention of the woodland, on and close to this important woodland site. The loss of this landscape feature and its replacement with residential development would have a significant negative impact on its surroundings and the landscape of this part of the Colne Valley, would be detrimental to the visual and natural amenity and wooded character of the locality, and the openness and visual amenity of the

Green Belt/countryside. The proposed development is therefore unacceptable in tree/woodland and landscape terms, contrary to Saved Policies BE38, OL9 and OL26 of the UDP and Policy 3D.8 of the London Plan.

ECOLOGY

London Plan Policy 3D.14 states that the planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature.

Where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site, and if that is not possible, to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.'

UDP Saved Policy EC1 states that the local planning authority will not permit development which would be unacceptably detrimental to sites of Metropolitan or borough (grade 1) Importance for Nature Conservation, designated local nature reserves and other nature reserves. If development is proposed on or in the near vicinity of such sites, applicants must submit an ecological assessment where considered appropriate by the local planning authority to demonstrate that the proposed development will not have unacceptable ecological effects.

Natural England, the statutory body responsible for nature conservation notes that this development will affect 11% of Harefield Pit Site of Borough Importance and will lead to the removal of at least 18-20 trees of varying maturity in addition to under storey vegetation.

Where development will lead to the loss of a Site of Importance for Nature Conservation, Natural England would expect the applicant to demonstrate categorically that the adverse effects will be sufficiently mitigated or compensated and overall the development will lead to enhancement of the site. Although paragraph 4.18 of the Ecology Survey Report submitted with the application sets out enhancement and compensation measures, Natural England is of the opinion that it is not clear whether these will be sufficient to mitigate/compensate for the loss of part of the SINC.

The submitted ecological survey report with the application contains a Phase 1 Habitat survey carried out on 12 May 2009 and preliminary Protected Species Survey. This offers a limited evaluation of the biodiversity value of the site and recommends a strategy to mitigate for various potential ecological impacts. The key findings are summarised below.

Bats

The report acknowledges the possibility for significant bat activity and has excellent potential for foraging and commuting bats, with some roosting potential (including resting places). The reported bat sightings from members of the public would support the evidence contained in the report. Having acknowledged the site's importance to the local bat population, the report does not recommend further investigations, but suggests that potential for bat roosts is low to medium.

Furthermore, the conflicting conclusion between 'reasons for consideration' and 'likelihood of occurrence' is an issue for concern. The limitations section acknowledges the findings in the report are only based on an initial assessment, made outside the optimum survey period, and not a full tree assessment.

However, the available evidence suggests this site is of significant importance to bats, either in isolation or as part of a wider habitat network. The conclusion that this site is of low value is therefore considered to be inappropriate, as it should not be based on a limited bat survey, particularly as this survey finds the site has potential significant importance for bats.

In terms of legislative framework, bats and their habitats are protected under the 1994 Conservation Regulations and the Wildlife and Countryside Act 1981 as amended Countryside and Rights of Way Act 2000 Natural Environment and Rural Communities Act 2006. Many species of bat are protected under the Habitats directive and are UK Biodiversity Action Plan Species. Bats are therefore a material planning consideration and applying the principles of PPS9 and the London Biodiversity Strategy, the impacts on this species should be thoroughly investigated prior to a planning decision.

Natural England recommend that further surveys are undertaken, but that these are completed before planning permission is granted. This is in line with Paragraph 98 of ODPM Circular 06/20051 which states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

Applying a precautionary approach detailed in Paragraph 26(vi) of PPS1, it is not considered that the application should be approved until it can demonstrate using sound scientific evidence that the development will not have detrimental impact on bats and their habitats.

Badgers

The badger survey was carried out on 22nd and 24th of July. The ideal time to conduct a badger survey is when ground cover is at its lowest density, ideally between November and April. The report acknowledges the problems with access to certain parts of the site due to dense scrubland and the supporting photographs would support this assessment. Furthermore the report does not detail the methodology used to determine the presence of badgers, or adequately describe how badgers were investigated. The report suggests the site would provide an ideal location for badger setts, but then goes on to say that dog walking and child's play would deter badgers from the site. However this latter statement cannot be supported, as the site is heavily overgrown, limiting childrens' play. In addition there is recorded presence of badgers near the allotment site alongside the public right of way. If badgers have been recorded here, then they are more likely to be recorded within the wooded area, particularly towards the south eastern part of the site, away from the public right of way.

The report concludes that there is evidence of a badger path through the site and that it would be an ideal location for badgers to construct setts. This evidence combined with

reported sightings from the public, would suggest it is inappropriate to determine the site of low ecological value. Applying the principles of PPS9 and the London Biodiversity Strategy, the impacts should be thoroughly investigated prior to a planning decision.

Paragraph 124 of Circular 06/2005 states that the likelihood of disturbing a badger sett, or adversely affecting badgers' foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions.

Badgers are protected under the Badgers Act 1973 and badger setts under the Badgers Act 1991. The Protection of Badgers Act 1992 consolidated the earlier legislation. Applying a precautionary approach detailed in Paragraph 26(vi) of PPS1, the application should not be approved until it can be demonstrated using sound scientific evidence that the development will not have a detrimental impact on badgers or badger setts.

Reptiles and Insects

The report also concludes that there is a medium chance of reptiles such as grass snake to be present on the site. Grass Snake is considered a priority biodiversity action plan species and must be taken into account when assessing planning applications. In addition, the report suggests stag beetles could be present on the site and they too are priority biodiversity action plan. There is sufficient evidence within the phase 1 assessment to suggest a more robust appraisal of these species.

Natural England recommend that further surveys are undertaken, but that these are completed before planning permission is granted. This is in line with Paragraph 98 of ODPM Circular 06/20051 which states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

In conclusion, it is considered that the proposal would result in the loss of open land within a Nature Conservation Site of Borough Grade I Importance, while the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. It is therefore considered that the ecological interests of the site and locality would not be protected, contrary to Policies EC1 of the

Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.14 and PPS9 (Biodiversity and Geological Conservation).

7.15 Sustainable waste management

The dwellings should incorporate in their design storage provision for an average of 2 bags of recycling and 2 bags of refuse per week, plus 3 garden waste bags every 2 weeks. Had the development been acceptable in other respects, conditions could have secured these details.

7.16 Renewable energy / Sustainability

The planning statement suggests that the development will provide eco housing. This is a very broad terminology and the applicant has related this to the Housing Quality Indicator (HQI), with an aspiration to achieve Code 4. However, the HQI is not assessed using codes, but a points scoring system. The commitment to comply with Code 4 of the HQI

therefore seems meaningless and implies little consideration has been given as to how these houses will qualify as 'Eco' homes. The development should have been assessed against the Code for Sustainable Homes, with a target of Code 4 at the very least. This could have been secured by way of a condition, in the event that planning permission was forthcoming.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The Ecological report acknowledges the presence of a watercourse on the site but provides very limited information. The channel has been reported as overflowing during times of heavy rain, suggesting an inconsistent presence of water. The information included within the report does not demonstrate the watercourse has been properly assessed and information regarding finished levels has not been provided. However, had the scheme been acceptable in other respects, a condition could have been imposed requiring a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.

7.18 Noise or Air Quality Issues

The Environmental Protection Unit have not identified any issues other than gas migration from the adjoining land fill site, which is dealt with elsewhere in the report.

7.19 Comments on Public Consultations

There has been an extensive public response to this application. Most of the issues raised relate to the principle of the development, the impact on the Green Belt, the impact on ecology and loss of wild life habitat, parking and traffic concerns. These matters have been dealt with in the appropriate sections of the report and in many cases, incorporated into the recommended reasons for refusal.

7.20 Planning Obligations

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are 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 these contributions. However, if the application were to be considered for approval, an education contribution is likely to be sought as a result of this outline application. Due to the nature of the application, the level of the contribution cannot be ascertained at this stage. However, a contribution in line with the formula for educational facilities from the Planning obligations SPD, (July 2008) could be sought, once the quantum of development had been established should the scheme reach reserved matters stage.

No legal agreement to address this issue has been offered. As such, the proposal fails to comply with Policy R17 of the UDP and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

There are no enforcement issues relating to the site.

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 there is no overriding need for the Council to see this important conservation site developed to meet housing targets and the principle of residential development on this site cannot be supported.

It is considered that the proposed development makes inadequate provision for the long-term retention of the woodland on and close to the site, while the level and nature of development would inevitably have an urbanising influence and be visually prominent from the adjoining Green Belt.

The net effect of the development at this location would result in residential sprawl encroaching into the open countryside and would effectively extend the existing urban conurbation westwards, to the detriment of the visual amenity and openness of the Green Belt.

Furthermore, the application has failed to demonstrate that the proposed development

could be completed without detriment to the recognised ecological value of this area.

In terms of access and equal opportunity, insufficient information has been supplied to determine compliance with relevant policy and standards.

In addition, the access arrangements are considered inadequate, to the detriment of the free flow of traffic and highway safety.

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.

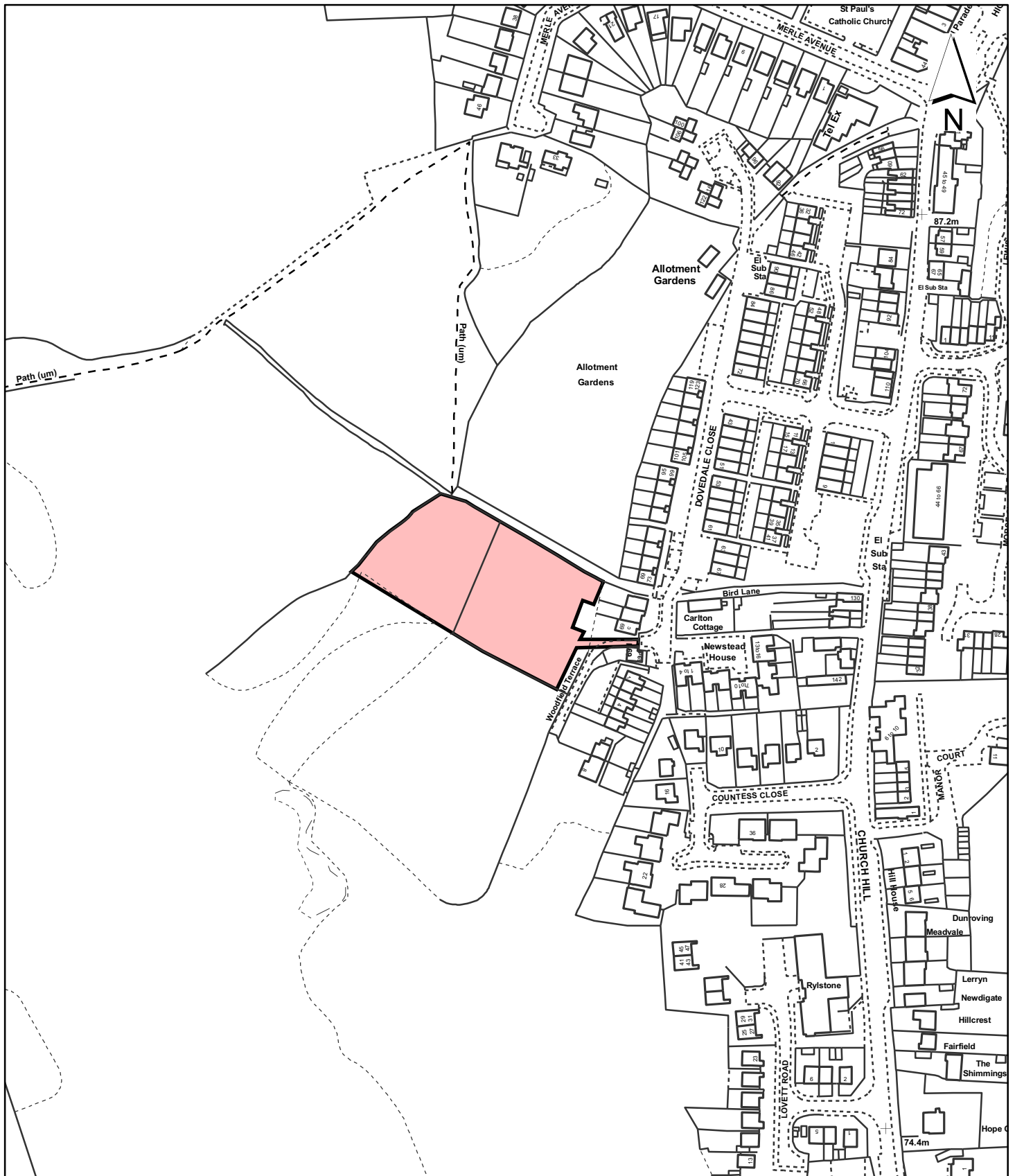
Refusal is recommended accordingly.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Statement 25 (Development and Flood Risk)
Planning Policy Guidance Note 2 (Green Belts)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 15 (Planning and the Historic Environment)
Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation)
Planning Policy Guidance Note 24 (Planning and Noise)
London Plan Consolidation (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon' and 'Residential Layouts'.
Council's Supplementary Planning Guidance Community Safety by Design
Council's Supplementary Planning Guidance Planning Obligations Strategy
Letters making representations.
Petition bearing 740 signatures.

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land west of
Woodfield Terrace and
Dovedale Close, Harefield**

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

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

Planning Application Ref:
66148/APP/2009/1453

Scale
1:2,500

Planning Committee
North Page 94

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 76 & 78 VICTORIA ROAD RUISLIP

Development: Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium.

LBH Ref Nos: 43997/APP/2009/1404

Drawing Nos: L691 Rev A
Design and Access Statement

Date Plans Received: 26/06/2009

Date(s) of Amendment(s):

Date Application Valid: 09/07/2009

1. SUMMARY

Planning permission is sought for the change of use of the premises from retail to a gymnasium. It is considered that the proposed change of use will harm the vitality and attractiveness of Ruislip Manor Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed loss of the retail units would further erode the retail function and attractiveness of the primary shopping area of the Ruislip Manor Town centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 Non Standard reason for refusal

The proposal would result in a concentration of non-retail uses within this part of the primary shopping frontage which would be detrimental to the vitality and viability of the Ruislip Manor Shopping Centre. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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.

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of Victoria Road and comprises a double frontage retail unit on the ground floor with rear extensions and residential units above on two floors accessed from the rear. To the north east lies 74 Victoria Road, a hot food take away use on the ground floor with residential above and to the south east lies 80 Victoria Road, a restaurant on the ground floor with residential above. The rear of the properties on this side of the road back onto a service road. Also at the rear are a number of staircases providing access to the first floor residential units above the shops. The street scene is commercial in character and appearance and the application site lies within the primary shopping centre of the Ruislip Manor Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the ground floor retail unit to a gymnasium within class D2. The proposed use would operate under a franchise known as 'Gymophobics,' which helps women mainly within the 40+ age group to lose weight. No external alterations are proposed.

The Gym would provide a waiting area, reception and exercise circuit equipment. The gym would operate by appointment only, would employ 2 full time and 3 part time staff and would operate between the hours of 0800-2000 Monday to Fridays and 0900 to 1400 on Saturdays, Sundays and Bank Holidays.

3.3 Relevant Planning History

43997/89/2313 76 & 78 Victoria Road Ruislip
Change of use from A1 retail to A2 Bank or Building Society

Decision: 22-03-1990 Refused

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:

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

54 adjoining owner/occupiers and the Ruislip Residents' Association have been consulted. 1 letter in support and a petition with 161 signatories against the proposal have been received.

Letter of support:

- (i) The gym on the main road would be more inviting than the existing gym on Manor Way;
- (ii) A local gym would save patrons money on petrol and car costs which is beneficial to the environment.

Petition:

"We the undersigned, being members, local residents and friends of Optimum Gym, object to the proposed gym being granted permission to start up in the Manor. There is not enough trade to sustain two gyms and the inclusion would mean the possible closure for one of them. We would welcome a discussion to this end as a result of this petition."

- (iii) There is an existing gym in Manor Way which is sufficient. Two gyms fighting for business in the locality will lead to them closing down;
- (iv) More retail shops are needed to maintain variety and fight the economic downturn;
- (v) There is insufficient demand in the area for two gyms;
- (vi) The proposal would lead to on street parking

Metropolitan Police CPDA: No comments received

Ruislip Chamber of Commerce: No comments received.

Internal Consultees

Policy and Environmental Planning:

The proposal site is within the primary frontage of Ruislip Manor Minor Town Centre. Policies S6 and S11 are key considerations. Paragraph 8.26 of the UDP seeks to retain at least 70% of primary frontage in A1 use. Recent data from 2008 shows A1 and vacant A1 units account for 68% of the primary frontage in Ruislip Manor. The loss of the existing use would undermine the range of goods and services available within the centre and consequently the vitality and viability of the centre.

This application is unacceptable in policy terms, being contrary to the UDP target of 70% A1 use in primary shopping frontages.

Environmental Protection Unit:

No objections subject to conditions relating to operating hours, control of noise from the site, sound insulation and deliveries.

Highways Officer

In accordance with the design and access statement there will be 10 items of exercise equipment with the usage no more than 30 minutes per session. The facility will operate on an appointment system.

On street parking is available with restrictions at certain times of the day to discourage commuter parking. Nearest underground station is Ruislip Manor and with bus routes 114, 398 and H13. There is also a public car park at the station.

There are proposals for a shop and stop parking scheme to encourage a greater turn over of parking spaces on which residents will be consulted in about a month's time.

No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines primary shopping areas as areas which are the focus of retail activity in the centres and are either already generally dominated by retail shops or are areas which the Local Planning Authority considers have prime retail potential. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than about 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in primary areas and the Local Planning Authority will expect at least 70% of the frontage to be in class A1 use.

Policy S11 establishes states that the change of use from class A1 to non-class A1 uses in primary frontages is acceptable where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre, but that such changes of use should be limited to uses within Classes A2, A3, A4 and A5.

The Council's most recent shopping survey, undertaken in July 2009, shows that retail uses within class A1 within the primary frontage of the Ruislip Manor Town Centre is at

68% (including vacant retail units). It is acknowledged that the application units are vacant. However it is not known how long they have remained vacant or whether attempts have been made to let the units as retail units. Notwithstanding this, the application premises have the potential to provide retail uses to maintain the retail character, variety and choice in the town centre and furthermore, the proposed use is not considered to be a use that is appropriate within a primary shopping frontage, as defined in Policy S11. As such, the loss of the application premises would further erode the retail character, vitality and viability of the Ruislip Manor Town Centre.

The application premises are flanked by non-retail uses, both 74 and 80 Victoria Road are restaurants. The loss of the application property would result in a 17.5m long break in the retail frontage between nos. 70-72 and 82 Victoria Road, which are retail units. On this basis, the proposed change of use would result in an unacceptable concentration of non-retail uses to the detriment of the vitality and viability of the town centre.

Overall, it is considered that the proposed change of use will harm the vitality and attractiveness of Ruislip Manor Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage, contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

No elevational alterations are proposed and therefore the proposal would not harm the appearance of the street scene, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above the application premises. No details of mechanical equipment such as air conditioning units have been submitted. It is considered that planning conditions requiring details of the mechanical equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. The proposal would therefore comply with policies OE1 and S6 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

No off-street parking spaces are associated with the application site. The application site has a PTAL score of 3 and the on street parking is available with restrictions at certain times of the day to discourage commuter parking. The nearest underground station, Ruislip Manor, is within easy walking distance and a number of bus routes, 114, 398 and H13, also serve the area. Furthermore, there is also a public car park at the station. Given this it is not considered that the proposal would result in undue on-street parking and the Council's Highways officer does not raise objection to the proposal.

7.11 Urban design, access and security

This is addressed at section 07.07

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

Points (i) and (ii) are noted. Points (iv) and (vi) are addressed in the report. The remaining points relate to competition which is not a material planning consideration.

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

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

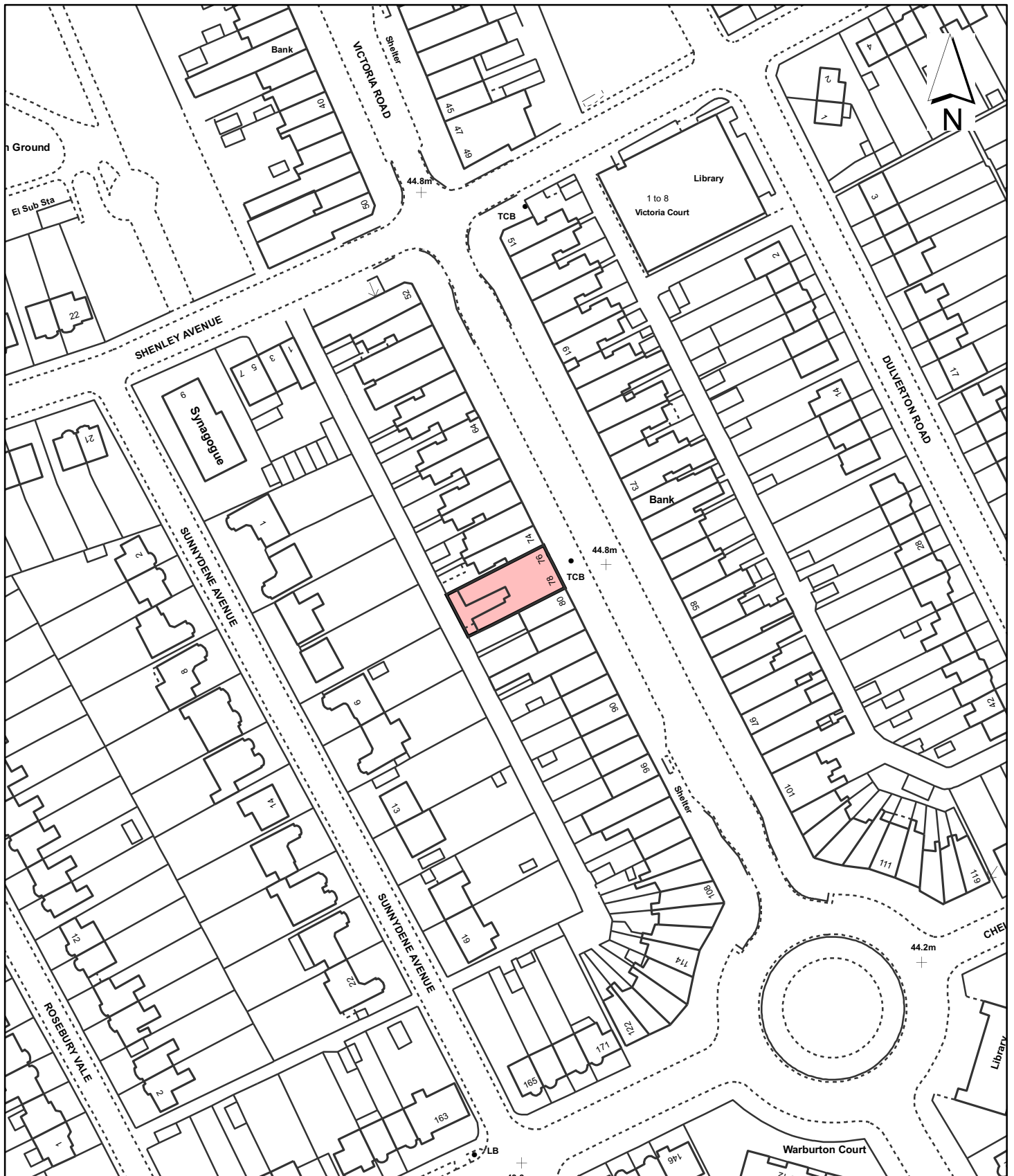
For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

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

**76 - 78 Victoria Road
Ruislip**

Planning Application Ref:

43997/APP/2009/1404

Planning Committee

North Page 102

Scale

1:1,250

Date

October 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 76 HIGH STREET NORTHWOOD

Development: ERECTION OF A THREE-STOREY BUILDING COMPRISING GROUND FLOOR COMMUNITY HALL AND 6 STUDIO AND 2 ONE-BEDROOM SELF CONTAINED FLATS AT FIRST AND SECOND FLOOR LEVELS, WITH ASSOCIATED CAR PARKING (INVOLVING THE DEMOLITION OF THE EXISTING NORTHWOOD (COMMUNITY) HALL) (OUTLINE APPLICATION)

LBH Ref Nos: 17829/APP/2009/683

Drawing Nos: Location Plan (Scale 1:1250)
Design and Access Statement
06/3068/6 Rev. C
06/3068/5 Rev. B
06/3068/11 Rev. B
06/3068/10 Rev. D
06/3068/12 Rev. A
06/3068/13
Arboricultural Survey/Report

Date Plans Received: 02/04/2009 **Date(s) of Amendment(s):** 22/04/2009
Date Application Valid: 22/04/2009 28/07/2009

1. SUMMARY

This application follows four earlier applications submitted to re-develop this site for similar purposes since 2001. The first application for 8 one bedroom flats was dismissed at appeal on design grounds, the second application also for 8 one bedroom flats was revised in the light of the appeal decision and was agreed by committee in 2003 but was not granted permission until 2007. A third application (Ref. 17829/APP/2006/3074) was also determined in 2007 for a larger scheme for 4 one bedroom and 4 two bedroom flats and was refused. A fourth application (ref: 17829/APP/2007/2861) comprising 8 one-bedroom flats was submitted in September 2009. Concern was raised by officers about this scheme which resulted in further negotiation with the applicants/agents. The application has not been withdrawn and it is also on this Committee agenda. The applicants have submitted the current application as a way of resolving the concerns raised about the fourth application. This current scheme has been assessed against the Council's current policies and design guidance.

This scheme alters the size, design, layout and nature of the previously approved and refused schemes. Notwithstanding the improvement to the overall design of the frontage, it is considered that the scheme would not respect the uniform character of this stretch of the Old Northwood Area of Special Local Character and would adversely impact upon the amenities of adjoining occupiers. The layout has been revised following comments of the Tree Officer to address his particular concerns. The concerns of the highway engineer regarding pedestrian and vehicular conflicts are considered to be a further matter of concern. As such the application is recommended for refusal.

2. RECOMMENDATION

Had an appeal for non determination not been lodged, that the application would

have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, height and design would result in a development which would be out of character with the adjoining properties and the street scene in general to the detriment of the visual amenities of the Old Northwood Area of Special Local Character. It is therefore considered that the proposal would be contrary to policies BE5, BE13 and BE19 of the Hillingdon UDP Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its overall size, height, siting and length of projection, would result in an over-dominant/visually obtrusive form of development and result in the overshadowing of and loss of light to the neighbouring property, No.78 High Street and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development by only providing pedestrian access to the front of the site would result in occupants to the flats having to walk from the car park through the restricted access road. This will result in pedestrian and vehicle conflicts to the detriment of highway and pedestrian safety. As such, the proposal is contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE12	Energy conservation and new development
H4	Mix of housing units
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts
SPD PO	Supplementary Planning Document: Planning Obligations
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites

3. CONSIDERATIONS

3.1 Site and Locality

The application site is known as Northwood Hall and is located at No.76 High Street, Northwood. The property is located on the eastern side of the High Street, it is rectangular in shape with a frontage width of 15.2m, depth of 42.5m and covers an area of approximately 646m². Northwood Hall is a former cinema that is now used as an elderly persons' centre and hall. Two Horse Chestnut trees stand in the northeast corner of the site, adjacent to the rear boundary.

The High Street climbs from the A404 Pinner Road in the south up to Northwood Way in the north. South of its junction with Emmanuel Street, development along High Street is of a uniform character, with rows of two-storey, semi-detached or terraced buildings. The pattern of land use is divided between commercial properties on the eastern side and residential properties on the western side of the street. The commercial properties often have residential flats above and are typically setback 3m from the road. A number of the pairs of buildings share a central arch, allowing vehicular access through the terrace to parking at the rear. The western side of the street is developed with residential terraces and semi-detached properties setback generally 6m from the road. Many properties have hard surfaced their front gardens to provide off-street parking.

The building form along the High Street is uniform, with the majority of buildings having pitched roofs, with similar eaves and ridge heights. Most buildings on this side of the street have gable roofs, some with front dormers. The only notable exception to this is the three storey flat roofed building at 52 High Street. The site forms part of the Old Northwood Area

of Special Local Character.

3.2 Proposed Scheme

The outline application proposes the demolition of Northwood Hall and the construction of a three-storey building with a dining club/community hall at ground floor level, and 3 studio and one-bed flats each on the first and second floors with associated parking at the rear. Only landscaping matters have been reserved.

The design of the building would present a two-storey form to the street, with the second floor incorporated within a mansard roof with front and rear facing dormers. Five dormers each would be installed on the front and rear elevations. The building would be 15.1m wide, with a maximum depth of 22.5m on the ground floor, reducing to 18.3m on the first floor. A 3.1m wide setback at the rear would reduce the depth of the building further to 16m where a further 3.1m setback would reduce the depth of the building adjoining No.78 to 12.65m on all of the floors. The ground floor of this recessed part of the building would provide an undercroft, allowing vehicular access to the rear. The building would have an average eaves height of 5.65m at the front, increasing to 7.25m at the rear and an average overall height to the top of its mansard roof of 9.25m.

Access to the club would be at the left-hand side of the building frontage, with a fire escape behind (rear of building), accessing onto the car park. The means of access to the flats would be on the other side of the building frontage via an entrance off the High Street leading to stairs serving a central stairwell and a side entrance from the vehicle access way. At the rear of the ground floor hall would be a kitchen and toilet facilities, including a disabled toilet. The flats would be accessed from the central stairwell. The one bed flats would each comprise a lounge with an open plan kitchen area, one bedroom and a bathroom/toilet.

At the rear of the building, 11 parking spaces would be provided. A bin store is to be provided at the side of the building. Although landscaping matters have been reserved, the two existing trees on site are to be removed and additional planting provided along the rear boundary.

3.3 Relevant Planning History

Comment on Relevant Planning History

Two applications, one being a duplicate, were originally submitted to redevelop this site for a similar scheme on the 06/06/01 (refs. 17829/APP/2001/1210 & 1211). That proposal was for a community hall on the ground floor with eight one-bedroom flats on the first and second floors and parking for 11 spaces at the rear, including one disabled space. The building would have had a half-hipped/mansard roof, divided in the middle, with four front and four rear dormer windows. The building would have had a maximum depth of 22.3m on the ground floor, reducing to 16m for a width of 4.2m adjoining No. 78 with the same 16m depth on the first floor and an eaves height of 7.5m and overall height of 9.8m. The hall incorporated a projecting front entrance and the flats would have had lift access.

The first of these applications was appealed for non-determination (ref. 17829/APP/2001/1210). At the Ruislip & Northwood Planning Committee on the 04/10/01, Members resolved that had an appeal for non-determination not have been received, the application would have been refused for the following reason:

1. The proposed development by reason of its cramped form of development, poor access

arrangements, its overall size, height and poor disposition of amenity space would result in an overdevelopment of the site and an unacceptable form of development not in keeping with the character of the local area. The proposal is therefore contrary to Policy BE9, BE13, BE15 and AM6 of the Borough's adopted Unitary Development Plan.

The Inspector, in the decision notice dated 21/11/01, noted that no evidence had been submitted as regards the poor access and that policies BE9, which concerns development involving Listed Buildings and BE15, which relates to extensions, had been incorrectly referred to in the committee report. The Inspector, however, did conclude that the building, due to its height and roof design, would not harmonise with the marked uniformity of the existing Victorian shopping parade. The appeal was consequently dismissed.

Subsequently, the second application was amended to reflect the Inspector's concerns (ref. 17829/APP/2006/1211). The height of the building was reduced and the design of the building revised. The half-hipped roof design on the sides of the mansard roof was replaced with vertical sides and lowered, with a reduced eaves height of 5.5m and overall height of 8.8m. The number of parking spaces was reduced to 10 with the Horse Chestnut tree in the rear shown to be retained. The projecting front entrance was also omitted. At the Ruislip & Northwood committee meeting on the 20/03/03, Members deferred the application in order to make a site visit. On being re-presented to the next meeting on the 24/04/03, Members resolved to approve the application, subject to various conditions and a S106 contribution to provide additional education space. Following a change in supplementary guidance in 2007, there is no longer a requirement to provide a S106 Contribution for one-bedroom units, the application was re-presented to Committee, and planning permission granted on 19/07/2007.

A third application (ref.: 17829/APP/2006/3074) for the erection of a three storey detached building comprising ground floor community hall and 4 one-bedroom and 4 two-bedroom self-contained flats at first and second floor levels with associated car parking involving the demolition of the existing community hall was refused planning permission in January 2007 for the following reasons:

1. The proposed development, by reason of its size, height, excessive fenestration and introduction of front balconies would present an incongruous and discordant appearance, out of keeping with the street scene and the Old Northwood Area of Special Local Character. The proposal is contrary to policies BE5, BE13 and BE19 of the adopted Unitary Development Plan.
2. The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development and result in the overshadowing of and loss of light to the neighbouring property, No. 78 High Street and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE19, BE20 and BE21 of the Borough's adopted Unitary Development Plan, and section 4.0 of the Council's HDAS 'Residential Layouts'.
3. The proposed residential accommodation, including two-bedroom units, fails to provide adequate usable amenity space. The proposal would therefore not afford an acceptable standard of residential amenity for future occupiers, contrary to policies BE19 and BE23 of the adopted UDP and section 4.0 of the Council's HDAS 'Residential Layouts'.
4. The proposal fails to provide adequate off-street vehicle and cycle parking in accordance

with the Council's Interim Car Parking Standards (December 2001). Inadequate provision is made for refuse storage and collection and the width of the proposed access is undersized given its intended use. As such, the proposal would be likely to give rise to additional on-street parking and would be likely to result in vehicles blocking the adjoining highway, waiting for the access to clear in order to enter the site. The proposal would therefore be detrimental to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted UDP.

5. The proposal fails to make adequate provision for the needs of the disabled, contrary to policies H9 and AM15 of the adopted Unitary Development Plan and paragraph 5.1 of the Council's HDAS 'Accessible Hillingdon'.

6. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to policy R17 of the Unitary development Plan and the Council's Supplementary Planning Guidance: Educational Facilities.

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.

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

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

OE12 Energy conservation and new development

H4 Mix of housing units

H8 Change of use from non-residential to residential

H9	Provision for people with disabilities in new residential developments
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts
SPD PO	Supplementary Planning Document: Planning Obligations
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

63 surrounding residential occupiers consulted. 10 letters of objection and a petition with a total of 30 signatures have been received with the following comments:

- (i) The proposal would cause loss of privacy as the windows would overlook my back garden;
- (ii) It would result in loss of natural light and view of the open surroundings;
- (iii) As there are no existing 3-storey building in the street, the proposal will create a precedent;
- (iv) The proposal is too imposing;
- (v) When considered alongside the approved building at No.80 High Street (recently granted permission), intended to accommodate 5 one bed flats and 1 two-bed, the application represents another overdevelopment of a site which will result in noise and traffic pollution in a high density area;
- (vi) The proposal would not harmonise with the architectural style and design of the buildings in Old Northwood ASLC;
- (vii) The proposal will exacerbate the severe parking problem in the area;
- (viii) Vehicular access to the flats is very narrow and cars trying to go in or out will create hold-ups/blockages along the high street;
- (ix) There is not enough parking allowed to accommodate the proposed flats/visitors and community hall and the overflow will end up along the High street;

(x) By many cars having to cross over the pavement, they will provide a very real risk to pavement users, especially young children who ride their tricycle, kids bike etc or just run along; to mothers pushing prams/buggies and elderly people;

(xi) There has been no independent soil or root analysis to confirm or deny the conclusion of the arboriculturalist that the life expectancy of the Horse Chestnut tree is less than 10 years. Many trees of this ilk show signs and symptoms of stress which are not exceptional in trees of this age and in this type of situation. Were all tree showing such symptoms felled there would be few Horse Chestnuts left standing in London. Replacement of the tree should only be considered as mitigation against unavoidable effects rather than as a reason to fell a mature healthy tree in the first place. The question of improving growing condition has not been considered;

(xii) The Horse Chestnut tree has for many years provided significant contribution to the local landscape and has been an important amenity for the local residents in this built up environment;

(xiii) The bin store at the rear is too far for refuse vehicle to reach;

(xiv) The proposal would put strain on the existing drainage system;

(xv) What happened to the covenant the old trust had to preserve this building?

NORTHWOOD RESIDENTS' ASSOCIATION:

Hillingdon Annex 1, C3. The number of dwellings justifies 12.8 parking spaces and secure storage for 8 bicycles.

METROPOLITAN POLICE:

No response has been received.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

PROPOSAL: Three storey detached building for use as community hall with flats above (outline).

BACKGROUND: This site lies within the Old Northwood Area of Special Local Character, this side of the High Street is characterised by late 19th century purpose built commercial terraces of two storeys, some with attic accommodation and dormer windows.

RECOMMENDATIONS: The frontage reflects to a large degree the proportions and detailing of the existing terraces. The rhythm of the right hand pair of windows at first floor level needs amending and further details of the shop front and fascia would be required at some stage. Ideally, the addition of a centrally located chimney would break up the roofscape. The roof should be of slate and the street elevation of red, rather than yellow bricks. The windows onto the access road require further detailing, as they are shown with mesh type coverings.

There is concern at the bulk of the rearward projection of the proposed structure in comparison with neighbouring properties and possible views over the adjacent properties when seen from lower down the street.

CONCLUSION: Revisions/further information required.

HIGHWAY ENGINEER:

Notwithstanding my previous comments regarding vehicular access and the outstanding condition

on the approved scheme, in my initial comments on this application I objected to the lack of pedestrian access to the rear parking area. The access is proposed to be 2.8m wide at its narrowest and 3.1m at its widest. I wish to maintain that the proposed layout for the access and the provision of pedestrian access to the building to the front is not adequate given that the approved scheme incorporated a lift off the access that enable pedestrians to access the building safely and did not require them to traverse the entire length of the driveway.

Manual for Street stipulates that for a single line of traffic, an aisle width of 2.05m will suffice and for pedestrians a minimum of 1.2m will suffice. Given that the width of the access is below 3.2m, the Transportation Section will maintain an objection the proposal on pedestrian safety grounds.

The Transportation Section therefore objects to the proposal given the above.

OFFICER'S COMMENTS:

Following the comments of the Highway Engineer, the applicants have revised the layout and internal arrangement of the proposed building in order to mitigate the concerns raised. It is considered that the current scheme satisfies the relevant highways policies of the saved UDP. This matter is further discussed in the report.

TREES AND LANDSCAPE OFFICER:

THE SITE

The tree survey confirms that the two trees situated to the rear of the site are not worthy of retention. Despite its visual contribution to the local landscape the Horse Chestnut is in poor condition (rated 'C/R') and has a limited life expectancy. In the opinion of the tree specialist it is not worthy of protection - which would require special construction measures. The second tree, T2, is rated 'R' and should be removed in the interests of sound arboricultural management. I have no reason to dispute the conclusions of the tree survey.

THE PROPOSAL

The proposal is an outline application to provide a three- storey detached building for use as a ground floor Community Hall with flats on the first and second floors and parking to the rear. Drawing No. 06 rev B indicates that there will be no amenity space provided within this high street location. The current layout also indicates the retention of the two trees which the tree survey condemns. An amended plan showing the trees removed - with replacement tree planting would be acceptable. A strip of soft landscaping has been retained along the rear (east) boundary which should provide adequate space for screen planting including new trees. A thin strip of planting is shown next to car bay No. 11 - which is not feasible. It is too narrow a space to support planting and is not compatible given the proximity of the parking bay.

RECOMMENDATION

If the layout plan is amended to reflect the above comments - and space is provided for new/replacement tree planting, the scheme could satisfy saved policy BE38

WASTE DEVELOPMENT and MANAGEMENT:

The application is complicated due to the fact that part of it is for a commercial development. As such the business(es) that occupies these premises ultimately has/have discretion over the waste management methods they intend to use. However, as a minimum planning approval should require room to locate recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and also glass bottles and jars. In addition prior to approval the Authority must be satisfied that the design of the waste management provision will ensure the segregation of commercial wastes from domestic.

For the residential side whilst the plans provided do seem to indicate a bin store and bin provision it is unclear as to the number and type of bins available for both the domestic and commercial parts of this development. In addition in lieu of information to the contrary the access and egress from the bin store location is ambiguous at best.

For 8 flats the developer needs to provide 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. For 8 units this would be 2 bins for refuse and 2 for recycling dedicated solely to serve the flats. The commercial element of the application would need its own provision.

ACCESS OFFICER:

The proposed one-bedroom flats appear to meet most of the standards for Lifetime Homes (the drawings and DAS confirm this).

However, the proposed entrance door and lobby arrangements would not meet the standards required by Part M of the Building Regulations. In particular, there should be 1570mm clear of the door swing - the drawings currently show this dimension as 800mm only. To resolve this, either the exterior or interior door to the lobby should be an automatic sliding door.

Conclusion: Acceptable, provided the advice given in point 2 is met.

ENVIRONMENTAL PROTECTION UNIT (EPU):

No objection to this proposal, however should planning permission be granted please ensure the following conditions are applied.

Community Hall

Condition 1

H1. The non-residential use hereby approved shall not be used outside the hours of 09:00 hrs and 20:00 hrs Monday to Saturday and the hours of 10:00 hrs and 20:00 hrs on Sundays or Bank Holidays.

REASON: To safeguard the amenity of surrounding areas. To protect the amenity of residential dwellings I recommend the following condition covering vehicle movements serving the proposed non-residential use;

Condition 2

Deliveries and collection, including waste collections, shall be restricted to the following hours:

0700 hrs to 1800 hrs Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

REASON: To protect the amenity of the surrounding area.

Condition 3

The development shall not begin until a sound insulation scheme that specifies the provisions to be made for the control of noise transmission from the non-residential use hereby approved to adjoining dwellings, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON: To protect the amenity of the surrounding area.

Condition 4

N12. No air handling units shall be used on the premises until a scheme, which specifies the provisions to be made for the control of noise and odour emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON: To safeguard the amenity of surrounding areas.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

It should be noted that although a scheme consisting of 8 one-bed flats was approved in July 2007, even though the initial application was submitted in 2001, the assessment of that application was based on the extant policies and design guidance notes at that time. Since 2001, the London Plan has been a material consideration for all planning applications. Also, the residential layout design guide at that time has been replaced by the SPD HDAS: Residential Layouts July 2006, which is a material consideration to the current scheme. However, the principle of a community use on the ground floor with residential above has been accepted previously and the changes in the policies and standards since that approval would not mean that this principle would now be unacceptable.

7.02 Density of the proposed development

This proposal is for a mixed use scheme involving dining club/community hall at ground floor level and flats above. Thus, to only consider the residential density of the development would not be appropriate or provide a useful indication of the acceptability or not of the proposal. Therefore, it is considered that matters pertaining to the design, bulk and scale of the development and its impact on adjoining properties are more relevant.

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

One of the main issues to emerge from the appeal against the deemed refusal of the original application was building height. The appealed application essentially proposed a 3 storey building with the second floor only partially contained within the roof with the top of its second floor windows being contained within half dormers. Consequently, a building of this height would have stood considerably higher than the adjoining two storey structures.

The amended scheme reduced the overall height of the building by concealing the second floor totally within the roof space so that the eaves height of the proposed building matched that at No.74 and the top of the mansard roof reflected the ridge height of adjoining properties. The top of the roof would have been approximately 0.4m above the ridge height of no.74 and approximately 0.4m below the ridge height of no.78 but this would have been consistent with the stepped nature of the street scene along this part of the High Street.

The current scheme raises the eaves height by approximately 0.65m as compared to No.74 and the top of the roof to the same building by 0.65m. It would be 250mm below the height of the roof at No.78. Five dormer windows are proposed in each of the front and rear elevations, as compared to four in the approved but the same as the previously refused scheme. The current scheme has been reduced in bulk and scale in order to overcome the 1st and second reasons for refusal of the previous scheme.

Whilst the Council's Urban Design and Conservation Area Officer sees the design of the proposed building frontage as an improvement on the previously refused scheme, the officer has raised concern about the elevational treatment/construction materials and has suggested improvement measures. Amendments have been made to the initial scheme to reflect the comments of the officer. However, the Urban Design and Conservation Area Officer also raised concern about the bulk of the rearward projection of the proposed building in comparison with neighbouring properties and possible views over the adjacent properties when seen from lower down the street. Although it is acknowledged that the current scheme has been reduced in size compared to the previously refused scheme, it is a significant increase in scale, size and bulk to the approved proposal. The increase in the size and bulk of the building, with raised eaves and increased overall height of the building would not be concealed by the stepped nature of the High Street. As such, it is considered that the proposal results in a development that would no longer sit comfortably with its neighbours and within the marked uniformity exhibited by the High Street and its special character status. It is therefore considered that the proposal would be contrary to policies BE5, BE13 and BE19 of the Hillingdon UDP 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

Refer to section 7.03

7.08 Impact on neighbours

This proposal would result in the 6.5m rearmost depth of the ground floor of the proposed building being brought closer to the side boundary with No.78 by 1.1m and the depth of the main building increased from 16.0m to 18.3m as compared to the previous scheme that Members resolved to approve (ref. 7829/APP/2001/1211). However, the length of projection of its two-storey elements closest to no.78 would be 12.8m. The height of the proposed building also represents an increase in the height of the building on the previous scheme from 8.6m to 9.3m on average.

The use of the adjoining property, no.74, is as a takeaway on the ground floor with the first floor providing residential accommodation for its operator. As such, there are no habitable room windows on the ground floor of this property, and at the rear, there is only a kitchen with an external staircase that provides access between the two floors and the rear garden area, which does provide amenity space for the first floor flat. The proposal would result in two-storey development immediately abutting the shared side boundary with No. 74, projecting 4.6m from its rear elevation. This represents an increase of 2.1m on the previous scheme (ref. 7829/APP/2001/1211). However, it is considered that this increase would not merit a refusal of this application on grounds of dominance, given the existing Northwood Hall building on site, which, although set off the side boundary by approximately 2m, does have an eaves height which exceeds the cill height of the first floor windows at No.74 and projects at the rear for most of No.74's rear garden depth. Given this existing relationship, the proposal should be viewed as an improvement upon the amenities of No.74 in terms of dominance, as beyond the 4.5m two-storey projection, the building reduces to a single storey height for a depth of 4.2m and to the rear of this would be the car park. As No.74 is sited to the south of the application site, there would be no additional loss of sunlight.

To the north of the application site is No.78, a ground floor shop with associated residential accommodation to the rear and above, separated from the application site by its side access. At the rear is the shop's yard area, containing a number of outbuildings, which are mainly or last, used for storage purposes by surrounding shops and businesses. The proposal would increase the height of the side elevation wall facing this property by 1.2m and the overall depth of the building by 2.3m as compared to the previously accepted scheme. The flank wall of No.78 contains the only windows serving a ground floor dining room and kitchen and on the first floor, two windows serve a sitting room. The increase in depth of the building would only be appreciable from the rearmost ground floor window, which serves a small kitchen. As the increased depth of the building would be sited approximately 9m away from this non-habitable room window, any additional impact would not be so significant as to warrant an additional reason for refusal. However, the increase in height of the proposed building would be within approximately 3m of the first floor sitting room and 4.5m of the ground floor dining room windows. The Council's HDAS (SPD) 'Residential Layout' design guidance advises that buildings of two or more storeys in height should be sited a minimum distance of 15m away from habitable room windows. The depth of projection of the flank of the proposed building closest to and readily visible from to the first floor sitting room window of No.78 is comparable to that of the approved scheme. It is considered that as the previous scheme (ref. 7829/APP/2001/1211) was clearly in breach of design guidance, the current scheme would not exacerbate this situation. Although at such a distance, the additional height would increase the overall dominance of the building from this property, which would be compounded by additional loss of sunlight and daylight. However, the loss of sunlight and daylight is no greater than that caused by the approved scheme, which is still extant. This is illustrated in a comparative shadow test diagrams for the approved and the current proposed scheme.

However, the increase in height of the proposed building would be within approximately 3m of the first floor sitting room windows and 4.5m of the ground floor dining room windows. Design guidance advises that buildings of two or more storeys in height should be sited a minimum distance of 15m away from habitable room windows. Although the previous scheme (ref. 7829/APP/2001/1211) was clearly in breach of design guidance, the current scheme would exacerbate this situation. At such a distance, the additional height would significantly increase the overall dominance of the building from this property, which would be compounded by additional loss of sunlight and daylight. The proposal is therefore considered to have an unacceptable impact upon the amenities of the adjoining property, contrary to policies BE19, BE20 and BE21 of the Hillingdon UDP Saved Policies (September 2007) and section 4.0 of the Council's HDAS 'Residential Layouts'

The proposed front and rear windows would not overlook any adjoining properties or their 'patio areas' within a distance of 21m, in accordance with design guidance and the only side windows would serve the main hall and toilet facilities of the proposed dining hall and therefore could be obscure glazed. The proposal would therefore not result in any loss of privacy and satisfies policy BE24 of the Hillingdon UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The proposed residential units would provide adequate internal facilities so as to be self-contained and their habitable rooms would have adequate outlook. Policy BE23 of the Unitary Development Plan requires the provision of external amenity space, which is sufficient to protect the amenity of the occupants of the proposal and surrounding buildings, and which is usable in terms of its shape and siting. The Council's HDAS 'Residential Layouts' goes on to say that as a guide, studio and 1 bedroom flats should provide 20m² of private or shared amenity space. The previous report to Committee for 8 one-bedroom units acknowledged that the provision of amenity space for flats in town centres and on

'high streets' where space is at a premium is often a difficult issue to resolve. It went on to say that the redevelopment of the site presents particular difficulty as the 8 flats are needed to fund the re-building of the dining hall facility and that a usable area of amenity space was not available without substantial reductions to the built form. It stated that balconies were not appropriate as an alternative means of amenity space provision as they would be out of character with the High Street and potentially result in privacy impacts at the rear. The report concluded that despite being contrary to policy BE23, the issue alone was not considered to be of sufficient importance to justify refusing the application.

Notwithstanding the extant planning permission comprising 8, one-bedroom flats, the Council's design guide requires a minimum 50m² internal floor space for a one-bed unit and 38m² for a studio flat. The studio and one-bed flats have internal floor areas that are above the minimum required standard stipulated in Table 2 of the Council's HDAS Supplementary Planning Document - Residential Layouts. As such, it is considered that the proposed development would provide satisfactory living conditions for its future occupants. The proposal is therefore considered to be comply with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Council's HDAS (SPD) 'Residential Layouts' and Policy 3A.3 of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide 11 car parking spaces at the rear. The Highways Engineer advises that the site is located in an area with a PTAL of 2. Given this, 1.5 spaces per unit should be provided, together with 5 spaces for the dining club, giving a total of 17 spaces.

The officer's committee report on the previous scheme (ref. 17829/APP/2001/1211) considered that 10 off-street spaces, including one disabled space, would have been acceptable. That assessment was largely based, perhaps erroneously, on a calculated area of the dining hall being 110m² and the Inspector's passing comments on the original application (ref. 17829/APP/2001/1210). The Inspector's Appeal Decision states "I have considered all other matters raised in the representations including the letters from persons living close by who are concerned at possible parking problems and loss of trees. I do not consider the proposed level of car parking to be unacceptable in this location well served by public transport."

However, this is essentially a different scheme, albeit of 8, one-bed flats, as it is larger in scale and size. The ground floor dining hall would also be larger than that approved. Furthermore, there is a need to treat each application on its individual merits and the alterations to the ground floor layout as compared to the previous scheme, effectively exclude direct access to the residential flats from the rear parking area. This necessitates the need for residents, after parking their vehicles, to walk back along the undercroft access to the High Street and the only entrance to the flats. With such a shared use, the Traffic Engineer advises that the width of the undercroft access at 2.8m is seriously undersized and should have a minimum width of 3.2 for a single lane access. The restricted width of the access represents a significant threat to highway and pedestrian safety and efficiency, with vehicles needing to wait in the High Street until the undercroft access is clear. As such, the proposal is contrary to Policies AM7 and AM14 of the Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Refer to Section 7.03

7.12 Disabled access

If the application were to be approved disabled access issues could be addressed through the imposition of appropriate conditions.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Landscaping matters do not form part of the assessment of this application. However, a site layout plan has been submitted with the application. The Council's Trees and Landscaping Officer has raised no in principle objection to the removal of the two existing trees and the replanting of trees on site as illustrated on the layout plan. The key issue being that he considers that the applicant has demonstrated there is sufficient space in the proposed layout to accommodate a suitable landscaping scheme. As landscaping matters have been reserved, detailed drawings would be provided at reserved matters stage.

7.15 Sustainable waste management

It is noted that while the refuse collection area for the residential flats is within 10m from the highway, the refuse collection point for the community hall, a commercial use, is over 25m from the highway, contrary to policy. However, whilst this distance exceeds the maximum 10m distance required from the closest point of access for a refuse collection vehicle, it is considered that the waste produced by the commercial use can be collected through a private arrangement with a commercial waste company. The Council's Waste Development Manager has advised that the applicant be required to clarify the proposal to highlight exactly how recyclable materials i.e. grades of paper and cupboard, cans, plastic bottles, and also glass bottles and jars will be separated from the residual refuse before planning approval is given. As the application is recommended for refusal this information has not been requested.

It is considered that subject to an appropriately worded condition the proposed development will accord with the Council's parking standards and would provide easily serviced refuse facilities for refuse collection vehicles, particularly for the residential properties.

7.16 Renewable energy / Sustainability

If the application were to be approved disabled access, noise and sustainability issues could be addressed through the imposition of appropriate conditions.

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised by the objectors have been addressed in the main report. This application has been considered on its own individual merits. The recently approved scheme on the land rear of the application site has no bearing on the consideration of this application as it is yet to be implemented. The issue about existing covenant on the land has no bearing on the consideration of this application. More so as planning permission does not override any ancient and property rights.

7.20 Planning Obligations

Not applicable to this application

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

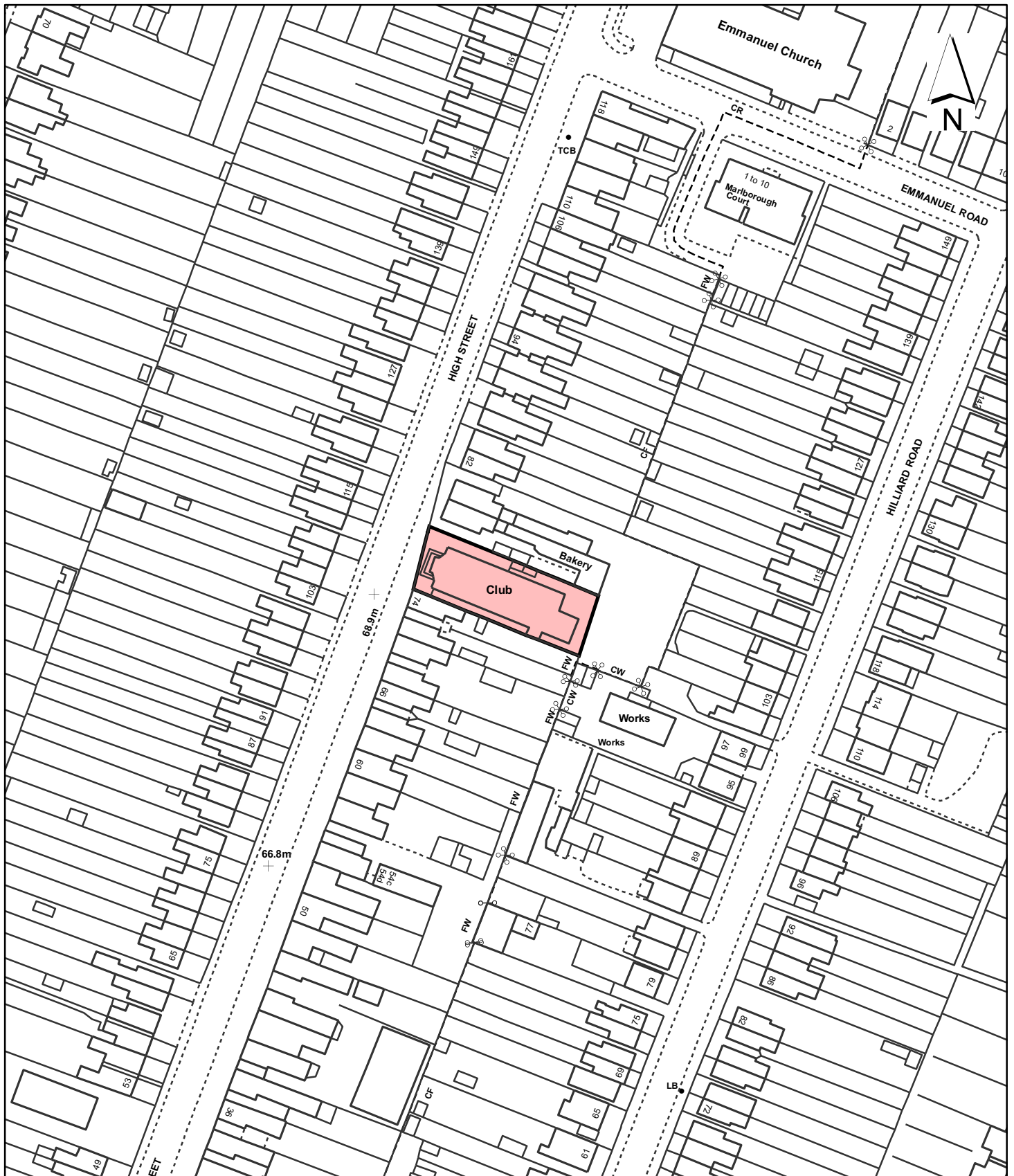
It is considered that although smaller in scale than the previously refused scheme, this proposal differs substantially from the scheme that was presented to Members for approval in March and April 2003 and subsequently approved in August 2007. The site has also been included in an Area of Special Local Character designated after the earlier application was first considered. The changes are not considered acceptable and are contrary to the stated policies. A refusal of the proposal is thus recommended.

11. Reference Documents


Refer to section 04.0

Contact Officer: Raphael Adenegan

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**76 High Street
Northwood**

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

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

Planning Application Ref:
17829/APP/2009/683

Scale
1:1,250

Planning Committee
North Page 120

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address THE DAIRY FARM BREAKSPEAR ROAD NORTH HAREFIELD

Development: Erection of sections of 1.8m high close boarded fencing (to match existing) to Nos. 6, 9 and 10 Burbery Close, and Nos. 4, 5 and 6 Dairy Farm Lane, and replacement of existing 5 Bar gate between Nos. 5 and 6 Dairy Farm with 1.8m solid wooden gates

LBH Ref Nos: 27314/APP/2009/2021

Drawing Nos: HPC/DFE/001A
HPC/DEF/003A

Date Plans Received: 16/09/2009 **Date(s) of Amendment(s):** 15/09/2009

Date Application Valid: 16/09/2009 06/10/2009

1. SUMMARY

The proposed fencing would be in-keeping with the surroundings to which it relates, and would not result in any adverse impacts to the street scene or the wider area. It is not considered that the development would result in a disproportionate change or a material increase in the built up appearance of the site and as such it is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

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 RPD6 Fences, Gates, Walls

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 fences, gates or walls, other than those expressly authorised by

this permission, shall be erected on the site.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PPG2	Green Belts

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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 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).

6 15 Party Walls

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a newly constructed development of 19 houses and a barn conversion. The site is located on the south side of Breakspear Road North. On the east side there is a sports pitch, and to the south, a cricket pitch and open countryside. The site is within the Green Belt and Harefield Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought to replace the existing '5 bar' wooden gate (between properties Nos.5 and 6 Dairy Farm Lane with 1.8m high solid wooden gates and to erect 1.8m high close board fencing to:

- the rear boundaries of Nos.9 and 10 Burberry Close
- the rear boundary of No.4 Dairy Farm Lane
- A 21m section to the rear/side (south) boundary of No.5 Dairy Farm Lane
- A 7m section to the side (south) boundary of No.6 Dairy Farm Lane.

3.3 Relevant Planning History

27314/APP/2003/1813 The Dairy Farm Breakspear Road North Harefield
ERECTION OF 26 DWELLINGS, RETENTION OF EXISTING FARMHOUSE, PROVISION OF A
NEW FOOTBALL PITCH, CRICKET GROUND AND ENHANCED CONSERVATION AREA

Decision: 25-09-2003 Refused

27314/APP/2003/1814 The Dairy Farm Breakspear Road North Harefield
RELOCATION OF EXISTING BARN AND DEMOLITION OF OUTBUILDINGS (APPLICATION FOR
CONSERVATION AREA CONSENT)

Decision: 25-09-2003 Refused

27314/APP/2004/2857 The Dairy Farm Breakspear Road North Harefield
RESIDENTIAL DEVELOPMENT OF SIXTEEN DWELLINGHOUSES INCLUDING CONVERSION
OF THE BARN, ALTERATIONS TO THE FARMHOUSE, A STABLE BLOCK AND MANAGER'S
OFFICE (INVOLVING DEMOLITION OF OUTBUILDINGS)

Decision: 01-02-2005 Withdrawn

27314/APP/2004/2858 The Dairy Farm Breakspear Road North Harefield
DEMOLITION OF OUTBUILDINGS (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 01-02-2005 Withdrawn

27314/APP/2005/3086 The Dairy Farm Breakspear Road North Harefield
ERECTION OF A SINGLE STOREY EXTENSION ACROSS FULL WIDTH OF REAR ELEVATION

Decision: 24-02-2006 Refused

27314/APP/2005/844 The Dairy Farm Breakspear Road North Harefield
ERECTION OF 16 DWELLINGHOUSES TOGETHER WITH CONVERSION OF BARN TO A
DWELLING, ALTERATIONS TO THE FARMHOUSE AND ERECTION OF A STABLE BLOCK
AND MANAGER'S OFFICE (INVOLVING DEMOLITION OF OUTBUILDINGS)

Decision: 10-03-2006 Approved

27314/APP/2005/845 The Dairy Farm Breakspear Road North Harefield
DEMOLITION OF OUTBUILDINGS (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 10-03-2006 Approved

27314/APP/2006/2446 The Dairy Farm Breakspear Road North Harefield
CHANGE OF USE OF FIELDS 1 AND 2 FROM PADDOCKS TO PLAYING FIELDS ,
REPLACEMENT OF THE STABLE YARD AND MANEGE WITH THE ERECTION OF 2 FOUR-
BEDROOM DWELLINGHOUSES AND RE-ALLOCATION OF PARKING FOR UNITS 15, 16, 17

AND 18 (VARIATION OF PLANNING PERMISSION REF: 27314/APP/2005/ 844 DATED 10/03/2006).

Decision:

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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st October 2009**

5.2 Site Notice Expiry Date:- **21st October 2009**

6. Consultations

External Consultees

4 neighbours, the Residents Association, Ickenham Residents Association and Harefield Conservation Panel consulted, no responses received.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

This development was designed around informal courtyards and with low key boundaries, so as to

retain something of the open character of the former Dairy Farm.

There is a case for increasing the fencing along the western boundary, so that it can provide a buffer between the housing and the football pitch. In addition to its being practical in deterring stray footballs, it would provide some consistency of boundary style, and it would not impinge on the open views of the green belt to the north. However, it is considered that these views would be compromised if the boundary fencing at No.6 were extended beyond the limit of the fencing at No.5.

It is understood that this application has been amended to include tall doors where the farm gate now stands between Nos.5 and 6 Dairy Farm Lane. Whilst this is regrettable, the need to prevent trespass has been demonstrated and the effect on the views through the site would not be significant.

RECOMMENDATIONS: Acceptable, provided that the extent of the fencing on the boundary with No.6 is reduced to match that at No.5.

Officer comment - these views were forwarded to the applicant/agent and revised drawings have been received which comply with this advice.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

National policy guidance in relation to development within Green Belts is set out in PPG2 Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL1 of the UDP (Saved Policies September 2007) states that within the Green Belt, certain open land uses will be considered acceptable, and Policy OL2 states where uses are considered acceptable the Local Planning Authority will seek comprehensive Landscape Improvements to achieve enhanced visual amenity and other open land objectives. Policy OL4 of the UDP (Saved Policies September 2007) states that the replacement or extension of buildings within the green belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building, would not significantly increase the built-up appearance of the site, and would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

The site is a recent development which includes fencing of the type proposed on the boundaries already. Given this it is considered that the principle of boundary fencing in this location has been established.

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 application is within Harefield Conservation Area, and the Conservation and Urban

Design officer states that the development was designed around informal courtyards and with low key boundaries, so as to retain something of the open character of the former Dairy Farm. There is a case for increasing the fencing along the western boundary, so that it can provide a buffer between the housing and the football pitch. In addition to it being practical in deterring stray footballs, it would provide some consistency of boundary style, and would not impinge on the open views of the green belt to the north. The inclusion of tall doors where the farm gate now stands between Nos.5 and 6 Dairy Farm Lane is regrettable. However, the need to prevent trespass has been demonstrated, and the effect on the views through the site would not be significant. Therefore the application is considered acceptable and the proposal is considered to comply with Policy BE4 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

PPG2 states that the construction of new buildings within the Green Belt is inappropriate unless it is for certain specified purposes. The proposal relates to the provision of additional fencing to a newly constructed residential development and as such, the residential use on this land is established. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL1 defines the types of development that are considered acceptable within the Green Belt. Residential uses would not normally conform to those acceptable types of development. However, permission was granted as an exception (planning permission 27314/APP/2005/844) in March 2006.

The proposal is to replace an existing '5 bar gate' between Nos.5 and 6 Dairy Farm Lane and to erect 2 sections of 1.8m close board fencing to the southern boundaries of the properties bounding the sports pitch and 1 further section to the south boundary of no.6 Dairy Farm Lane. Initially, the development was approved with low level chain link fencing along most of this boundary, to try and maintain the open character of the area. However, this has proved problematical due to the siting of the sports pitch on this boundary with its associated use (ball nuisance) and the lack of privacy afforded to those dwellings, and in particular patio areas and rear ground floor fenestration to those houses.

It is considered that the impact of this additional fencing would be marginal, due to the existing similar approved fencing to the rear boundaries of Nos.7 and 8 Burbury Close and furthermore, it would only project 10m past the rear building line of the last property leaving the remaining 15m section as low chainlink to maintain the open character of the countryside behind. In addition, it is considered that the proposed fencing will shield views of these properties residential paraphernalia which could be considered to cause visual harm to the views across the green belt.

The proposal would not result in any further additional land being enclosed by the fencing and the materials and design proposed are considered to be in-keeping with the site and the residential properties to which they relate. As such, due to the type of fencing proposed and the existing landscaping, which is shown to be retained, it is not considered the proposal would result in a disproportionate change or a material increase in the built up appearance of the site. Therefore, the proposal is considered to comply with policy OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The proposed fencing would be visible from the adjacent highway and sports field. However, it would be set behind the existing newly planted landscaping on the site boundaries and once this has matured would be well screened. It is therefore considered the proposal would not result in harm to the character and appearance of the existing properties, the street scene or the wider area in compliance with policies BE13 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the design and distances to the nearest properties, it is not considered that any material loss of amenity would arise by either loss of sunlight, overshadowing, or privacy. As such, the proposal is in accordance with Policies BE20, BE21 and BE24 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

With regard to traffic impact, the layout plans show the existing parking and access arrangements to remain unchanged and therefore the proposal would not be contrary to Policy AM7 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The existing newly planted landscaping is shown to be retained. Therefore, the proposal is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

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

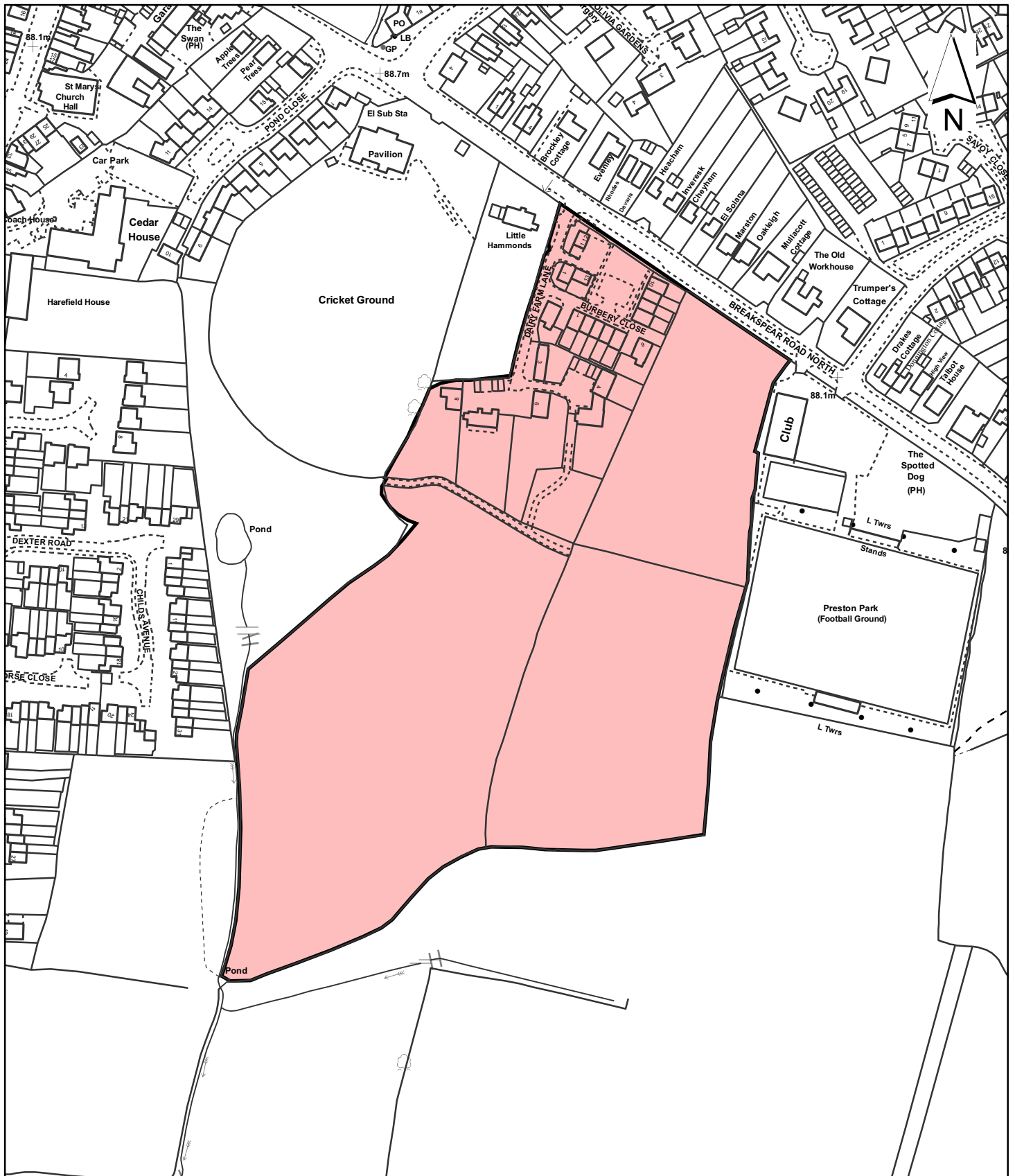
The proposed additional fencing and replacement gates would not result in any adverse impacts and would comply with all relevant policies contained in the UDP (Saved Policies September 2007) and therefore the proposal is recommended for Approval.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)
PPG2 - Greenbelts

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**The Dairy Farm
Breakspear Road
Harefield**

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

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

Planning Application Ref:
27314/APP/2009/2021

Scale
1:2,500

Planning Committee
North Page 131

Date
October 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address 41 GREEN LANE NORTHWOOD

Development: Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear .

LBH Ref Nos: 12112/APP/2009/1591

Drawing Nos: Design and Access Statement
0901/1
0901/2
0901/3

Date Plans Received: 21/07/2009

Date(s) of Amendment(s):

Date Application Valid: 21/07/2009

1. SUMMARY

Planning permission is sought for the change of use of the basement and ground floors from retail (Class A1) to a mixed use of restaurant and drinking establishment (Classes A3/A4). The proposed change of use would result in a concentration of non-A1 retail uses which is considered to harm the vitality and viability of the Green Lane Northwood town centre.

2. RECOMMENDATION

Members will recall that this application was approved at the Committee meeting of the 6th October 2009. The original report is set out below with the information in the addendum included and the reason for refusal deleted.

Members requested that the list of conditions be reported back to Committee for their approval. Below are the recommended conditions:

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

3. The premises shall only be used for the preparation or sale of food and drink, between the hours of 08:00 and 23:30. There shall be no staff allowed on the

premises outside these hours.

REASON

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

4. The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

5. Development shall not commence until details of access to building entrances and w.c. facilities (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6. The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

7. Prior to the commencement of works on site, full details of the provision to be made for the secure and covered storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided on site prior to the premises being brought into use and thereafter maintained.

REASON

To ensure satisfactory provision is made for the storage of waste and recycling, 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).

8. No development shall take place until details of the height, position, design and materials of a chimney or extraction vent and any air conditioning equipment to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9. No chimney or extraction vent and any air conditioning equipment shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Green Lane, Northwood, and comprises the basement and ground floor, currently in use as a retail unit selling stationary goods, with two upper floors in residential use accessed from the rear. To the east lies 43 Green Lane, a beauty salon, and to the west lies 37-39 Green Lane formally a bank. To the rear lies a service road and the accesses to the residential properties above the commercial units. The street scene is commercial in character and appearance and the application site lies within the secondary shopping area of the Green Lane Northwood Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the basement and ground floors from retail within class A1 to a restaurant/drinking establishment within classes A3 and A4. Alterations comprising the installation of a new emergency exit door in the rear wall at ground floor level and the installation of a ventilation duct which would extend from the roof of the part first floor rear extension, up against the rear wall and project above the edge of the roof, measuring 0.6m by 0.45m and finished in galvanised steel, are proposed. No alterations are proposed to the front of the unit.

3.3 Relevant Planning History

12112/APP/2001/103 41 Green Lane Northwood

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (WINE BAR) ON THE GROUND FLOOR WITH CLASS D2 (PRIVATE MEMBERS CLUB) IN THE BASEMENT

Decision: 09-05-2001 Refused

Comment on Relevant Planning History

Planning application reference 12112/APP/2001/103 was refused for the following reason:

"The proposal would result in both an unacceptable break in the retail function of the Secondary frontage and reduce the retail function of the frontage to below 50%, which would be detrimental to the vitality and viability of Northwood Town Centre. The proposal is therefore contrary to Policy S12 from the Borough's adopted Unitary Development Plan."

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:

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 adjoining owner/occupiers and the Northwood Residents' Association (2 groups) have been consulted. No comments have been received.

Northwood Residents' Association commented as follows:

I am writing concerning the application for change of use of 41 Green Lane (12112/APP/2009/1591)

Firstly there are 2 errors in the Report of the Corporate Director of Planning and Community Services

1. Under item 6, external consultations, the statement that no comments had been received from the Northwood Resident' Association is incorrect. The NRA did make comments which were included in a letter written by Cllr Seaman-Digby to the Head of Planning. In this letter, the NRA expressed its support for the change.

2. In paragraph 7.01, you state that the vacant outlets in and around Green Lane are less than 4%. This is a gross understatement.

I would also suggest that previous planning decisions made by LBH are the reason for the lack of a vibrant retail community. Once planning consent had been given to Waitrose, it was obvious that the other retail outlets would not be able to complete. In short time, after the opening of Waitrose we lost our butcher, delicatessen, greengrocer and general store (Cullens). Only specialist shops such as chemists, hairdressers and newsagents have been able to survive and there is a limit to the number of these that can be supported. Consequently we have also seen an increase in the number of small cafes and restaurants. Northwood needs a good restaurant to add to the vibrancy of the area.

It is obvious that the planning officer concerned has not understood what makes Northwood tick and she has completed her report and recommendation based on textbook theories and not on what is needed. She has made no effort to consult local people - a common fault with LBH officials.

I will be attending the meeting on 6th October and wish to have the opportunity to speak in favour of the application.

Northwood & Pinner Chamber of Trade: No comments received

Ward Councillor requests that the application is determined by the planning committee.

Internal Consultees

Waste Management: No comments to make in respect of this application.

Projects & Environmental Planning:

Proposals map shows town centre site within a secondary shopping frontage.

The principle for a change of use from A1 to A3/A4 use in a secondary frontage can be established where the separation of class A1 units is no more than 12m and where at least 50% of the remaining frontage is in A1 use in order to maintain the vitality and viability of the town centre.

Policy S12 establishes the criteria where service use would be permitted in secondary frontages. The proposed change of use would not result in a shortfall of A1 uses in the secondary frontage, which is currently 53.7%, including vacant A1 use. The change of this unit would reduce this to 51.5%. However the separation criteria detailed above should be taken into account when considering this application as a change of use at 41 Green Lane would add to a row of non-A1 uses already established from 35-39 Green Lane.

There is no objection in principle to the proposed change of use, however the separation guidelines set out in paragraph 8.26 should be considered.

Environmental Protection Unit:

No noise report has been submitted with the application and as such, conditions relating to the control of noise, hours of operation and air extraction equipment are recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines secondary shopping areas as peripheral to the primary areas in which shopping and service uses are more mixed although class A1 shops should still be the majority use. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in secondary areas and the Local Planning Authority will expect at least 50% of the frontage to be in class A1 use.

Policy S12 establishes the change of use from class A1 to non class A1 uses in secondary frontages where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre.

The shopping survey shows that the class A1 secondary frontage for the Green Lane Town centre is at 53.7%, including vacant A1 use. The change of this unit would reduce this to 51.5%. The loss of the application property would not therefore result in a reduction in the retail frontage below 50%.

Adjoining the application site to the west is the former National Westminster Bank which has an A2 frontage of 16.5m. To the east lies La Dolce Vita, a beauty salon with a retail frontage of 6.5m. The proposed change of use to a non shop use would result in a 23m long break in the retail frontage. On this basis, the proposed change of use would result in an unacceptable concentration of non-retail uses and an unacceptable separation of retail (Class A1) units to the detriment of the vitality and viability of the town centre.

The applicant has suggested in a covering letter that they have had difficulty attracting A1 uses to take over the unit (marketing for up to 6 years, but intensively only recently), they acknowledge the frontage issue, but consider that this should not be used to refuse the application given that 50% non A1 uses will not be exceeded. Officers have considered whether the overall function of the centre supports a relaxation of planning policy (re: Given the non-compliance with Council policy concerning the site frontage length in non-A1 use).

The Local Development Framework, Background Technical Report, Town Centres and Retail Study 2006 is helpful with respect to survey work undertaken in 2006. It states that:

'The retail offer is concentrated around Green Lane and the centre contains a Waitrose supermarket. The centre has a few notable vacancies, being only 4% of the outlets. Also, it is dominated by service units at 56%, compared to the GB average of 30%. Overall, this centre is performing reasonably well. However, it is considered that the Local Authority should encourage an increase in comparison provision in the town centre in order to enhance vitality and viability (this would not necessarily require additional comparison floorspace in the town centre).'

The reference to a high proportion of service units is not the usual A1/A2/A3/A4/A5

definition but a broad-brush term which covers cafe's, bars and restaurants (A3/A4/A5) as well as uses which can be A1 (e.g hairdressers) but provide a service. In plain English the number of existing retail units that actually sell retail goods rather than services is low in this centre. Furthermore there is no evidence of a high level of vacancies at this local centre. The relevance of this is that the background knowledge the Council has of Northwood centre does not support a relaxation of Council policy

Overall, it is considered that the proposed change of use will harm the vitality and attractiveness of Green Lane, Northwood town centre as the proposed use will result in a concentration of non-shop uses within this part of the secondary frontage contrary to policy S12 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

No elevational alterations are proposed on the front and therefore the proposal would not harm the appearance of the street scene. The installation of a new rear door is considered to be minor and would not harm the appearance of the application property or the surrounding area generally.

There are not any ventilation ducts attached to the rear wall of the properties in the terrace. However, the proposed ventilation duct, by reason of its overall size, and siting, is not considered to be detrimental to the appearance of the terrace. 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

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above the application unit and a ventilation duct is proposed on the rear wall of the building. It is considered that planning conditions requiring details of the ventilation equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. The proposal would therefore comply with policies OE1 and S6 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

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no

additional parking spaces are required. As such, the proposal would not result in a significant increase in on-street parking and would comply with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

This is addressed at section 07.07

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

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

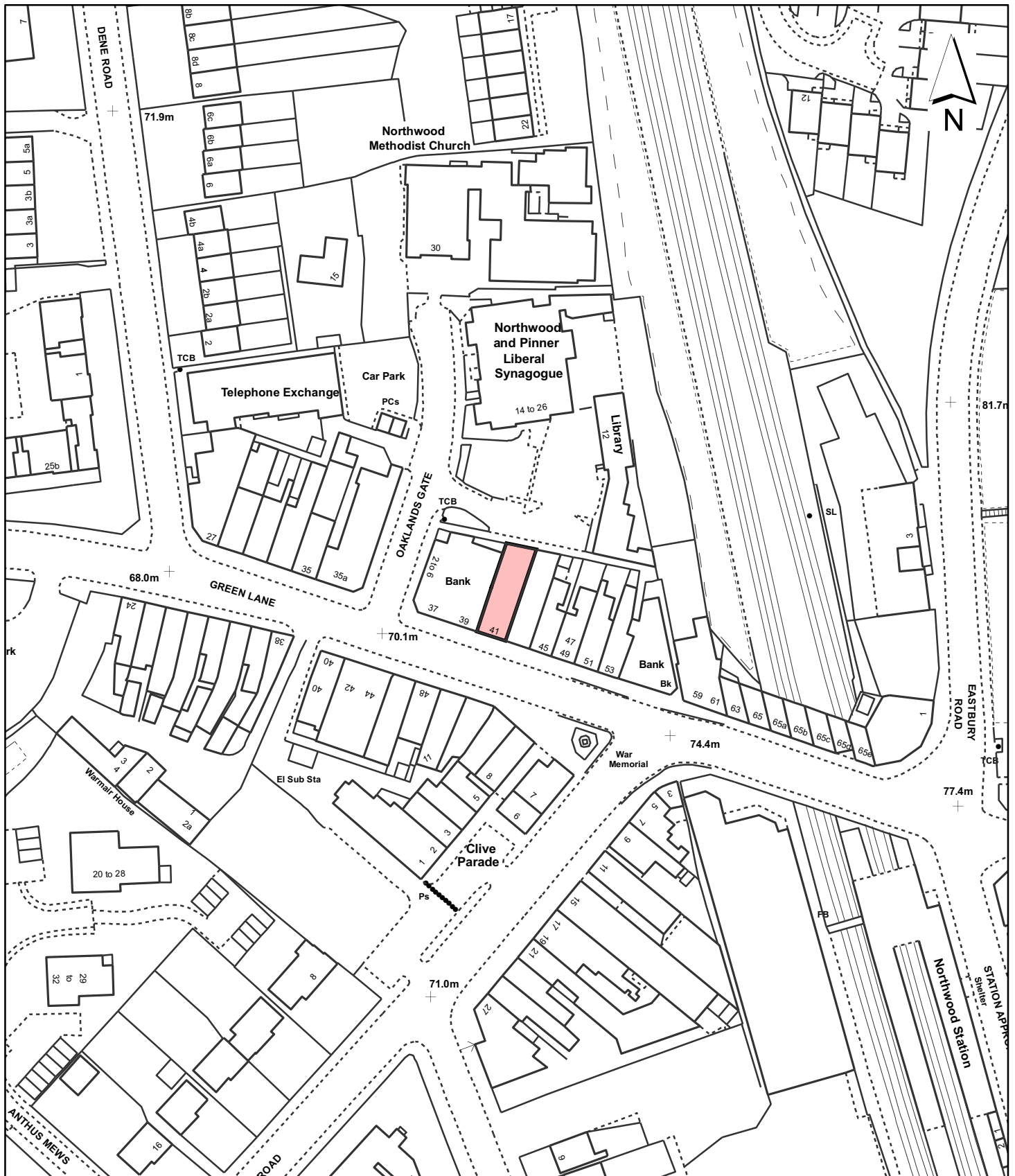
The proposed change of use would result in a concentration of non-A1 retail uses which is considered to harm the vitality and viability of the Green Lane Northwood town centre and the application is therefore recommended for refusal.

11. Reference Documents


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

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
41 Green Lane Northwood	
Planning Application Ref:	Scale
12112/APP/2009/1591	1:1,250
Planning Committee	Date
North Page 142	September 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 76 HIGH STREET NORTHWOOD

Development: Erection of three storey building with ground floor community dining hall, 4 one-bedroom flats at first floor level and 4 one-bedroom flats at second floor level with associated parking (involving demolition of existing building).

LBH Ref Nos: 17829/APP/2007/2861

Drawing Nos: 4136-10 Rev. B
4136-11 Rev. A
Location Plan at scale 1:1250
06/3068/10 Rev. A
06/3068/8
06/3068/6 Rev. A
06/3068/5 Rev. A
06/3068/9 Rev. A
2 x A4 Aerial photograph sheets
06/3068/7 Rev. A

Date Plans Received: 06/09/2007

Date(s) of Amendment(s): 03/12/2007

Date Application Valid: 06/09/2007

05/02/2008

1. SUMMARY

This application follows three earlier applications submitted to re-develop this site for similar purposes since 2001. The first application for 8 one bedroom flats was dismissed at appeal on design grounds, the second application also for 8 one bedroom flat revised in the light of the appeal decision was approved in 2007. A third application (Ref. 17829/APP/2006/3074) for a larger scale scheme for four one-bedroom and four 2-bedroom flats was refused permission in 2007.

This scheme alters the size, design, layout and nature of the previously approved scheme. It is considered that the scheme would not respect the uniform character of this stretch of the Old Northwood Area of Special Local Character and would adversely impact upon the amenities of adjoining occupiers. The development fails to demonstrate that the tree(s) shown to be retained on site will be unaffected by the proposal. The development fails to provide adequate amenity space for future occupants and would not provide a satisfactory living accommodation for its future occupants. Its proposed access would prejudice pedestrian and vehicular safety.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, height and design would result in a development which would be out of character with the adjoining properties and the street scene in general to the detriment of the visual amenities of the Old Northwood Area of Special Local Character. It is therefore considered that the proposal would be

contrary to policies BE5, BE13 and BE19 of the Hillingdon UDP Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development and result in the overshadowing of and loss of light to the neighbouring property, No.78 High Street and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The floor areas of six of the proposed 1-bed flats are below the minimum 50m² internal floor area required for a one-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to Policies BE19 and BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the adopted Supplementary Planning Document HDAS: Residential Layouts and Policy 3A.3 of the London Plan.

4 NON2 Non Standard reason for refusal

The proposed development by only providing pedestrian access to the front of the site would result in occupants to the flats having to walk from the car park through the restricted access road. This will result in pedestrian and vehicle conflicts to the detriment of highway and pedestrian safety. As such, the proposal is contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NON2 Non Standard reason for refusal

The proposal fails to demonstrate that the development will safeguard existing trees on site and makes inadequate provision for the protection and long-term retention of the trees or provide for satisfactory re-provision of new trees on site. The proposal is therefore considered to be contrary to Policy BE38 of the Hillingdon UDP Saved Policies (September 2007).

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.

BE5 New development within areas of special local character

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE12	Energy conservation and new development
H4	Mix of housing units
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
SPD PO	Supplementary Planning Document: "Planning Obligations"

3. CONSIDERATIONS

3.1 Site and Locality

The application site is known as Northwood Hall and is located at No.76 High Street, Northwood. The property is located on the eastern side of High Street, is rectangular in shape with a frontage width of 15.2m, depth of 42.5m and area of approximately 646m². Northwood Hall is a former cinema that is now used as an elderly persons' centre and hall. Two Horse Chestnut trees stand in the northeast corner of the site, adjacent to the rear boundary.

The High Street climbs from the A404 Pinner Road in the south up to Northwood Way in the north. South of its junction with Emmanuel Street, development along High Street is of a uniform character, with rows of two-storey, semi-detached or terraced buildings. The pattern of land use is divided between commercial properties on the eastern side and residential properties on the western side of the street. The commercial properties often have residential flats above and are typically setback 3m from the road. A number of the pairs of buildings share a central arch, allowing vehicular access through the terrace to

parking at the rear. The western side of the street is developed with residential terraces and semi-detached properties setback generally 6m from the road. Many properties have hard surfaced their front gardens to provide off-street parking.

The building form along the High Street is uniform, with the majority of buildings having pitched roofs, with similar eaves and ridge heights. Most buildings on this side of the street have gable roofs, some with front dormers. The only notable exception to this is the three storey flat roofed building at 52 High Street. The site and this part of the High Street forms part of the Old Northwood Area of Special Local Character, designated in March 2005.

3.2 Proposed Scheme

The application proposes the demolition of Northwood Hall and the construction of a three-storey building with a dining club at ground floor level and eight one-bedroom flats above, four each on the first and second floors, with associated parking at the rear.

The design of the building would present a two-storey form to the street, with the second floor incorporated within a mansard roof with front and rear facing dormers. Five dormers each would be installed on the front and rear elevations. The building would be 15.1m wide, with a maximum depth of 22.5m on the ground floor, reducing to 18.3m on the first floor. A 3.1m wide setback at the rear would reduce the depth of the building further to 16m where a further 3.1m setback would reduce the depth of the building, adjoining No.78, to 12.65m on all of the floors. The ground floor of this recessed part of the building would provide an undercroft, allowing vehicular access to the rear. The building would have an average eaves height of 5.65m at the front, increasing to 7.25m at the rear and an average overall height to the top of its mansard roof of 9.25m.

Access to the club would be at the left-hand side of the building frontage, with a fire escape behind (side of building), accessing onto the vehicular access. The only means of access to the flats would be on the other side of the building frontage via an entrance off the High Street leading to stairs serving a central stairwell. At the rear of the ground floor hall would be a kitchen and toilet facilities, including a disabled toilet. The flats would be accessed from the central stairwell and would each comprise a lounge with an open plan kitchen area, one bedroom and a bathroom/toilet.

At the rear of the building, 11 parking spaces would be provided. A bin store is to be provided at the side of the building. The two trees would be retained with additional planting along the rear boundary.

3.3 Relevant Planning History

Comment on Relevant Planning History

Two applications, one being a duplicate, were originally submitted to redevelop this site for a similar scheme on the 06/06/01 (refs. 17829/APP/2001/1210 & 1211). That proposal was for a community hall on the ground floor with eight one-bedroom flats on the first and second floors and parking for 11 spaces at the rear, including one disabled space. The building would have had a half-hipped/mansard roof, divided in the middle, with four front and four rear dormer windows. The building would have had a maximum depth of 22.3m on the ground floor, reducing to 16m for a width of 4.2m adjoining No. 78 with the same 16m depth on the first floor and an eaves height of 7.5m and overall height of 9.8m. The hall incorporated a projecting front entrance and the flats would have had lift access.

The first of these applications was appealed for non-determination (ref. 17829/APP/2001/1210). At the Ruislip & Northwood Planning Committee on the 04/10/01,

Members resolved that had an appeal for non-determination not have been received, the application would have been refused for the following reason:

1. The proposed development by reason of its cramped form of development, poor access arrangements, its overall size, height and poor disposition of amenity space would result in an overdevelopment of the site and an unacceptable form of development not in keeping with the character of the local area. The proposal is therefore contrary to Policy BE9, BE13, BE15 and AM6 of the Borough's adopted Unitary Development Plan.

The Inspector, in the decision notice dated 21/11/01, noted that no evidence had been submitted as regards the poor access and that policies BE9, which concerns development involving Listed Buildings and BE15, which relates to extensions, had been incorrectly referred to in the committee report. The Inspector, however, did conclude that the building, due to its height and roof design, would not harmonise with the marked uniformity of the existing Victorian shopping parade. The appeal was consequently dismissed.

Subsequently, the second application was amended to reflect the Inspector's concerns (ref. 17829/APP/2006/1211). The height of the building was reduced and the design of the building revised. The half-hipped roof design on the sides of the mansard roof was replaced with vertical sides and lowered, with a reduced eaves height of 5.5m and overall height of 8.8m. The number of parking spaces was reduced to 10 with the Horse Chestnut tree in the rear shown to be retained. The projecting front entrance was also omitted. At the Ruislip & Northwood committee meeting on the 20/03/03, Members deferred the application in order to make a site visit. On being re-presented to the next meeting on the 24/04/03, Members resolved to approve the application, subject to various conditions and a S106 contribution to provide additional education space. Following a change in supplementary guidance in 2007, there is no longer a requirement to provide a S106 Contribution for one-bedroom units, the application was re-presented to Committee, and planning permission granted on 19/07/2007.

A third application (ref.: 17829/APP/2006/3074) for the erection of a three storey detached building comprising ground floor community hall and 4 one-bedroom and 4 two-bedroom self-contained flats at first and second floor levels with associated car parking involving the demolition of the existing community hall was refused planning permission in January 2007 for the following reasons:

1. The proposed development, by reason of its size, height, excessive fenestration and introduction of front balconies would present an incongruous and discordant appearance, out of keeping with the street scene and the Old Northwood Area of Special Local Character. The proposal is contrary to policies BE5, BE13 and BE19 of the adopted Unitary Development Plan.

2. The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development and result in the overshadowing of and loss of light to the neighbouring property, No. 78 High Street and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE19, BE20 and BE21 of the Borough's adopted Unitary Development Plan, and section 4.0 of the Council's HDAS 'Residential Layouts'.

3. The proposed residential accommodation, including two-bedroom units, fails to provide adequate usable amenity space. The proposal would therefore not afford an acceptable

standard of residential amenity for future occupiers, contrary to policies BE19 and BE23 of the adopted UDP and section 4.0 of the Council's HDAS 'Residential Layouts'.

4. The proposal fails to provide adequate off-street vehicle and cycle parking in accordance with the Council's Interim Car Parking Standards (December 2001). Inadequate provision is made for refuse storage and collection and the width of the proposed access is undersized given its intended use. As such, the proposal would be likely to give rise to additional on-street parking and would be likely to result in vehicles blocking the adjoining highway, waiting for the access to clear in order to enter the site. The proposal would therefore be detrimental to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted UDP.

5. The proposal fails to make adequate provision for the needs of the disabled, contrary to policies H9 and AM15 of the adopted Unitary Development Plan and paragraph 5.1 of the Council's HDAS 'Accessible Hillingdon'.

6. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to policy R17 of the unitary development Plan and the Council's Supplementary Planning Guidance: Educational Facilities.

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.

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

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

OE12	Energy conservation and new development
H4	Mix of housing units
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
SPD PO	Supplementary Planning Document: "Planning Obligations"

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

62 surrounding residential occupiers have been consulted. Two letters of objection have been received, making the following comments:

- (i) The proposal would cause the loss of privacy as the windows would overlook my back garden;
- (ii) It would result in loss of natural light and view of the open surroundings;
- (iii) As there are no existing 3-storey building in the street, the proposal will create a precedent; and
- (iv) The proposal will exacerbate the severe parking problem in the area.

NORTHWOOD RESIDENTS' ASSOCIATION:
No response has been received.

METROPOLITAN POLICE
No response has been received.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: This site falls within the Old Northwood ASLC, it is understood that this is a resubmission of a previous scheme.

CONSIDERATION: There are no objections to the demolition of the existing building. The overall design of the frontage is now much improved, although the party wall upstands should ideally be omitted, as they do not appear on other properties in this terrace.

The bulk of the scheme to the rear and the gable end when viewed over the roof tops of the adjacent properties is of concern and will need to be considered both in terms of any previously approvals, the impact on the adjacent properties and both close and wider views. We are unclear as to how much larger this scheme is than previously agreed and indeed if this is the same roof form. Any required reduction in bulk, would however, provide an opportunity to look at the roof form again.

Should the issues of bulk and impact on neighbours be resolved, the following aspects should be conditioned:

Samples of all external building materials, the frontage should be red brick with yellow to side and rear.

Detailed design and materials of the dormers, all windows (including side ground floor openings) and external doors.

Materials and detailed design of the new shopfront windows, pilasters, brackets and fascia.

Hard and soft landscape works

HIGHWAY ENGINEER:

Notwithstanding my previous comments regarding vehicular access and the outstanding condition on the approved scheme, in my initial comments on this application I objected to the lack of pedestrian access to the rear parking area. The access is proposed to be 2.8m wide at its narrowest and 3.1m at its widest. I wish to maintain that the proposed layout for the access and the provision of pedestrian access to the building to the front is not adequate given that the approved scheme incorporated a lift off the access that enable pedestrians to access the building safely and did not require them to traverse the entire length of the driveway.

Manual for Street stipulates that for a single line of traffic, an aisle width of 2.05m will suffice and for pedestrians a minimum of 1.2m will suffice. Given that the width of the access is below 3.2m, the Transportation Section will maintain an objection the proposal on pedestrian safety grounds.

The Transportation Section therefore objects to the proposal given the above.

TREES AND LANDSCAPE OFFICER:

The current submission refers to the retention of 2No. Horse Chestnut trees in the DAS and drawing No. 06 (1No tree only). However, there is still no tree survey or arboricultural implications assessment to BS 5837:2005 to confirm a) whether the tree(s) is/are worthy of retention and b) whether it is feasible to retain them.

I object to this proposal which fails to demonstrate that the tree(s) will be unaffected by the proposal and fails to provide a topographical, or tree, survey in accordance with UDP policy BE38.

WASTE DEVELOPMENT AND MANAGEMENT:

A minimum of 6x11000 litre wheelie bins are needed for this type of development. 4 of these are for 8 flats with 2 for recycling and 2 for refuse. The remaining 2 bins are to service the community-dining hall.

In addition, all flats provided as part of this development must have a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food waste by grinding it and washing it down into the waste water system for composting by the relevant water company.

ACCESS OFFICER:

The proposed one-bedroom flats appear to meet most of the standards for Lifetime Homes (the drawings and DAS confirm this).

However, the proposed entrance door and lobby arrangements would not meet the standards required by Part M of the Building Regulations. In particular, there should be 1570mm clear of the door swing the drawings currently show this dimension as 800mm only. To resolve this, either the exterior or interior door to the lobby should be an automatic sliding door.

Conclusion: Acceptable, provided the advice given in point 2 is met.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

It should be noted that although a scheme consisting of 8 one-bed flats was approved in July 2007, even though the initial application was submitted in 2001, the assessment of that application was based on the extant policies and design guidance notes at that time. Since 2001, the London Plan has been a material consideration for all planning applications. Also, the residential layout design guide at that time has been replaced by the SPD HDAS: Residential Layouts July 2006, which is a material consideration to the current scheme. However, the principle of a community use on the ground floor with residential above has been accepted previously and the changes in the policies and standards since that approval would not mean that this principle would now be unacceptable.

7.02 Density of the proposed development

This proposal is for a mixed use scheme involving dining club/community hall at ground floor level and flats above. Thus, to only consider the residential density of the development would not be appropriate or provide a useful indication of the acceptability or not of the proposal. Therefore, it is considered that matters pertaining to the design, bulk and scale of the development and its impact on adjoining properties are more relevant.

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

One of the main issues to emerge from the appeal against the deemed refusal of the original application was building height. The appealed application essentially proposed a 3 storey building with the second floor only partially contained within the roof with the top of its second floor windows being contained within half dormers. Consequently, a building of this height would have stood considerably higher than the adjoining two storey structures.

The amended scheme reduced the overall height of the building by concealing the second floor totally within the roof space so that the eaves height of the proposed building matched that at No. 74 and the top of the mansard roof reflected the ridge height of adjoining properties. The top of the roof would have been approximately 0.4m above the ridge height of no.74 and approximately 0.4m below the ridge height of no. 78 but this would have been consistent with the stepped nature of the street scene along this part of the High Street.

The current scheme raises the eaves height by approximately 0.5m as compared to No.74 and the top of the roof to the same building by 0.65m. It would be 250mm below the height of the roof at No.78. Parapet walls, 0.35m high, have also been added to the sides and middle of the roof and five dormer windows are proposed in each of the front and rear elevations, as compared to four in the approved but the same as the previously refused scheme. The current scheme has been reduced in bulk and scale in order to overcome the 1st and second reasons for refusal of the previous scheme.

While the Council's Urban Design and Conservation Area Officer considers the design of the proposed building frontage as an improvement on the previously refused scheme, the officer has raised concern about the inclusion of parapet walls (upstands) in the roof design and its bulk and impact on adjoining properties. Although the current scheme has been reduced in size compared to the previously refused scheme, it is considered to be a significant increase in scale, size and bulk to the approved proposal. The increase in the size and bulk of the building, with parapet walls, raised eaves and increased overall height of the building would not be concealed by the stepped nature of the High Street. The proposal results in a development that would no longer sit comfortably with its neighbours and within the marked uniformity exhibited by the High Street and its special character status. It is therefore considered that the proposal would be contrary to policies BE5, BE13 and BE19 of the Hillingdon UDP 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

Refer to section 07.03.

7.08 Impact on neighbours

This proposal would result in the 6.5m rearmost depth of the ground floor of the proposed building being brought closer to the side boundary with No.78 by 1.1m and the depth of the main building increased from 16.0m to 18.3m as compared to the previous scheme that Members resolved to approve (ref. 7829/APP/2001/1211). However, the length of projection of its two-storey elements closest to No.78 would be 12.8m. The height of the proposed building also represents an increase in the height of the building on the previous scheme from 8.6m to 9.6m including the parapet.

The use of the adjoining property, no.74, is as a takeaway on the ground floor with the first floor providing residential accommodation for its operator. As such, there are no habitable room windows on the ground floor of this property and at the rear, there is only a kitchen with an external staircase that provides access between the two floors and the rear garden area, which provides amenity space for the first floor flat. The proposal would result in two-storey development immediately abutting the shared side boundary with No.74, projecting 4.6m from its rear elevation. This represents an increase of 2.1m on the previous scheme (ref. 7829/APP/2001/1211). However, it is considered that this increase would not merit a refusal of this application on grounds of dominance, given the existing Northwood Hall building on site, which, although set off the side boundary by approximately 2m, does have an eaves height which exceeds the cill height of the first floor windows at No.74 and projects at the rear for most of No.74's rear garden depth. Given this existing relationship, the proposal should be viewed as an improvement upon the amenities of No.74 in terms of

dominance, as beyond the 4.5m two-storey projection, the building reduces to a single storey height for a depth of 4.2m, and to the rear of this would be the car park. As No. 74 is sited to the south of the application site, there would be no additional loss of sunlight.

To the north of the application site is No.78, a ground floor shop with associated residential accommodation to the rear and above, separated from the application site by its side access. At the rear is the shop's yard area, containing a number of outbuildings, which are mainly or last, used for storage purposes by surrounding shops and businesses. The proposal would increase the height of the side elevation wall facing this property by 1.2m (but by only 150mm above its ridge height) and the overall depth of the building by 2.3m as compared to the previously accepted scheme. The flank wall of No.78 contains the only windows serving a ground floor dining room and kitchen and on the first floor, two windows serve a sitting room. The increase in depth of the building would only be appreciable from the rearmost ground floor window, which serves a small kitchen. As the increased depth of the building would be sited approximately 9m away from this non-habitable room window, any additional impact would not be so significant as to warrant an additional reason for refusal. However, the increase in height of the proposed building would be within approximately 3m of the first floor sitting room and 4.5m of the ground floor dining room windows. Design guidance advises that buildings of two or more storeys in height should be sited a minimum distance of 15m away from habitable room windows. The depth of projection of the flank of the proposed building closest to and readily visible from to the first floor sitting room window of No.78 is comparable to that of the approved scheme. It is considered that as the previous scheme (ref. 7829/APP/2001/1211) was clearly in breach of design guidance, the current scheme would not exacerbate this situation. Although at such a distance, the additional height would increase the overall dominance of the building from this property, which would be compounded by additional loss of sunlight and daylight. However, the loss of sunlight and daylight is no greater than that caused by the approved scheme, which is still extant. This is illustrated in a comparative shadow test diagrams for the approved and the current proposed scheme.

However, the increase in height of the proposed building would be within approximately 3m of the first floor sitting room and 4.5m of the ground floor dining room windows. Design guidance advises that buildings of two or more storeys in height should be sited a minimum distance of 15m away from habitable room windows. Although the previous scheme (ref. 7829/APP/2001/1211) was clearly in breach of design guidance, the current scheme would exacerbate this situation. At such a distance, the additional height would significantly increase the overall dominance of the building from this property, which would be compounded by additional loss of sunlight and daylight. The proposal is therefore considered to have an unacceptable impact upon the amenities of the adjoining property, contrary to policies BE19, BE20 and BE21 of the Hillingdon UDP Saved Policies (September 2007) and section 4.0 of the Council's HDAS Residential Layouts

The proposed front and rear windows would not overlook any adjoining properties or their patio areas within a distance of 21m, in accordance with design guidance and the only side windows would serve the main hall and toilet facilities of the proposed dining hall and therefore could be obscure glazed. The proposal would therefore not result in any loss of privacy and satisfies policy BE24 of the Hillingdon UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The proposed residential units would provide adequate internal facilities so as to be self-contained and their habitable rooms would have adequate outlook. Policy BE23 of the Unitary Development Plan requires the provision of external amenity space, which is sufficient to protect the amenity of the occupants of the proposal and surrounding buildings,

and which is usable in terms of its shape and siting. The Council's HDAS: Residential Layouts goes on to say that as a guide, studio and 1 bedroom flats should provide 20m² of private or shared amenity space. The previous report to Committee for 8 one-bedroom units acknowledged that the provision of amenity space for flats in town centres and on high streets where space is at a premium is often a difficult issue to resolve. It went on to say that the redevelopment of the site presents particular difficulty as the 8 flats are needed to fund the re-building of the dining hall facility and that a usable area of amenity space was not available without substantial reductions to the built form. It stated that balconies were not appropriate as an alternative means of amenity space provision as they would be out of character with the High Street and potentially result in privacy impacts at the rear. The report concluded that despite being contrary to policy BE23, the issue alone was not considered to be of sufficient importance to justify refusing the application.

Notwithstanding the extant planning permission comprising 8, one-bedroom flats, the Council's design guide requires a minimum 50m² internal floor space for a one-bed unit. While two of the front (right of the building) flats would each have a floor space of approximately 57m², the other six flats will have internal floor space ranging between 38m² and 48m² (1 x 38m², 4 x 42m² and 3 x 48m²). These are below the minimum required standard stipulated in Table 2 of the Council's HDAS Supplementary Planning Document Residential Layouts. As such, it is considered that the proposed development would not provide satisfactory living conditions for its future occupants. The proposal is therefore considered to be contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Council's HDAS (SPD) 'Residential Layouts' and Policy 3A.3 of the London Plan. It is considered that this issue is sufficient to warrant an additional reason to refuse the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide 11 car parking spaces at the rear. The Highways Engineer advises that the site is located in an area with a PTAL of 2. Given this, 1.5 spaces per unit should be provided, together with 5 spaces for the dining club, giving a total of 17 spaces.

The officer's committee report on the previous scheme (ref. 17829/APP/2001/1211) considered that 10 off-street spaces, including one disabled space, would have been acceptable. That assessment was largely based, perhaps erroneously, on a calculated area of the dining hall being 110m² and the Inspector's passing comments on the original application (ref. 17829/APP/2001/1210). The Inspector's Appeal Decision states "I have considered all other matters raised in the representations including the letters from persons living close by who are concerned at possible parking problems and loss of trees. I do not consider the proposed level of car parking to be unacceptable in this location well served by public transport."

However, this is essentially a different scheme, albeit of 8, one-bed flats, as it is larger in scale and size. The ground floor dining hall would also be larger than that approved. Furthermore, there is a need to treat each application on its individual merits and the alterations to the ground floor layout as compared to the previous scheme, effectively exclude direct access to the residential flats from the rear parking area. This necessitates the need for residents, after parking their vehicles, to walk back along the undercroft access to the High Street and the only entrance to the flats. With such a shared use, the Traffic Engineer advises that the width of the undercroft access at 2.8m is seriously undersized and should have a minimum width of 3.2 for a single lane access. The restricted width of the access represents a significant threat to highway and pedestrian safety and efficiency, with vehicles needing to wait in the High Street until the undercroft access is clear. As such, the proposal is contrary to Policies AM7 and AM14 of the

Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Refer to section 07.03.

7.12 Disabled access

If the application were to be approved disabled access issues could be addressed through the imposition of appropriate conditions.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The current submission refers to the retention of 2 Horse Chestnut trees. However, no tree survey or arboricultural implications assessment to BS 5837:2005 to confirm a) whether the tree(s) is/are worthy of retention and b) whether it is feasible to retain them has been submitted. In the light of this the proposal fails to demonstrate that the tree(s) will be unaffected by the proposal or satisfactory replacement trees provided for, which is contrary to policy BE38 of the UDP Saved Policies September 2007.

7.15 Sustainable waste management

It is noted that while the refuse collection area for the residential flats is within 10m from the highway, the refuse collection point for the community hall, a commercial use, is over 25m from the highway, contrary to policy. However, whilst this distance exceeds the maximum 10m distance required from the closest point of access for a refuse collection vehicle, it is considered that the waste produced by the commercial use can be collected through a private arrangement with a commercial waste company. The Council's Waste Development Manager has advised that the applicant be required to clarify the proposal to highlight exactly how recyclable materials i.e. grades of paper and cupboard, cans, plastic bottles, and also glass bottles and jars will be separated from the residual refuse before planning approval is given. As the application is recommended for refusal this information has not been requested.

It is therefore considered that the proposed development will accord with the Council's parking standards and would provide easily serviced refuse facilities for refuse collection vehicles, particularly for the residential properties.

7.16 Renewable energy / Sustainability

If the application were to be approved sustainability issues could be addressed through the imposition of appropriate conditions.

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

If the application were to be approved noise issues could be addressed through the imposition of appropriate conditions.

7.19 Comments on Public Consultations

The issues raised by the objectors have been addressed. This application has been considered on its own individual merits. The recently approved scheme on the land rear of the application site has no bearing on the consideration of this application as it is yet to be implemented.

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

It is considered that although smaller in scale than the previously refused scheme, this proposal differs substantially from the scheme that was presented to Members for approval in March and April 2003 and subsequently approved in August 2007. The locality has also since been designated as an Area of Special Local Character since the initial application of 2001. The changes are not considered acceptable and are contrary to the stated policies. A refusal of the proposal is thus recommended.

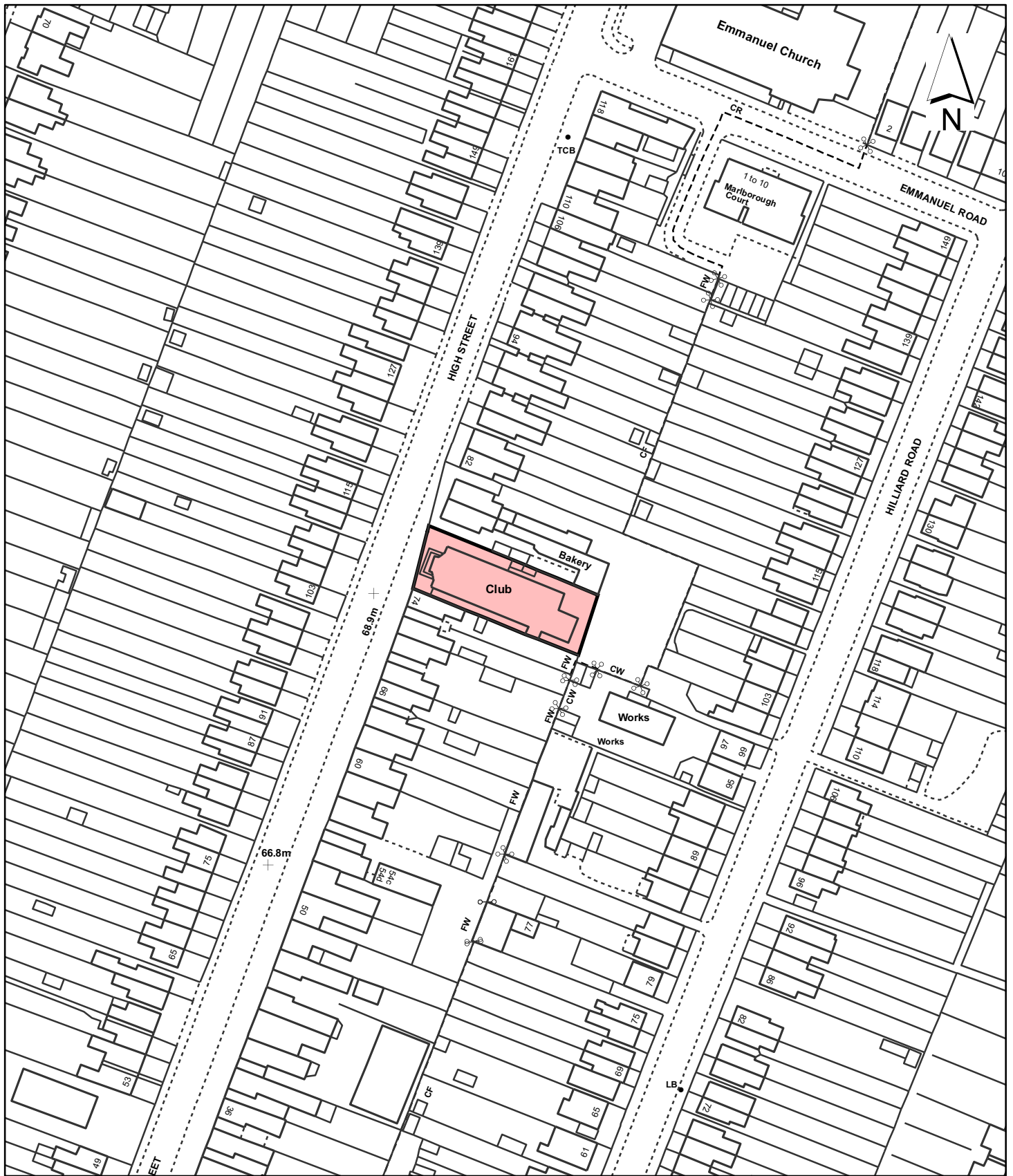
11. Reference Documents

Hillingdon UDP Saved Policies (September 2007)


SPD's HDAS: Residential Layouts; Accessible Hillingdon
Supplementary Planning Guidance: Educational Facilities
Two letters of objection

Contact Officer: Raphael Adenegan

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**76 High Street
Northwood**

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

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

Planning Application Ref:
17829/APP/2007/2861

Scale
1:1,250

Planning Committee
North Page 158

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 43 SALISBURY ROAD EASTCOTE PINNER

Development: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services).

LBH Ref Nos: 33427/APP/2009/1680

Drawing Nos: Un-numbered Floor Plan
1:1250 Location plan

Date Plans Received: 30/07/2009 **Date(s) of Amendment(s):**

Date Application Valid: 26/08/2009

1. SUMMARY

The application relates to the change of use of an existing retail unit (Class A1) to financial and professional services (Class A2). No exterior alterations are proposed.

The parade comprises 8 units, one of which is split into two smaller units and should this application receive consent, 4.5 of the 8 units on this frontage would remain in retail use (although one is a split unit). It is therefore considered an adequate choice of facilities would remain and subject to appropriate conditions, the proposal is not considered to result in conflict with the relevant 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 Restricted delivery times

The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0700 hrs and 2300 hrs, Monday to Fridays, 0800 to 1300 on

Saturdays and not at all on Sundays or Bank Holidays.

REASON

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

4 NONSC Air handling units

No air handling units shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and OE3 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

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 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 12 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 13 **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).

6 15 **Party Walls**

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

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

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

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south east side of Salisbury Road and comprises a ground floor mid terrace unit in a parade with residential maisonettes above. The site has a footway and an access/service road to the front providing street side parking. There is a further access road to the rear providing delivery access to the commercial uses. The site is within a Developed 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 (Use Class A1) to Financial and Professional Services (Use Class A2). No external alterations are proposed as part of this application.

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:

- | | |
|------|--|
| 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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbours consulted and one response received, which made the following comments:

- i) The use will bring no real benefit to the parade, which is already dying due to lack of retail business. Out of the seven shops only 3 bring trade to the parade, the other uses do not serve the local population.
- ii) Granting an A2 use will put another nail in the coffin of the parade, we are already struggling to keep local people shopping locally;
- iii) It proposes to open only between 10am to 4pm Monday to Friday, which shows you who will benefit from it;
- iv) Keep it A1 or A3 to benefit the community or us small retailers will all be forced to close our doors.

Northwood Hills Residents Association - No comments received

Eastcote Residents Association - No comments received.

Internal Consultees

EPU

No objection subject to conditions relating to hours of use, hours of delivery and waste collections, submission of details of any air handling units and a construction site informative.

Officer Comments: Whilst conditions relating to hours of delivery and waste collections, submission of details of any air handling units and a construction site informative are attached, the proposed use is not considered to be a noise generating use and thus a condition relating to hours of use is not considered to be justified.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) (UDP) seeks to maintain the retail hierarchy in the Borough and local parades are viewed as being vital in providing daily food shopping for the local community. Policy S7 of the UDP advises that permission will only be granted for the change of use of retail uses within parades where:-

- (i) The parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and its function,
- (ii) The surrounding area is not deficient in essential shop uses, and
- (iii) It accords with Policy S6.

Policy S6 advises that changes of use of Class A1 shops should:-

- (i) Not be detrimental to visual amenity in the case of a Listed Building or within a conservation area,
- (ii) Retain an appropriate frontage,
- (iii) Be compatible with neighbouring uses, and
- (iv) Not be harmful to road safety.

The Parade comprises the following uses:-

- 41 Salisbury Road - Pharmacy (Class A1)
- 43 Salisbury Road (Application Site) - Business Supplies/Printers (Class A1)
- 45 Salisbury Road - Clock Restoration (Class B1)
- 47 Salisbury Road - Insurance Agent (Class A2)
- 49 Salisbury Road - Business Supplies (Class A1)
- 51 Salisbury Road - Off-Licence (Class A1)
- 53 Salisbury Road - Newsagents/general store (Class A1)
- 55 Salisbury Road - (Split into two units) - Takeaway/Hairdresser (Class A3/A1)

Thus, the site comprises one unit in a parade of 8 commercial units at ground floor level with residential above, of which, 5.5 units are in retail use, one is an insurance use, 0.5 is a takeaway and the other is the clock restorer. As such, the proposal would result in 4.5 of the existing units on this frontage still remaining in retail use. Furthermore, in this parade the units at 51 and 53 offer grocery items as well. It is therefore concluded that the proposal would not be detrimental to the retail offer provided by this parade and the change of use would not compromise the aims and objectives of the relevant policies contained within the adopted Hillingdon Unitary Development Plan.

7.02 Density of the proposed development

Not applicable to this application

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

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

There are no external alterations proposed as part of this application and therefore the existing frontage will be retained. As such the proposal is considered to comply with Policy S6 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental Protection Unit has suggested a number of conditions should be applied relating to hours of use, hours of delivery and waste collections, submission of details of any air handling units and a construction site informative. Whilst conditions relating to hours of delivery and waste collections, submission of details of any air handling units and a construction site informative are attached, the proposed use is not considered to be a noise generating use and thus a condition relating to hours of use is not considered to be justified. Therefore subject to the appropriate conditions 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 Salisbury Road, and is located within a small retail parade which fronts a dedicated service road. It is not considered that the traffic generation or parking

requirements between retail and financial and professional service uses is so different as to result in an undue impact on the surrounding road network. The proposal would therefore comply with AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

The site currently has level access to the unit and a WC within which complies with disabled requirements. As the application is for change of use only and does not involve any alterations to the building, this situation will not change.

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 application is for change of use only and due to the type of use proposed it is not considered that there would be an adverse affect on waste management issues.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

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 application relates to the change of use of an existing retail unit (Class A1) to financial and professional services (Class A2). No exterior alterations are proposed.

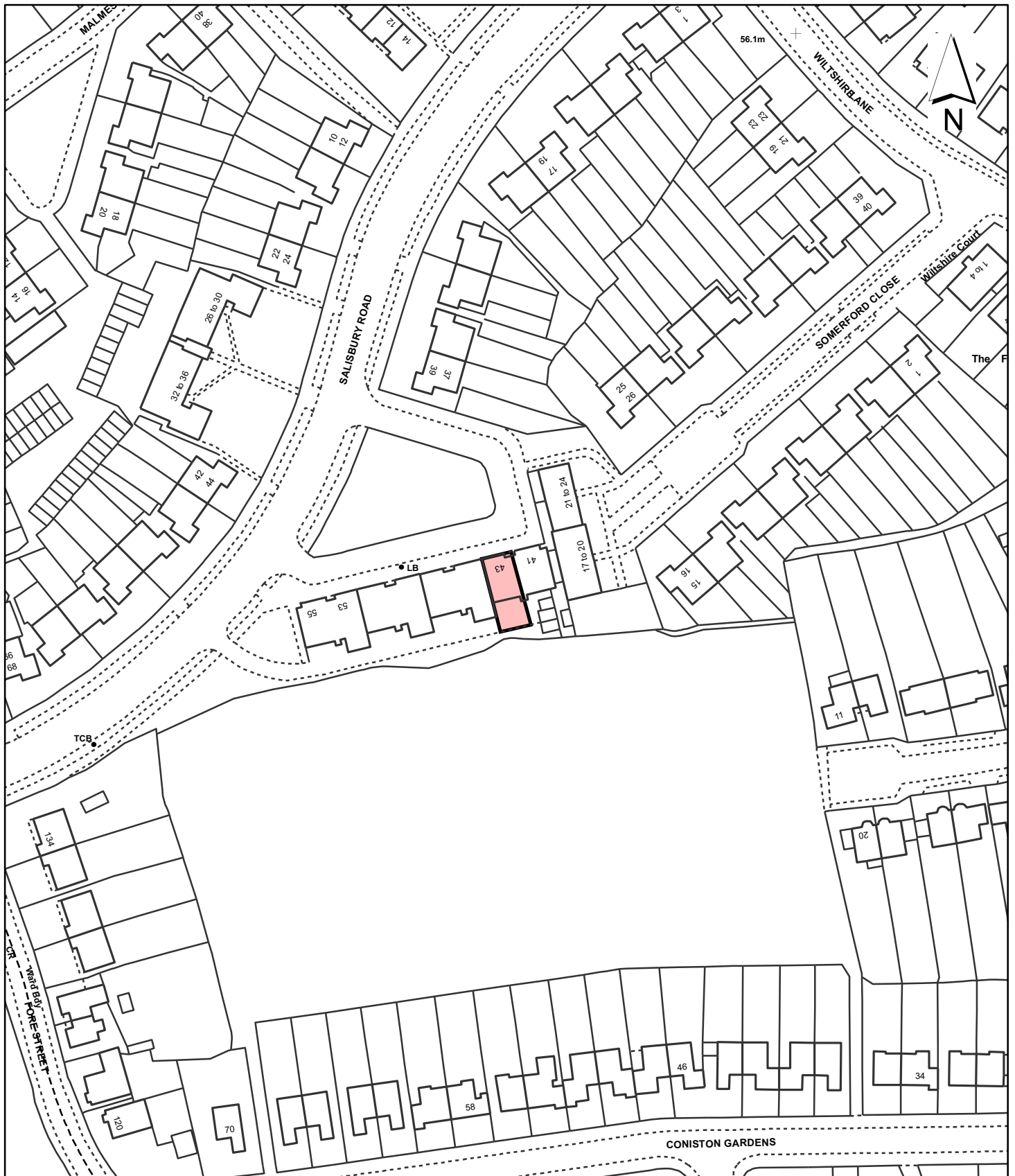
The parade comprises 8 units and should this application receive consent, 4.5 of the 8 units on this frontage would remain in retail use. It is therefore considered an adequate choice of facilities would remain and subject to appropriate conditions, the proposal is not considered to result in conflict with the relevant policies within the Hillingdon Unitary Development Plan (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



Notes

 Site boundary

For identification purposes only.

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Site Address	
43 Salisbury Road Eastcote	
Planning Application Ref:	Scale
33427/APP/2009/1680	1:1,250
Planning Committee	Date
North Page 167	October 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 1 LONG DRIVE RUISLIP

Development: Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall

LBH Ref Nos: 40940/APP/2009/1752

Drawing Nos: PJ-0002-P-001
PJ-0002-E-001
Location Plan at Scale 1:1250
PJ-0002-E-002

Date Plans Received: 07/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2009

1. SUMMARY

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to a Restaurant, cafe/hot food takeaway use (Use Class A3/A5). The site is within South Ruislip Local Centre but situated outside the core area. Outside the core areas, Policy states that changes of use from A1 (retail) will only be granted where a sufficient choice of local shops remain. The site is situated over 70m (in each direction) to the next nearest groups of commercial units and as such is not considered to contribute to the range of shops in these centres. The application also involves a new shop front to the unit, together with the enclosing of the open frontage with a brick wall, associated landscaping, fire escape door to the rear and extract duct to the side and it is considered that these alterations would be in-keeping with the property.

It is considered that the loss of the retail unit will not have a negative effect on the nearby commercial areas, as 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 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 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until 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: -

- Means of enclosure,

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).

5 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).

6 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

7 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).

8 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).

9 NONSC Hours of use

The premises shall only be open for the preparation or sale of food, between the hours of 0800 and 2300 hours.

REASON

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

10 NONSC extract ventilation systems and odour control

The proposed use hereby approved shall not be commenced until details of 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 as soon as possible when no longer required.

REASON

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

11 NONSC Deliveries and collections

Deliveries and collections, including waste collections, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturday 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 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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
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.
LLP 3D.2	Town centre development

LLP 3D.3 Maintaining and improving retail facilities
HDAS Shopfronts

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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 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).

6 I5 Party Walls

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

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

7 I6 Property Rights/Rights of Light

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

8 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- 1) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of; 0800 and 1800 on Monday to Friday, 0800 and 1300 on Saturday. No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- 2) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- 3) No bonfires on the site shall be allowed to take place at any time.

10

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

11

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the northwest side of Long Drive, with the railway lines on the southwest boundary of the site. The site is sloping with the road frontage lower than the slab height of the building. The building to which the application relates is a single storey stand alone unit, with a flat roof and parapet feature to the front. The frontage of the site is open and laid to hardstanding. On the northeast side of the site is a vehicular access to a number of commercial businesses behind and adjacent to the unit and fronting the highway is a substantial hotel. The site does not have any off street parking and is within South Ruislip Local Centre 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 unit from retail (Use Class A1) to restaurant and cafe/hot food takeaway (Use Classes A3/A5). It also involves the provision of a new shop front, outside seating area to the front with boundary wall, fire escape door to the rear and the installation of an extraction duct to the side.

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
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.
LLP 3D.2	Town centre development
LLP 3D.3	Maintaining and improving retail facilities
HDAS	Shopfronts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours and the South Ruislip Residents Association consulted, no comments received.

Thames Water - recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

London Underground Infrastructure - No objection

Internal Consultees

EPU - Recommends conditions relating to hours of operation, extract equipment, limit on hours of delivery and waste collection and litter collection and the site construction 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

Policy S9 states that within the local centre of South Ruislip, the Local Planning Authority will resist proposals that would result in the loss of retail uses in the core areas and will examine closely similar proposals for other parts of these centres. Policy S10 states outside the core areas, changes of use will only be granted if the centre as a whole includes essential shops uses sufficient in number, range and type to serve the surrounding residential area, the proposed use provides a local service, and the proposal accords with policy S6.

Policy S6 states changes of use applications will be granted where a frontage of a design appropriate to the surrounding area is maintained or provided, where the use would be compatible with neighbouring uses, will not cause unacceptable loss of amenity to nearby residential properties and the use would have no harmful effect on road safety or worsen traffic congestion.

The application site is situated outside the core area of the South Ruislip Local Centre and comprises one single storey, standalone unit. The site is adjacent to the railway line and associated bridge on the southwest side, and a large hotel and public house on the north east side. The core area of the Local Centre is approximately 70m to the northeast and the parade to the south west (on the other side of the railway lines) is approximately 80m away. It is not considered that this unit (due to the standalone nature and the distances involved) contributes to towards the choice of shops provided within these nearby commercial areas. Furthermore, it is not considered that it would have a detrimental impact on the adjacent commercial areas as there would still be an appropriate choice of shops within the Local Centre, and the proposal once implemented would bring a vacant unit back into use.

As such the proposal is considered to comply with Policies S9 and S10 of the Hillingdon UDP (Saved Policies, September 2007) and Policy 3D.2 and Policy 3D.3 of the London Plan (2008).

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as stallrisers, several smaller panes of glass, instead of one large sheet of glass, more traditional types of window and vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application proposes the use of 'open-in bi-folding' doors across the fenestrated area, and therefore it would not be possible to provide stall risers. However, the doors themselves would provide vertical subdivisions to the frontage breaking it up into 6 areas and the design is considered to be in-keeping with the building to which it would relate. In terms of visual amenity, this site is a standalone unit and it is considered that there would be no significant harm to the wider area if this proposal were to be granted and therefore, it is considered to comply with policies BE13, BE15, BE28 and S6 of the Hillingdon UDP (Saved Policies, September 2007).

With regard to the proposed boundary wall, it is proposed to erect a 1m high (maximum) brick boundary wall to the frontage area. This would be constructed using matching bricks to that of the existing building. Behind this a planting trough would be constructed. It is considered the proposed wall will enclose an otherwise open and hard landscaped area, it would provide a good definition between public and private space and will allow, by the use of condition, soft landscaping to be applied to this frontage which would provide a visual improvement to the street scene. Therefore the proposal would comply with Policies BE13, BE15 and S6 of the UDP (Saved Polices September 2007).

The extraction flue to the side would not be visible from the surrounding public vantage points and subject to its design would be considered to be in-keeping with its surroundings. Therefore the proposal would comply with Policies BE13, BE15 and S6 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental protection officer has commented on this application and has suggested a number of conditions to safeguard the amenity of residents and the surrounding area. Therefore subject to the appropriate conditions being applied the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices 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 Long Drive, and does not have any off street parking. However, it is not considered that the traffic generation between retail and the proposed caf /restaurant/take away use is significantly different or that the situation would be significantly worsened if the proposal received permission. In addition to this, the application site is within a Public Transport Accessibility Level of 3, and therefore is considered to have good transport links. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

All doorways will have a minimum clear opening of 0.85m which will allow access for wheel

chair users. However, it is recommended if permission were to be granted, an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. As such the proposal would comply with the Policy 3A.4 of the London Plan and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The application proposes to enclose the frontage with a 1m high brick wall and planting troughs behind. Currently this area is completely hard landscaped and open and (due to the vacant nature of the site) presently used as an informal parking area. It is considered that should members wish to approve the application, a landscaping condition should be applied to require full details of proposed soft and hard landscaping to be submitted to the Local Authority for approval, before the use commences. Therefore, subject to this condition the application would comply with policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

The waste division did not have any specific comments regarding this application. It is recommended that should members wish to approve the application, conditions are attached relating to the control of litter.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Not applicable to this application

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

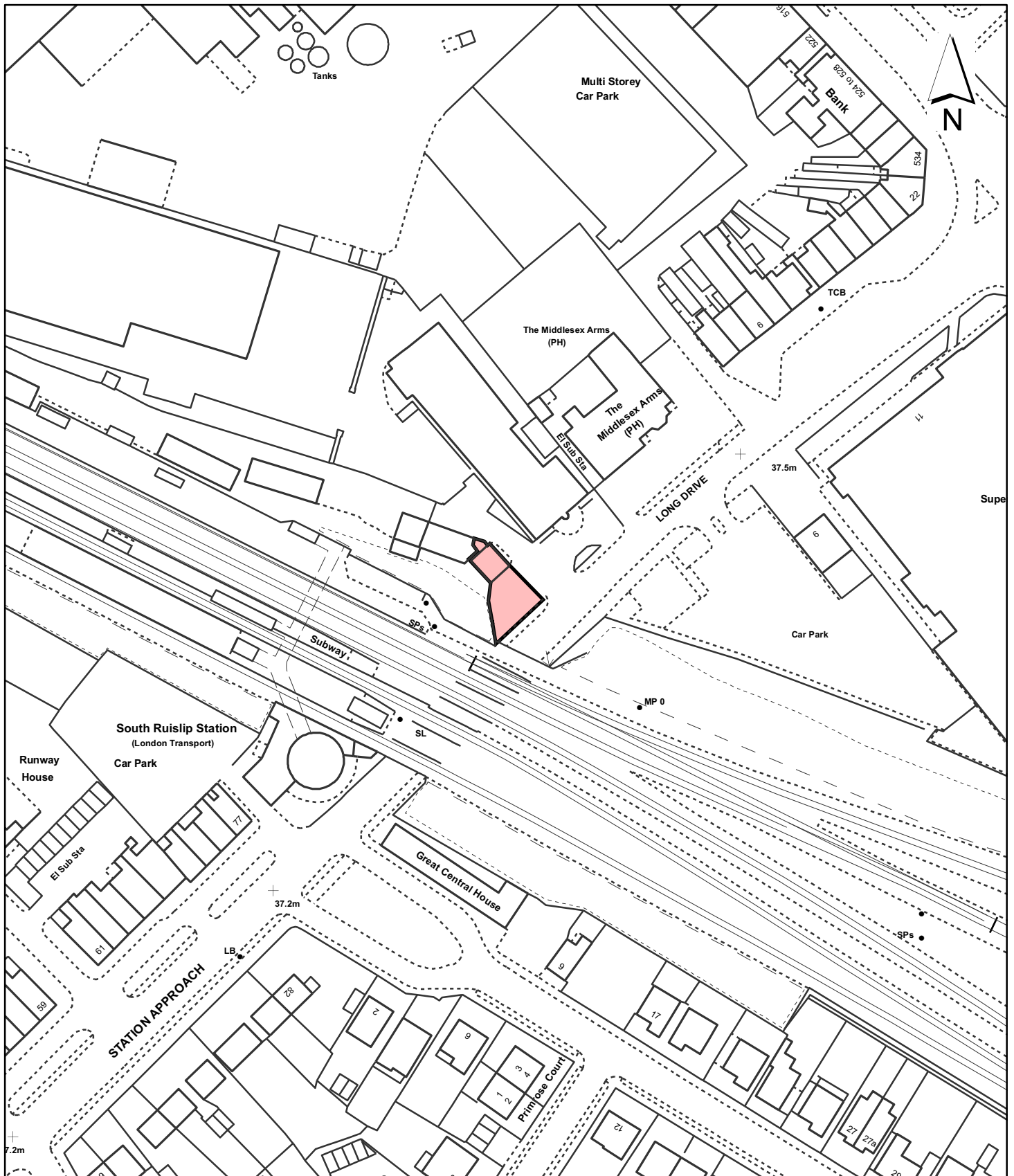
The application relates for change of use and is outside the core areas of the Local Centre. The use is therefore considered acceptable subject to appropriate safeguarding conditions. The proposal is not considered to result in an adverse impact on highway safety or adjoining occupiers. The proposal also involves a new shop front to the unit, together with the enclosing of the open frontage with a brick wall, associated landscaping, fire escape door to the rear and extract duct to the side, and due to the commercial nature of the building it is considered these alterations would be in-keeping with the building and site. Therefore the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**1 Long Drive
Ruislip**

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Planning &
Community Services**

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

Planning Application Ref:
40940/APP/2009/1752

Scale
1:1,250

Planning Committee
North Page 181

Date
October 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address PRIORS FARM WEST END ROAD RUISLIP

Development: Dutch Barn and Cattle Yard to site.

LBH Ref Nos: 14699/APP/2009/1599

Drawing Nos: Flood Risk Assessment
Design and Access Statement
2303/2
2303/1

Date Plans Received: 21/07/2009

Date(s) of Amendment(s):

Date Application Valid: 11/09/2009

1. **SUMMARY**

The application relates to the construction of two agricultural buildings within an existing farm yard setting. It is considered the proposed buildings would be in-keeping with the surroundings to which they relate, and would not result in any adverse impact on the street scene or the wider area. It is not considered that the development would have a material impact on the visual amenities or openness of the Green Belt or result in the loss of any residential amenity. As such, it is considered to comply with all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

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 **Use of Dutch Barn**

The proposed Dutch Barn shall only be used for ancillary storage of farm equipment and livestock food stuffs and shall not be used for the housing of livestock.

REASON

To safeguard the amenity of the surrounding area 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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
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.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
LLP 3D.18	Agriculture in London
LLP 3D.9	Green Belts
PPG2	Green Belts
PPS25	Development & Flood Risk
PPS7	Planning Policy Statement 7: Sustainable Development in Rural Areas

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, Bank and Public Holidays.

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

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

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

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

6 143 Keeping Highways and Pavements free from mud etc

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.

7 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

8 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

9 16 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to an established farm on the east side of West End Road and has the slip-road to the A40 on the southern boundary. The farm covers an area of over 28 hectares. The area to which the application relates is within the confines of the existing Farm Yard, which is accessed from and adjacent to West End Road. To the east is open countryside, to the south the A40 and to the north a sports field, with residential development beyond. The site lies within the Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of two agricultural buildings.

1. A cattle building, 18.288m wide x 24.383m deep with a height of 4.572m to the eaves and 7.1m to the ridge. This would be sited on the southern boundary of the farm yard, adjacent to the slip-road to the A40. The building will have pre-stressed concrete panels to a height of 2m, with pressure treated timber boarding to eaves height and finished with corrugated fibre cement sheeting

2. A Dutch barn, 30.48m long x 7.62m wide with a height of 5.486m to the eaves and 6.4m to the ridge. This would be sited on the northern boundary of the site, adjacent to the shared boundary with the rugby and sports club. The building will have pre-stressed concrete panels to a height of 2m, with profiled steel cladding above.

The design and access statement states that the buildings are required to provide additional weather proof storage for hay/silage crops and bedding straw and the raising and fattening of beef cattle, as the existing buildings on site are insufficient to meet the proposed annual throughput of 200 cattle per year.

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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
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.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
LLP 3D.18	Agriculture in London
LLP 3D.9	Green Belts
PPG2	Green Belts
PPS25	Development & Flood Risk
PPS7	Planning Policy Statement 7: Sustainable Development in Rural Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring occupiers and the Ickenham Residents Association consulted, no responses received.

NATS Safeguarding - No safeguarding objections

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belts is set out in PPG2 - Green Belts. Advice contained in this document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green

Belt.

Planning Policy Statement 7 (PPS7) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. The section relating to agricultural development states

"The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes, and Local Authority Policies should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) Become more competitive, sustainable and environmentally friendly;
- (ii) Adapt to new and changing markets;
- (iii) Comply with changing legislation and associated guidance;
- (iv) Diversify into new agricultural opportunities (e.g. renewable energy crops); or
- (v) Broaden their operations to add value to their primary produce.

Policy 3D.9 (Green Belts) of the London Plan (2008), comments that the Mayor will and boroughs should maintain the protection of London's green belt. There is a general presumption against inappropriate development in the green belt, and such development should not be approved except in very special circumstances, and Policy 3D.18 (Agriculture in London), states the Mayor will and boroughs should seek to encourage and support a thriving agricultural sector in London.

Policy OL1 of the UDP (Saved Policies September 2007) states that within the Green Belt, certain open land uses will be considered acceptable, and Policy OL2 states where uses are considered acceptable the Local Planning Authority will seek comprehensive Landscape Improvements to achieve enhanced visual amenity and other open land objectives.

It is clear from the above policies and documents that the principle of the development of buildings within the Green Belt for agricultural purposes is acceptable, subject to their impact on the openness of the Green Belt and adjoining occupiers.

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

The application is within a safeguarding area and the National Air Traffic Services do not object to the proposal.

7.05 Impact on the green belt

PPG2 states that the construction of new buildings within the Green Belt is inappropriate unless it is for certain specified purposes. One of the specified purposes is "agriculture and forestry". As such the proposed cattle building and Dutch barn would fall within an accepted use. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design. The proposed buildings would be sited within the confines of the existing farm yard area and would be adjacent to existing building of a similar design and material and as such, would be considered in-keeping with their surroundings.

Policy OL1 defines the types of development that are considered acceptable within the Green Belt and agriculture is one of these uses, however, it also states that the number and scale of the buildings should be kept to a minimum in order to protect the visual amenities of the green belt. The application proposes two buildings. Firstly, a cattle building, sited between the existing farm buildings and the A40 slip road of a similar scale to the existing cattle building and it is considered that this building would not have a material impact on the visual amenities or openness of the Green Belt. Secondly, a Dutch Barn, sited on the northern boundary of the site adjacent to an existing workshop building and silage barn, which would not protrude further than the rear building line of the main farm buildings and furthermore, would be sited within the confines of the existing farm yard. Whilst this building would be more visually prominent, as it could be seen from the Rugby and Sports Club, this boundary is well screened by mature trees and hedgerows and this would reduce its visual impact.

Policy OL2 states that if proposals are considered acceptable the Local Planning Authority, will where appropriate seek landscaping improvements. This site is within an existing working farmyard and the proposed buildings will be well screened from the wider area by the existing farm buildings, the A40 landscape screening to the south and the existing mature landscaping on the northern boundary and as such it is not considered appropriate to require further landscaping on this site.

The proposal is, thus, considered to comply with policies OL1 and OL2 of the UDP (Saved Policies September 2007) and advice set out in PPG2 - Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The proposed agricultural buildings would not be visible from the street scene. However, the Dutch barn would be visible from the adjacent sports and rugby club. The proposed buildings will be constructed in a similar design and material to the existing agriculture buildings and the design and access statement has confirmed that the ridge height will not exceed those on the existing buildings. As such the proposed buildings are considered to visually match the existing buildings and therefore would not harm the character and appearance of the existing farm, the street scene or the wider area in compliance with policies BE13 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the distances involved, it is not considered that the proposal would have a detrimental impact on the amenities of adjoining buildings or adjacent properties by reason of loss of sunlight or overshadowing, and no adverse privacy impacts are anticipated given the distance to the nearest residential properties. Therefore the proposal would be in accordance with Policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise nuisance. The application relates to the erection of two new agricultural buildings in an existing farm. The building proposed on the southern boundary of the site (adjacent the M40) would be to house cattle, however, due to the distances involved it is not considered that this would cause a nuisance to nearby properties or uses. However, the building proposed on the northern boundary (the Dutch Barn), would be 1.5m away from the boundary of the site which is shared with the Rugby and Sports Club, and whilst the design and access statement states this building

will be used to store wrapped silage, hay, and straw, it is recommended that should members wish to approve the application a condition is imposed on this building that it should not be used for the housing of livestock, which could cause nuisance to the nearby use of the sports pitch by way of noise, smell, flies, etc. Therefore subject to this condition the proposal is considered to comply 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 access to and from both of the proposed farm buildings will be from existing internal farm roads. Access to the farm from West End Road will not be affected by the development and it is not considered that there would a significant increase in traffic generation, if permission were to be granted. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

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

The application site is within a flood zone. Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. A flood risk assessment has been submitted with the application and the Environment Agency do not object to the proposal and it is therefore considered to comply with policy OE7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

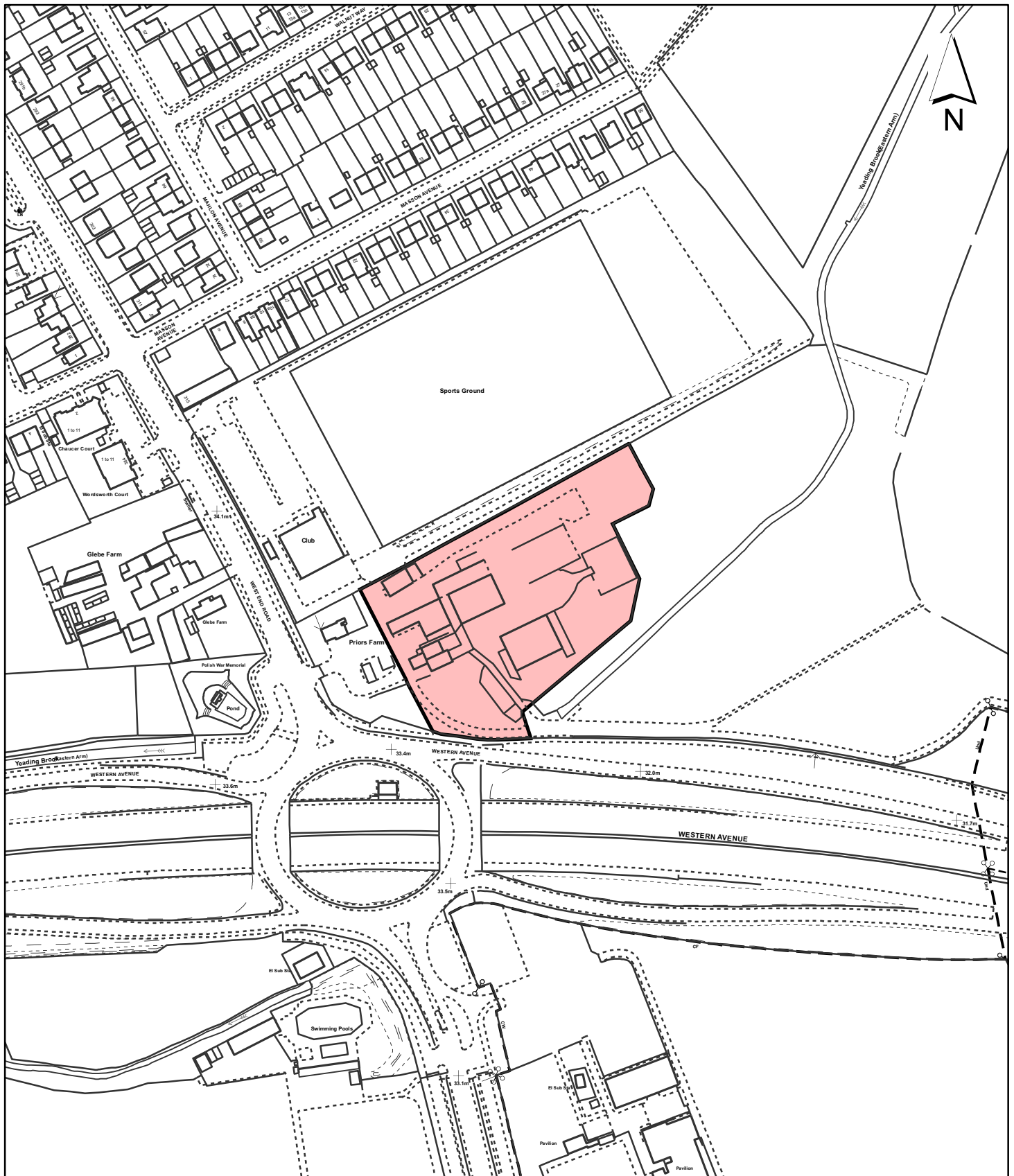
The proposed agricultural buildings are considered to be in-keeping with the existing buildings on the site to which they would relate, in terms of their size, design, and bulk. They would not protrude further in the green belt than the existing buildings on this site, and would be for one of the accepted uses within the Green Belt. They are not considered to have a material impact on any surrounding residential uses and as such are considered acceptable.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)
Planning Policy Statement 25: Development and Flood Risk
PPG2 - Greenbelts
Planning Policy Statement 7: Sustainable Development in Rural Areas

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Priors Farm
West End Road
Ruislip**

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

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

Planning Application Ref:
14699/APP/2009/1599

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Planning Committee
North Page 193

Date
October 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning and Community Services

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 6227

S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2009, where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 24 September 2009 and updates the information received by Cabinet in June 2009. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2009, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2009 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/09' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/09" and "Total Income as at 30/06/09".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2009. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June

2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 /

December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March

2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 /

September 2008 / December 2008 / March 2009/ June 2009 / September 2009

Planning Obligations Supplementary Planning Document Adopted July 2008

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/ 6/09	TOTAL INCOME AS AT 31/ 3/09	TOTAL EXPENDITURE AS AT 30/ 6/09	TOTAL EXPENDITURE AS AT 31/ 3/09	2009 / 2010 EXPENDITURE To 30/ 6/09	BALANCE OF FUNDS AS AT 30/ 6/09	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/ 6/09	COMMENTS (as at mid August 2009)
		SECTION 278								
		PORTFOLIO: PLANNING AND TRANSPORTATION								
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way Northwood S4671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.
PT/278/72	West Ruislip	R.A.F West Ruislip Design check on S278 Designs 38402/APP/2007/1072	12,500.00	2,500.00	0.00	0.00	0.00	12,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further fees received.
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending.
		SECTION 278 SUB - TOTAL	29,958.07	19,958.07	2,458.00	2,458.00	0.00	27,500.07	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING AND TRANSPORTATION								
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0887	3,283.20	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE		BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2009)
			AS AT 30/6/09	AS AT 31/3/09		To 30/6/09	AS AT 30/6/09			
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684	37,425.09	37,425.09	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.	
PT/57/27C (see: EYL/35 & E18) *34	South Ruislip	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	1,371.00	1,371.00	1,371.00	0.00	0.00	0.00	For highway improvements including a temporary waiting scheme. Designs received from HEC - currently looking at feasibility. Unexpended funds after 5 years of the sale/renting of the last housing unit (30 July 2008) to be repaid to the developer. No progress due to uncertainties associated with proposed development at RAF Northolt. RAF Northolt application approved which if implemented will include these highways works enabling these funds to be returned. Interest accrued. Expenditure is on HEC designs. TIL have requested revisions. Revised detailed design for the new signalised junction agreed. Officers to seek an alternative scheme to be the basis for a gift funding request if appropriate. Request declined, funds including interest returned.	
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 28900L/99/1077	35,253.56	35,253.56	537.00	0.00	34,716.56	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TIL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 09.	
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	1,049.35	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of POI Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.	
		PLANNING & TRANSPORTATION SUB - TOTAL	78,382.20	91,487.82	4,029.57	0.00	74,352.63	0.00		
		PLANNING & TRANSPORTATION TOTAL	108,340.27	6,445,006.61	1,949,957.99	0.00	101,852.70	0.00		
		PORTFOLIO: CULTURE, SPORT AND LEISURE								

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 JUNE 2009 (NORTH AREA)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2009)
			AS AT 30/6/09	AS AT 30/6/09	AS AT 31/3/09	To 30/6/09	AS AT 30/6/09	AS AT 30/6/09	
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	0.00	0.00	0.00	7,674.48	7,674.48	Towards the provision of community facilities in the immediate vicinity of the land. No time limits
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	0.00	0.00	0.00	9,338.43	9,338.43	Funds received towards the provision of community facilities in the Borough. No time constraints.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked for Library Expansion Programme.
		CULTURE, SPORT AND LEISURE SUB - TOTAL	81,392.44	0.00	0.00	0.00	81,392.44	26,590.91	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES									
EYL/19/44	Harefield	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0887	32,595.93	0.00	0.00	0.00	32,595.93	0.00	Towards the provision of primary school places in Harefield. Earmarked for a nursery scheme at Harefield Infants School. Interest accrued. Unexpended funds by January 2011 to be repaid to the developer.
EYL/39/65A	Harefield	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	121,675.43	102,605.08	102,605.08	0.00	19,070.35	0.00	Primary School places in Harefield (103K). Funds spent on the Hillingdon Rising Fives Programme at Harefield Infant and Junior School. 5K spent towards CCTV at Harefield Primary with additional match funding of £10,000 from the £250,000 capital funds (see Cabinet Lead Member report March 2004). No time constraints. Balance allocated to proposed refurbishment of Harefield Nursery.
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	74,935.52	74,935.52	74,935.52	0.00	0.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	0.00	0.00	0.00	68,689.00	68,689.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2009)
			AS AT 30/6/09	AS AT 31/3/09	AS AT 31/3/09	To 30/6/09	AS AT 30/6/09	AS AT 30/6/09	
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	0.00	0.00	0.00	37,459.20	37,459.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend.
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	0.00	0.00	0.00	3,519.00	3,519.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend.
EYL/108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	530,694.73	277,360.17	277,360.17	0.00	253,334.56	118,443.00	
		PORTFOLIO: FINANCE AND CORPORATE SERVICES							
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY							
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: ENVIRONMENT							
E46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
E47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref:48283/APP/2006/2353	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park.
E48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2009)
			AS AT 30/ 6/09	AS AT 31/ 3/09	AS AT 30/ 6/09	AS AT 31/ 3/09	To 30/ 6/09	AS AT 30/ 6/09	AS AT 30/ 6/09	
E/50/180B	Northwood Hills	16 Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Firthwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	0.00	0.00	0.00	0.00	5,652.00	5,652.00	Funds received towards improvements to nearby open space facilities. No time limits for spend.
		ENVIRONMENT SUB - TOTAL	87,389.09	81,737.09	1,315.31	1,315.31	0.00	86,073.78	5,652.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B	Ruislip	Highgrove House, Eascole Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
		HOUSING SUB-TOTAL	36,271.10	36,271.10	0.00	0.00	0.00	36,271.10	0.00	
		SECTION 106 SUB - TOTAL	814,129.56	758,029.55	282,705.05	282,705.05	0.00	531,424.51	150,685.91	
		GRAND TOTAL ALL SCHEMES	844,087.63	777,987.62	285,163.05	285,163.05	0.00	558,924.58	150,685.91	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £83,696.19):										
*24: PT/25 £37,425.09 reasonable period' for expenditure without owner's agreement has lapsed										
*32: PT/27/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*34: PT/57 £0.00 currently unspendable due to uncertainties associated with RAF Northolt development, which may conflict with works to which these funds are to be applied.										
*49: PT/27/6/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H/9/184C £21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.										
*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.										
*58: H/12/197B £11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.										
£83,696.19										

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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Plans for North Planning Committee

27th October 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 211

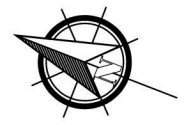
Report of the Corporate Director of Planning & Community Services

Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

Development: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).

LBH Ref Nos: 66033/APP/2009/1060

Date Plans Received:	23/04/2009	Date(s) of Amendment(s):	23/04/2009
Date Application Valid:	03/06/2009		26/06/2009
			07/08/2009
			10/08/2009
			18/09/2009

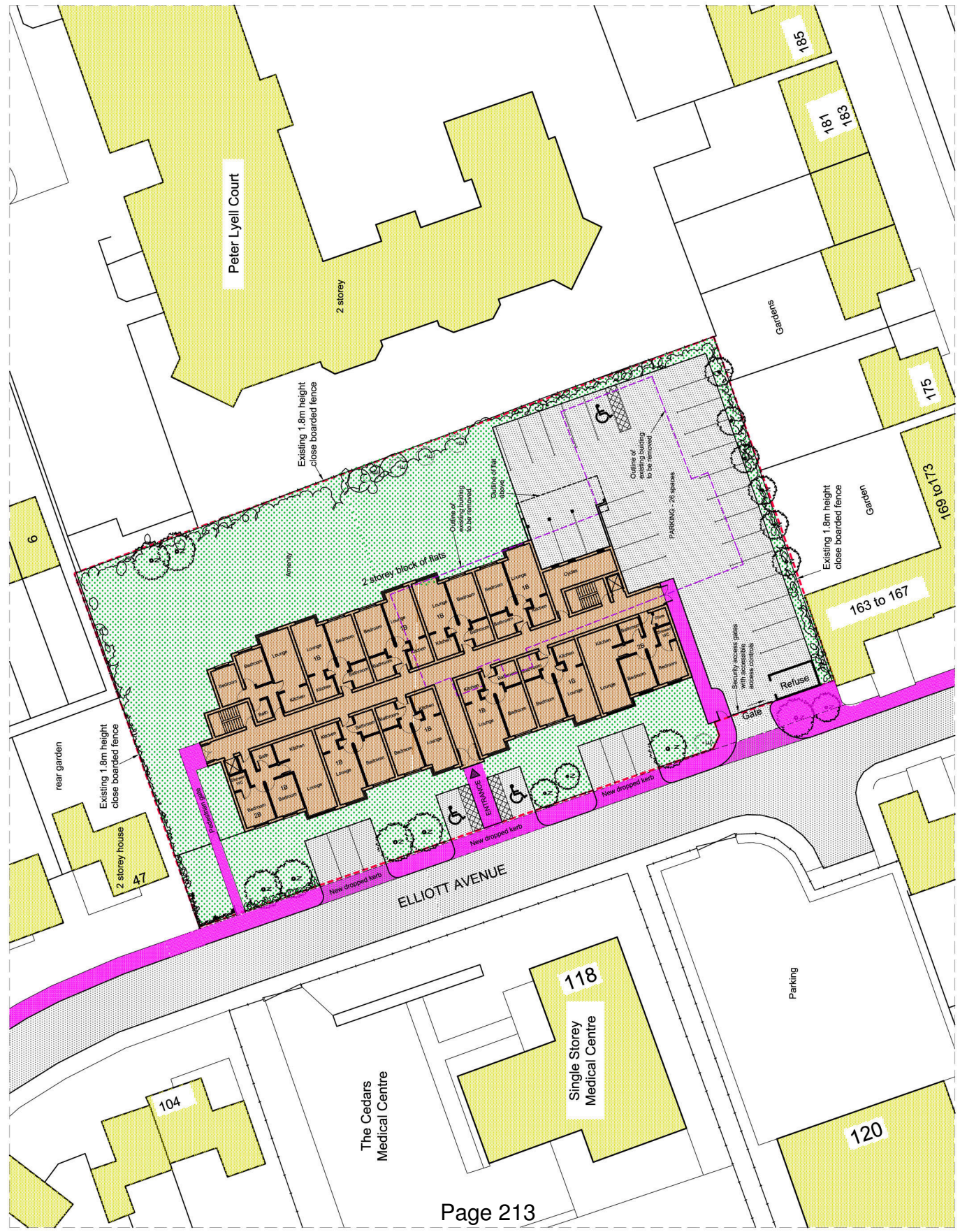


NOTES:
The Contractor must verify all dimensions on the site before starting any work. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

SCHEDULE OF ACCOMMODATION:-
 7 No 2Bed 4P flats @
 16 No 1Bed 2P flats @ 52m²
 23 No Total flats.
PARKING:
 Total 34 No including
 3 No disabled spaces.
AMENITY AREA:
 Minimum required = 459m²
 Actual provided = 559m²
SITE AREA:
 0.27 Hectare (0.67 acres)
DENSITY:
 Total 53 Habitable rooms.
 Density: 196 Habitable rooms per Hectare
 (79 habitable rooms per acre).
 Existing trees shown thus:
 Proposed trees shown thus:

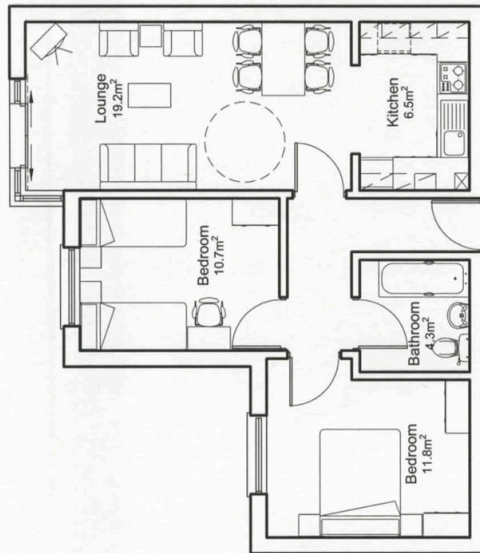
- External lighting to be reviewed for safe access / egress & security.
- External signage to make it clear that the site is a residential development and its boundaries to the site, at entrances, etc.

Rev	A	Building footprint revised & moved away from No. 47.	Sam	17/07/09
Initials		Revision notes		Date
PROJECT: SOUTHBOURNE DAY CENTRE SITE ELLIOTT AVENUE DESCRIPTION:				
PROPERTY: JESSEY & STANDERS 4N/11, CIVIC CENTRE, UVERBORO, MIDDLESEX, UB8 1JW Tel: 01895 230111 Fax: 01895 230619				
SCALE	1:200 @ A1	DRAWN BY	SAM	DATE
DRAWING NO.	20080009/AV/P/03		REV.	A



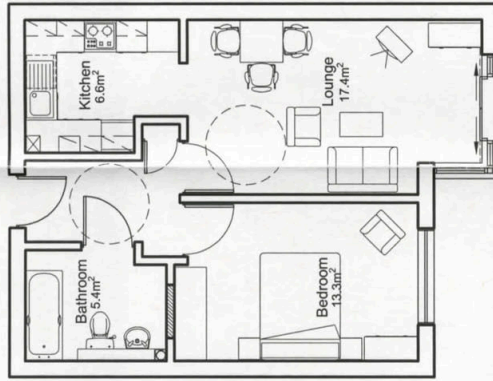
NOTES

The Contractor must verify all dimensions at the site before setting out. All dimensions are given in metres and rounded to the nearest millimetre. All dimensions must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



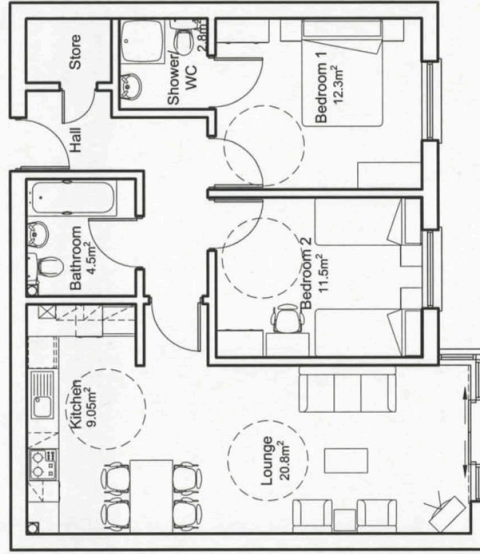
INTERNAL GROSS AREA = 63m²

2 BEDROOM 4 PERSON FLAT LAYOUT



INTERNAL GROSS AREA = 50.3m²

1 BEDROOM 2 PERSON FLAT LAYOUT



INTERNAL GROSS AREA = 74m²

2 BEDROOM 4 PERSON FLAT LAYOUT

ILLUSTRATIVE
LAYOUTS

LOW BOARD OF HILLINGDON
RECEIVED
23 APR 2009

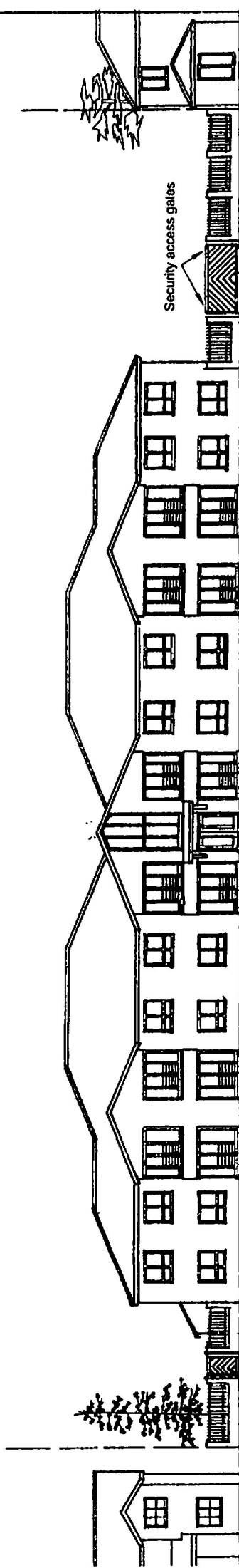
Rev	Revision notes	Issued	Date
1	PROPERTY, DESIGN & STANDARDS 4N/11, CIVIC CENTRE - ORBIDGE, MIDDLESEX, UB8 1UW PROJECT SOUTHBOURNE DAY CENTRE ELLIOT AVENUE, RUISLIP DESCRIPTION ILLUSTRATIVE FLAT LAYOUTS		
SCALE 1:100 @ A3		DRAWN BY SAM	DATE 17/04/09
DRAWING NO. 20080009/A/P/04		REV.	



HILLINGDON
LONDON

NOTES

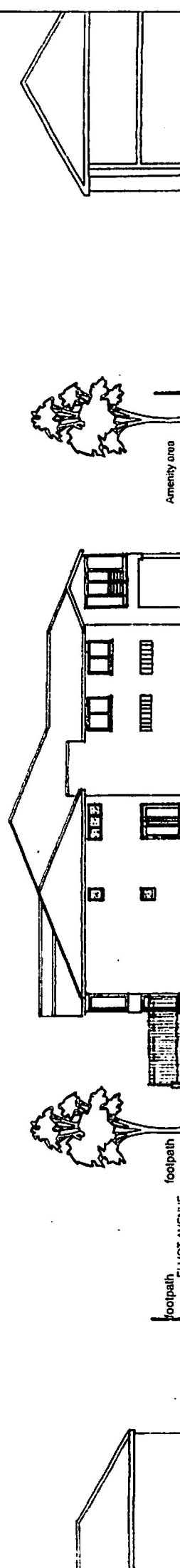
The Contractor shall verify all dimensions at the site before setting out and shall be responsible for any discrepancies. Any alterations shall be referred to the Engineer's Representative. Any alterations shall be referred to the Engineer's Representative. Any alterations shall be referred to the Engineer's Representative.
DO NOT SCALE FROM THIS DRAWING



No. 163-167

ELLIOT AVENUE ELEVATION

No.47



MEDICAL CENTRE

SIDE ELEVATION (Facing No 163 -175)

PETER LYELL COURT

Client	Southbourne Day Centre
Project	Southbourne Day Centre Site
Location	Elliot Avenue, Ruislip
Scale	1:200 @ A3
Drawn by	SAM
Check by	7304093
Date	20080009/A/P/05
Sheet	A

PROPERTY, DESIGN & STANDARDS
44/11, ONE CENTRE COURT, SOUTHBOURNE, URS LLP
TEL: 01895 250111
FAX: 01895 250819

SOUTHBOURNE DAY CENTRE SITE
ELLIOT AVENUE, RUISLIP

ILLUSTRATIVE ELEVATIONS

ILLUSTRATIVE ELEVATIONS

PROPOSED EXTERNAL FINISHES

EXTERNAL WALLS

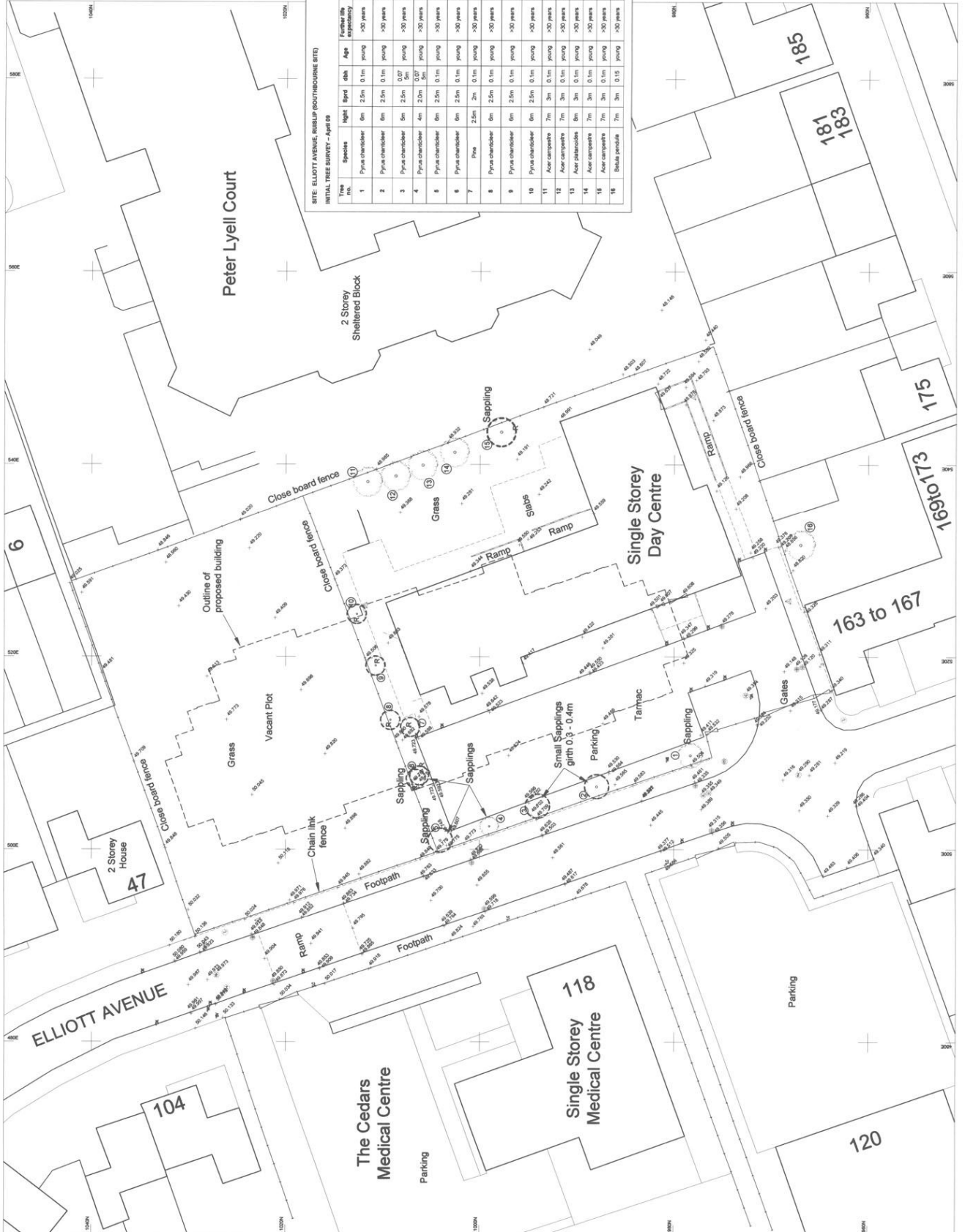
Generally mixture of rendered and fairface brickwork finish.

ROOF FINISHES

Concrete roofing tiles on 22½° pitched roof.

DOORS & WINDOWS

Double glazed powder coated aluminium windows & doors in colour to be agreed.



SITE: ELLIOTT AVENUE, RUSLIP (SOUTHBOURNE SITE)
 INITIAL TREE SURVEY - April 08

Tree No.	Species	Height	DBH	Age	Further info	Condition / comments	Wigner	Category
1	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
2	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
3	Prunus chandeler	5m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	fair	C
4	Prunus chandeler	4m	2.5m	young	>30 years	Tree as above, but is struggling a bit. It is decided to retain the tree. This tree still shows evidence of being planted.	fair	C
5	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
6	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
7	Pine	2.5m	2m	young	>30 years	Growing in shrub planting, good condition.	normal	C
8	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
9	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
10	Prunus chandeler	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
11	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
12	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
13	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
14	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
15	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
16	Betula pendula	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-

Trees shown thus to be removed.

LETTERS OF RECOMMENDATION RECEIVED
 23 APR 2008

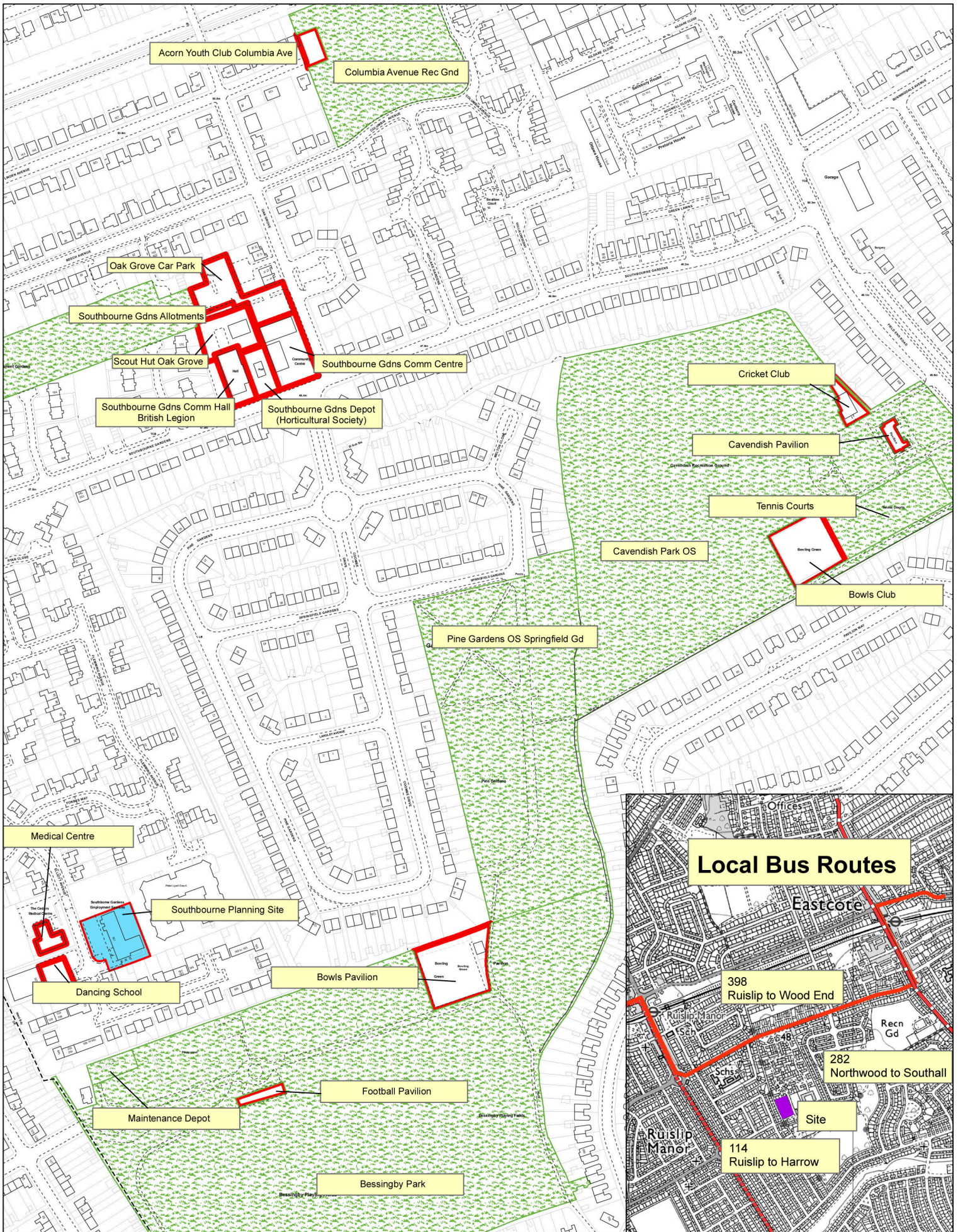
Rev: _____
 Revision notes: _____
 Issue: _____
 Date: _____

PROPERTY DESIGN & SURVEYING
 4N/11, ONE CENTRE, URBAGE, WOLLESEY, LBS 10W
 Tel: 01895 250111
 Fax: 01895 250119

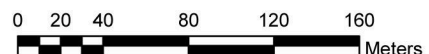
PROJECT: SOUTHBOURNE DAY CENTRE
 ELLIOTT AVENUE, RUSLIP

DESCRIPTION: TOPOGRAPHICAL & TREE SURVEY

SCALE: 1:200 @ A1
 DRAWN BY: SAM
 CHECKED BY: _____
 DRAWING NO: 20080009/A/P/102
 REV: _____

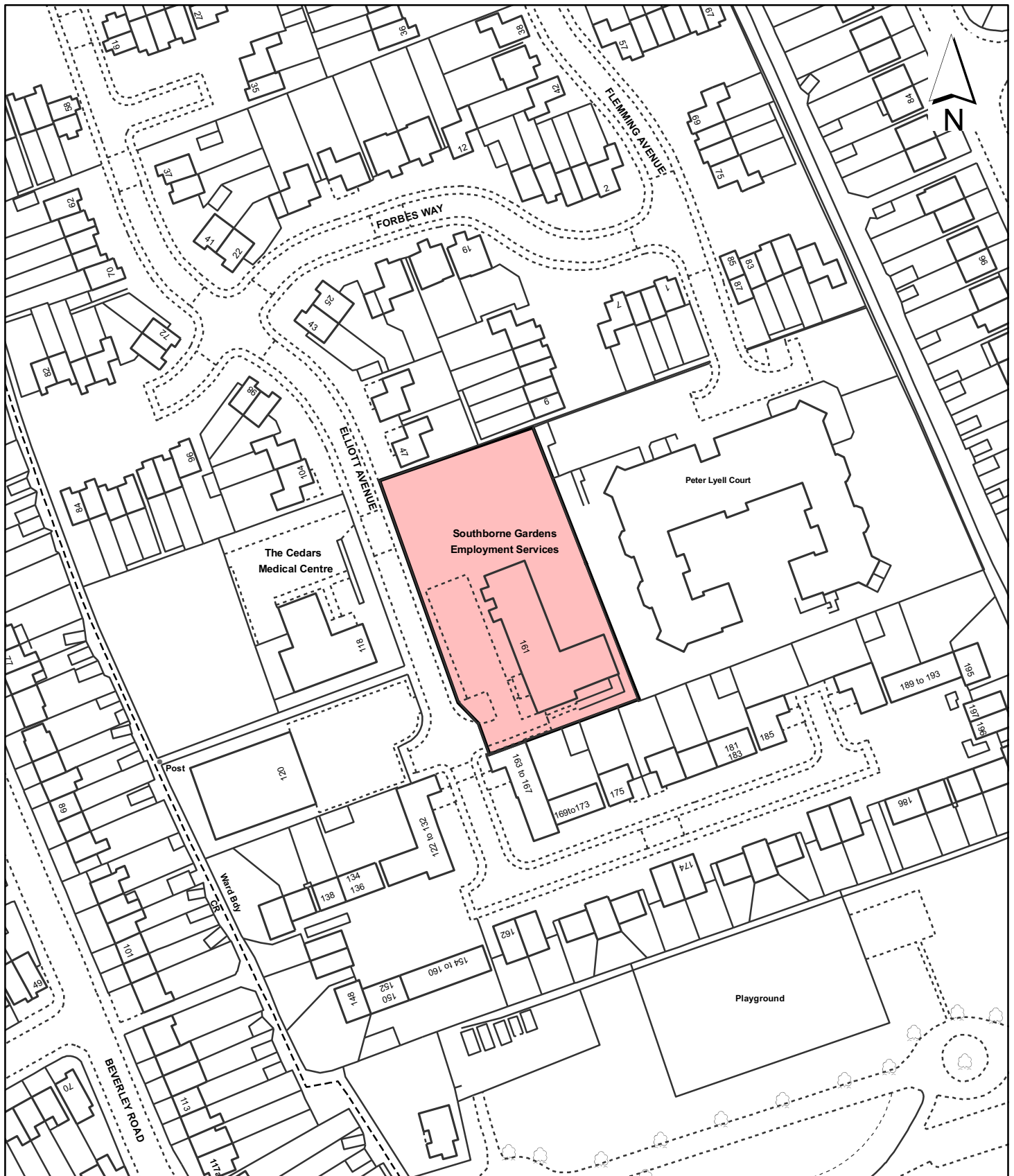


Scale 1:2,500




Community Assets Southbourne Gardens





Notes

 Site boundary

For identification purposes only.

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Site Address	
Southborne Day Centre 161 Elliott Avenue Ruislip	
Planning Application Ref:	Scale
66033/APP/2009/1060	1:1,250
Planning Committee	Date
North Page 218	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 23 LIME GROVE RUISLIP

Development: Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage.

LBH Ref Nos: 4065/APP/2009/1639

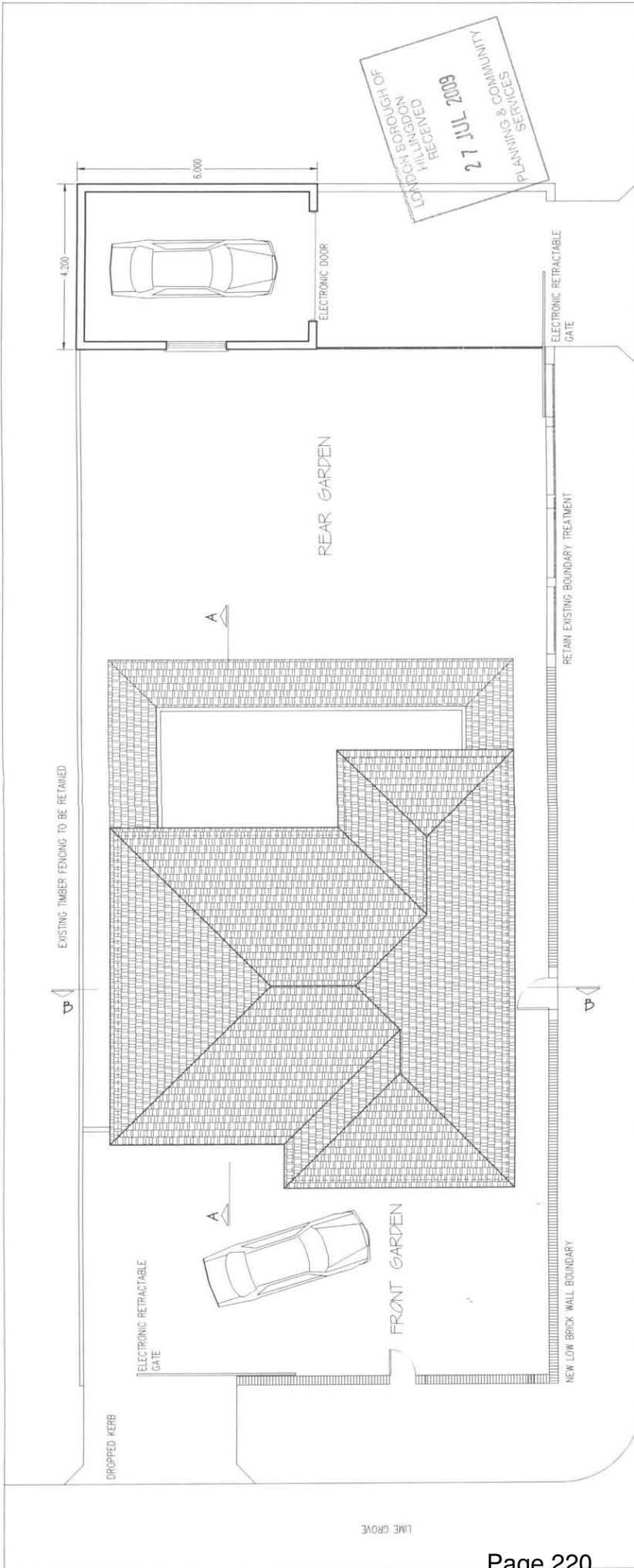
Date Plans Received: 27/07/2009

Date(s) of Amendment(s): 27/07/2009

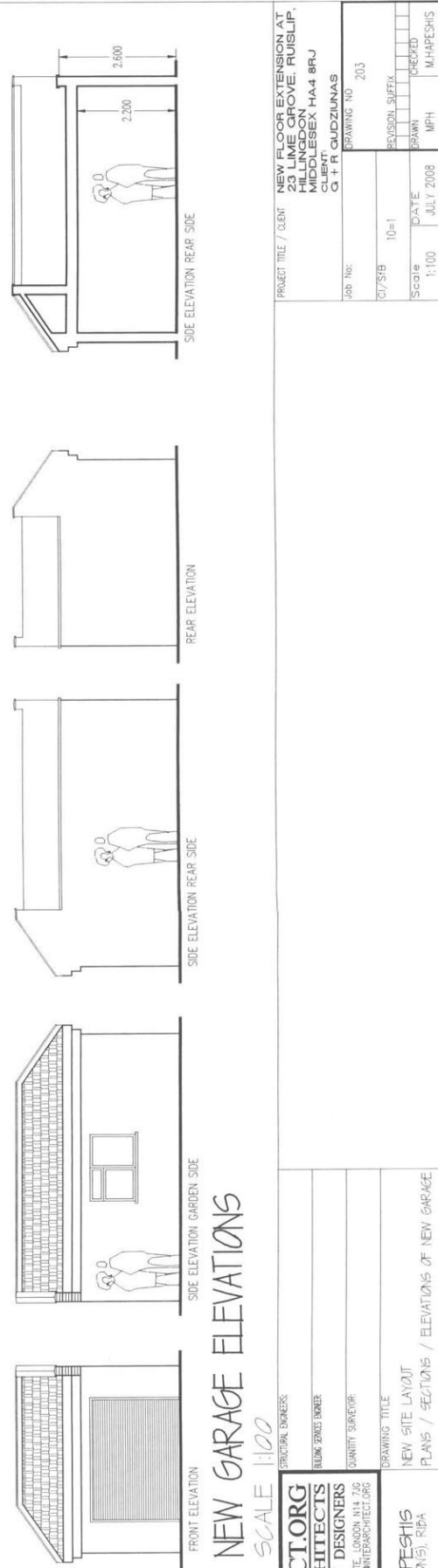
Date Application Valid: 27/07/2009

11/08/2009

06/10/2009



PROPOSED SITE LAYOUT
SCALE 1:100



NEW GARAGE ELEVATIONS
SCALE 1:100

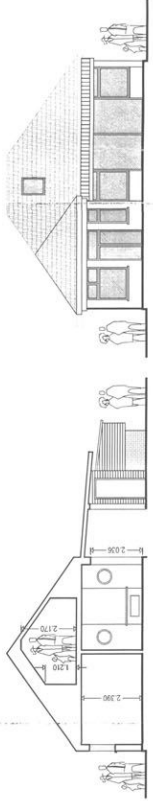
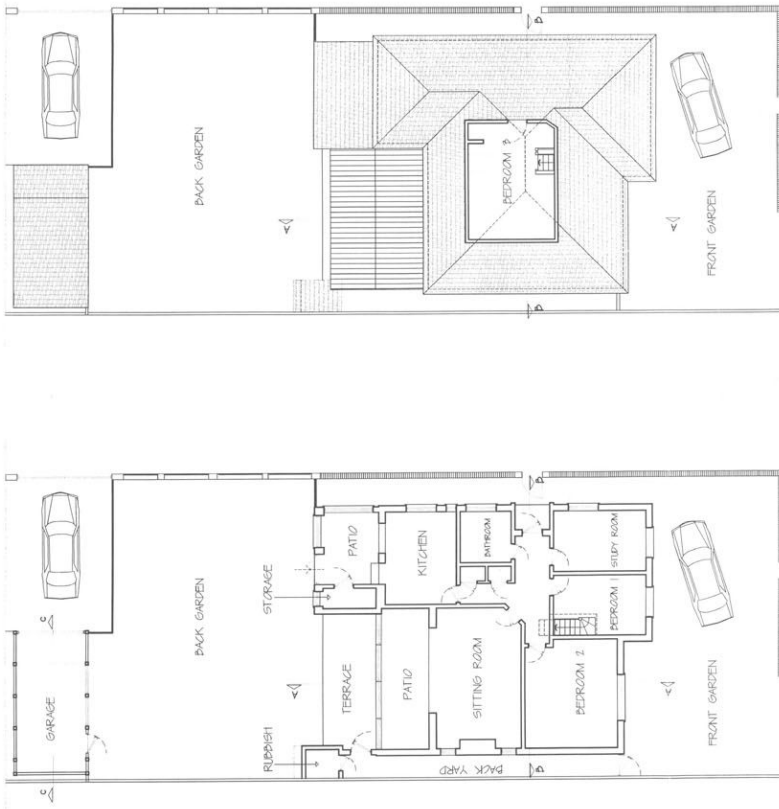
PROJECT TITLE / CLIENT	NEW FLOOR EXTENSION AT 25 LIME GROVE, RUISLIP, HILLINGDON MIDDLESEX HA4 8RJ
CLIENT	G + P GUDZUNAS
Job No:	DRAWING NO 203
CT/SIB	10-1
Scale	DATE
1:100	JULY 2008
REVISION	MPH
DRAWN	CHECKED
MPH	M.HAFESHIS

STRUCTURAL ENGINEERS	
BULK BOUNDARY NUMBER	
QUANTITY SURVEYOR	
DRAWING TITLE	NEW SITE LAYOUT
PLANS / SECTIONS / ELEVATIONS OF NEW GARAGE	

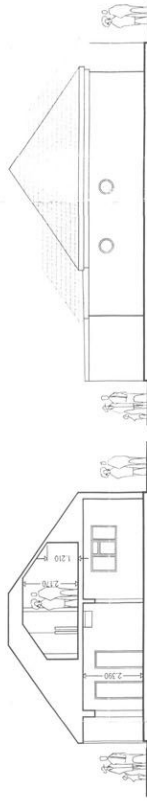
INTERARCHITECT.ORG
CHARTERED ARCHITECTS
SPACE PLANNERS - URBAN DESIGNERS
 POSTAL ADDRESS: 42, POWIS LANE, SOUTHGATE, LONDON N14 7UG
 TELEPHONE: 07866 427119 EMAIL: MICHAEL@INTERARCHITECT.ORG

PRINCIPALS:
MICHAEL P. HAFESHIS
 PA (HONS), DP (RQIA) (HONS), RIBA

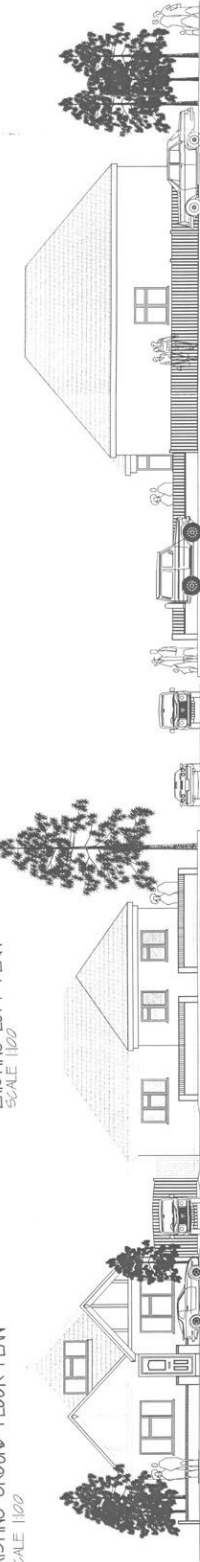
EXISTING



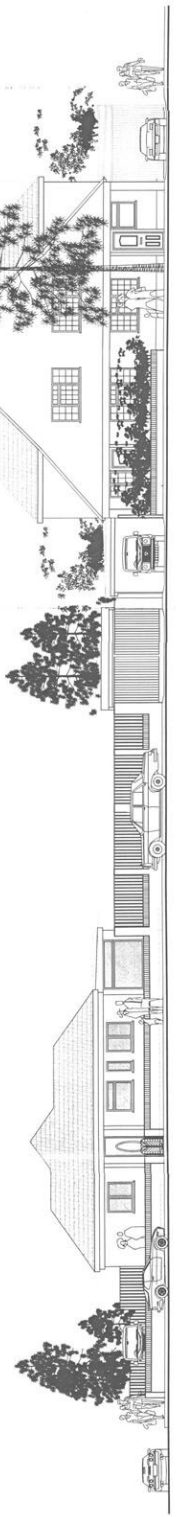
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING ELEVATION ALONG MYRTLE AVENUE
SCALE 1:100



EXISTING GARAGE ELEVATIONS

DESIGN BOARD COPY OF
MILKINGSHAN
RECEIVED
27 JUL 2008
PLANNING & COMMUNITY
SERVICES

IMPORTANT NOTE
ALL DIMENSIONS TO BE CONFIRMED ON SITE
ALL FINAL DIMENSIONS MUST BE CONFIRMED WITH
THE ARCHITECT BEFORE ANY PROCEEDS
ANY DIMENSIONAL AND/OR MATERIAL CHANGES
TO THE PROJECT WHOSE REASON IS FINAL AND BINDING

INTERARCHITECT.ORG
CHARTERED ARCHITECTS
SPACE PLANNERS - URBAN DESIGNERS
42, ADELPHI LANE, SOUTHGATE, LONDON, N14 3JG
ARCHITECTS
MICHAEL P. HAFESHIS
PA (MANSI) PARCHANIS REA

NEW FLOOR EXTENSION AT
250, NEW FLOOR, RUSLIT,
MILKINGSHAN
MIDDLESEX HA4 8RU
G F R GUOZUNAS

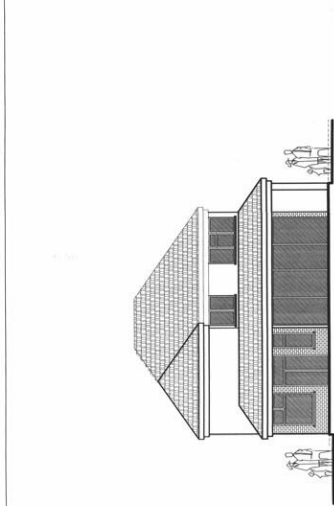
DATE	10=1	DATE	06/2008
SCALE	1:100	MPH	MHP/MSKS
REVISION		CHECKED	
BY		DATE	
NO		NO	

ALBERTVILLE, ALABAMA
 35950-1030
 205.336.1330
 205.336.1331
 FAX: 205.336.1332
 WWW.INTERARCHITECT.ORG

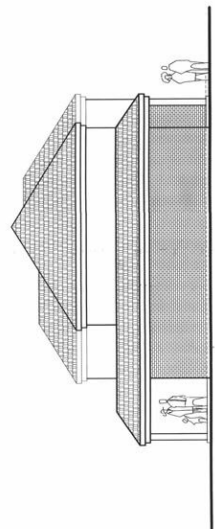
IMPORTANT NOTE
 ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL ERRORS OR OMISSIONS.
 ANY DIMENSIONAL ERRORS OR OMISSIONS SHALL BE THE ARCHITECT'S RESPONSIBILITY.
 TO THE ARCHITECT, WHOSE DECISION IS FINAL AND BINDING.

PROJECT NO. 2008-10-1
 DATE: 10/1/08
 PROJECT NAME: PLANNING PROPOSALS
 CLIENT: INTERARCHITECT.ORG
 ARCHITECT: INTERARCHITECT.ORG
 ARCHITECTS - PLANNERS
 CHARTERED ARCHITECTS - PLANNERS
 1500 9th Street, Suite 100, Myrtle Beach, South Carolina 29577
 252.850.2200
 252.850.2201
 Fax: 252.850.2202
 Email: info@interarchitect.org

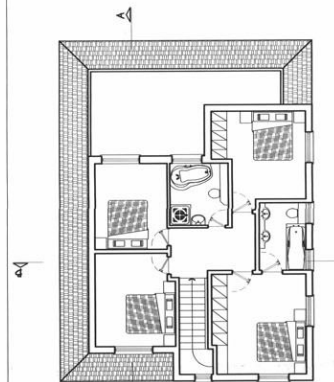
ARCHITECT:
 MICHAEL HAPESHIS
 BA(Hon's), DipArch(Hon's), RIBA, ARB, ETEK
 STRUCTURAL ENGINEER:
 MARK BRUCE TERRY
 QUANTITY SURVEYOR:
 JAMES W. TERRY
 ENGINEER TITLE:
 ARCHITECT TITLE:
 ARCHITECT LICENSE NO.:
 ARCHITECT REGISTRATION NO.:
 NEW FLOOR EXTENSION AT
 23 LIME GROVE, RUMSLIP,
 MIDDLESEX HA4 8RU
 CLIENT:
 G. K. GUZZONAS
 PROJECT NO. 20081
 DATE: 10/1/08
 SCALE: 1:100
 DRAWN BY: M.HAPESHIS
 CHECKED BY: J.TERRY
 DATE: 05/17/2009
 RGS
 M.HAPESHIS



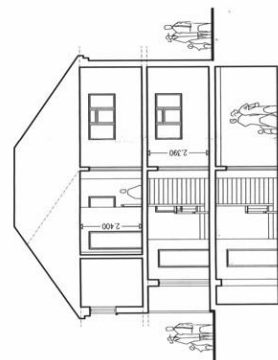
PROPOSED REAR ELEVATION
SCALE 1:100



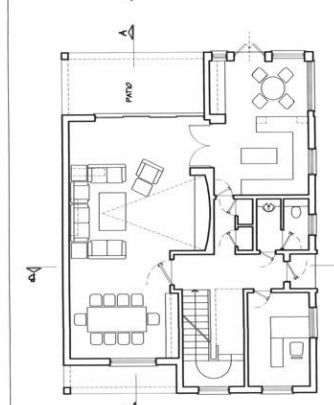
PROPOSED SIDE ELEVATION
SCALE 1:100



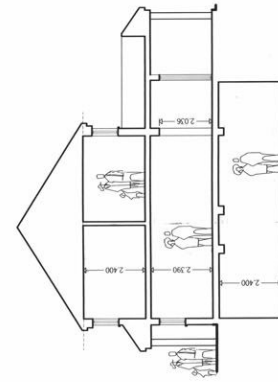
PROPOSED 1ST FLOOR PLAN
SCALE 1:100



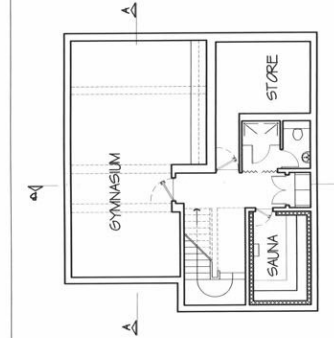
PROPOSED SECTION B-B
SCALE 1:100



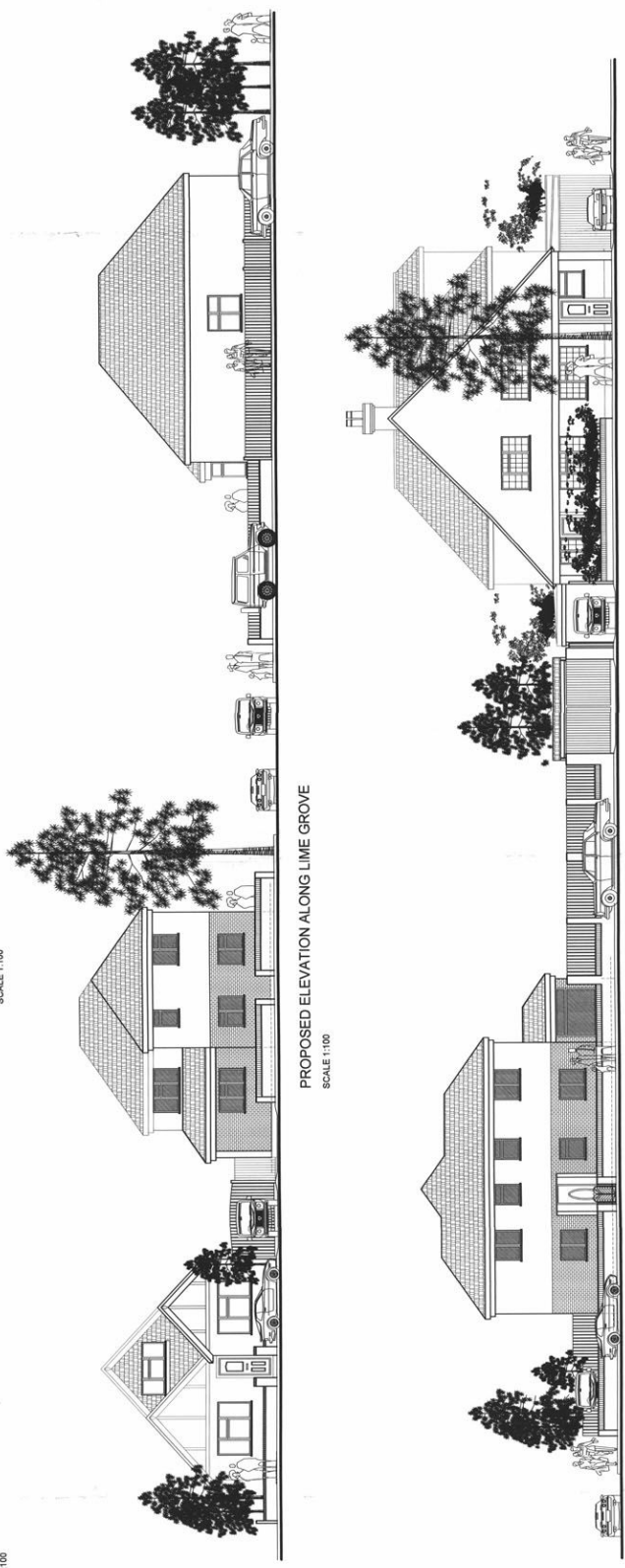
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



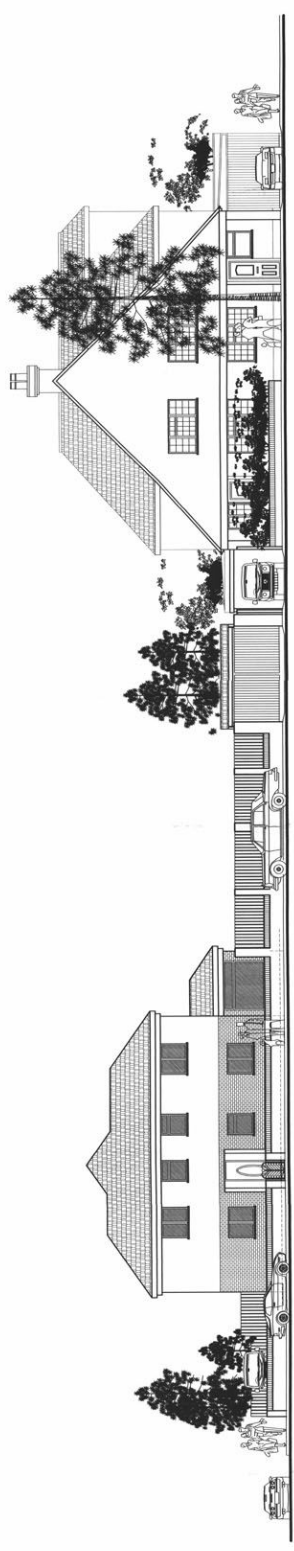
PROPOSED SECTION A-A
SCALE 1:100



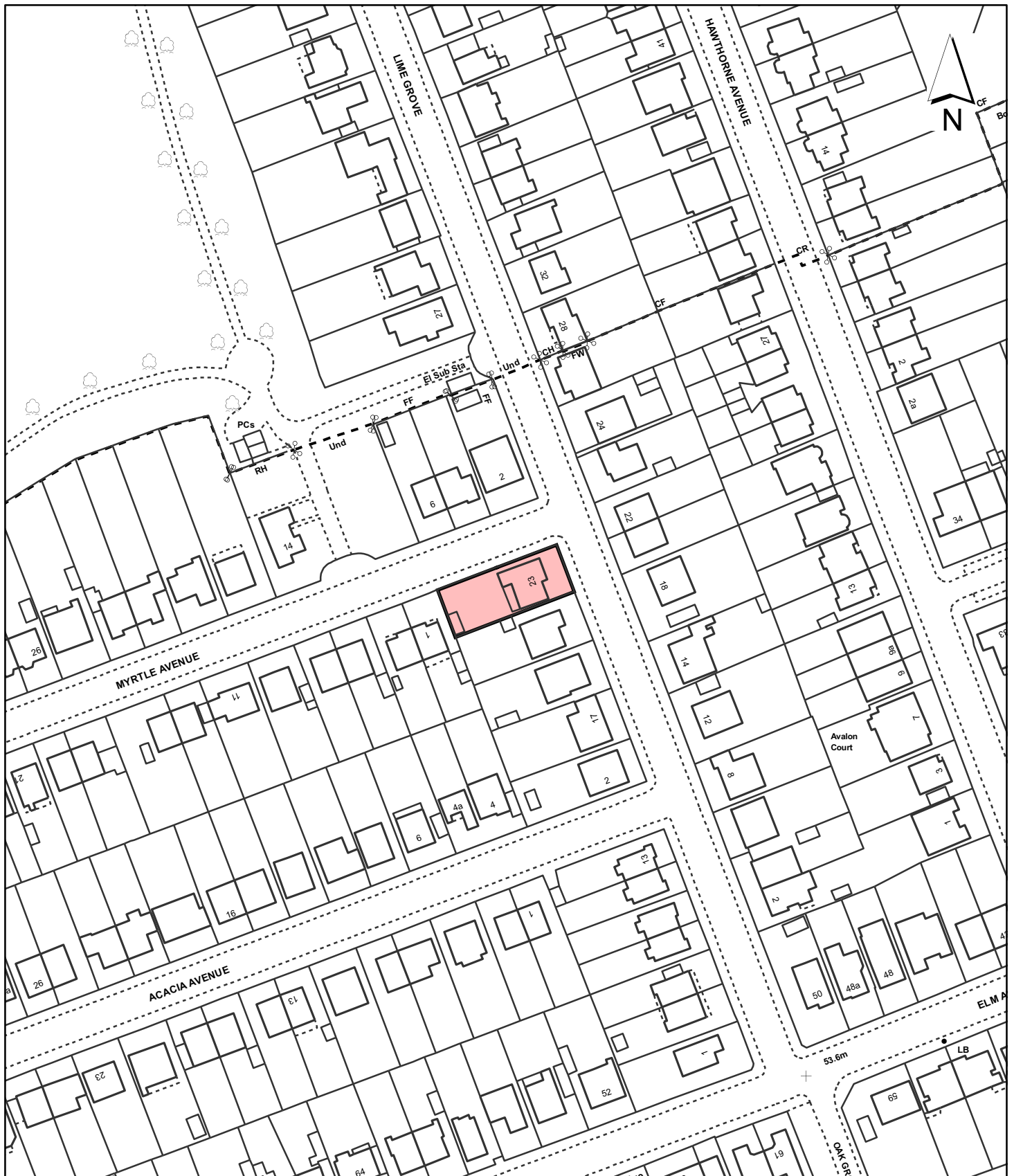
PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100




PROPOSED ELEVATION ALONG LIME GROVE
SCALE 1:100



PROPOSED ELEVATION ALONG MYRTLE AVENUE
SCALE 1:100



Notes

 Site boundary

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Site Address

**23 Lime Grove
Ruislip**

Planning Application Ref:
4065/APP/2009/1639

Planning Committee
North Page 223

Scale
1:1,250

Date
October 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 53 PINN WAY RUISLIP

Development: Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings.

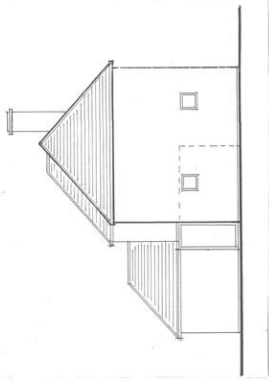
LBH Ref Nos: 1244/APP/2009/1132

Date Plans Received: 27/05/2009

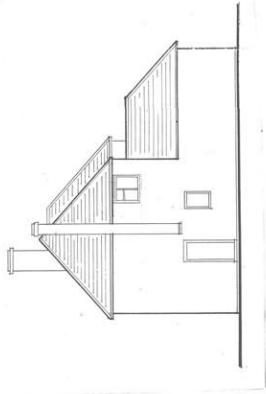
Date(s) of Amendment(s):

Date Application Valid: 27/05/2009

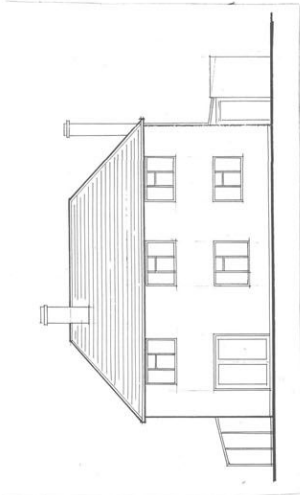
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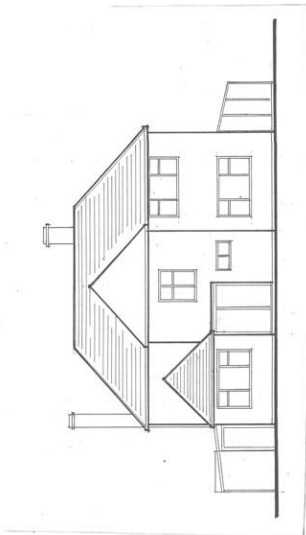
SOUTH ELEVATION



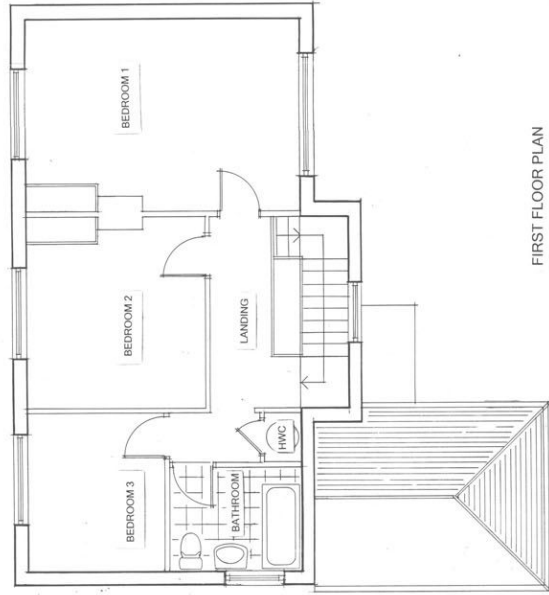
NORTH ELEVATION



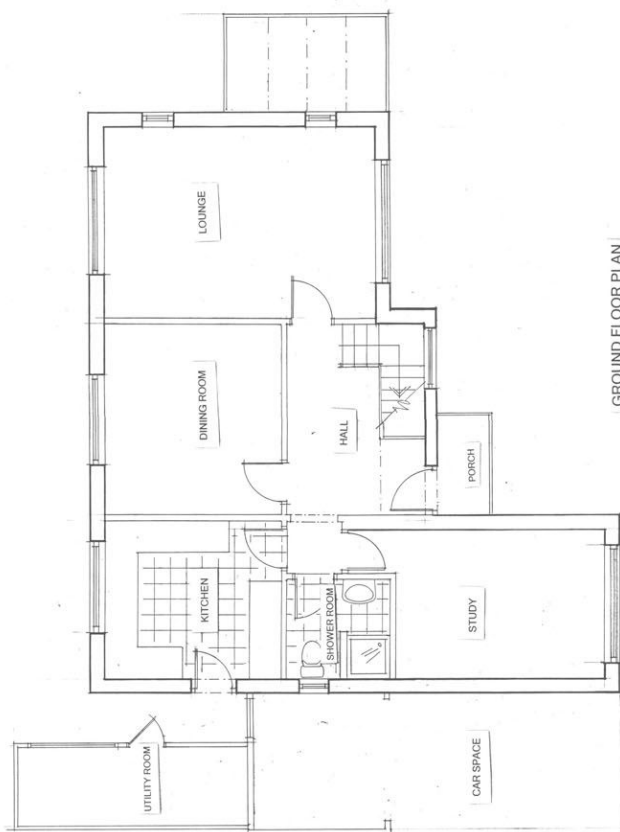
REAR ELEVATION (EAST)



FRONT ELEVATION (WEST)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

REV	DETAILS	DATE



studio 5 architects ltd.

DRAWING SURVEY AS EXISTING
 PLANS AND ELEVATIONS

PROJECT 53 PINN WAY
 MIDDLESEX

SCALE 1:100(1:50)

DATE Apr '09

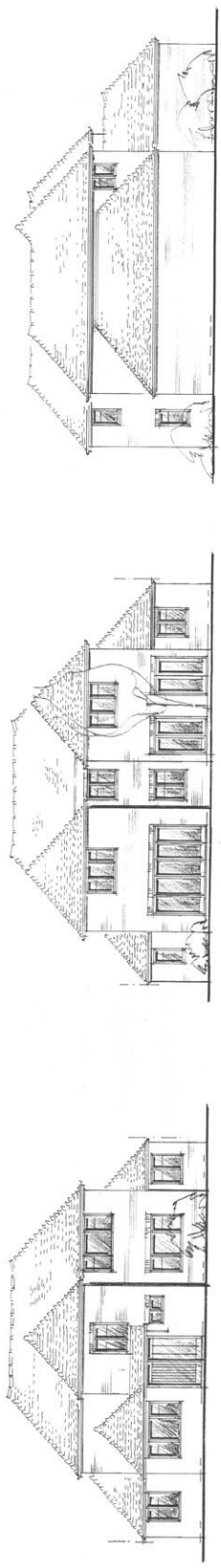
PROJECT NO. 09-383

DRAWING NO. 01

Northgate studios, 12 Northgate, Chichester, PO19 1BA
 T: 01243 828811
 F: 01243 836025
 E: mail@studio5architects.co.uk
 www.studio5architects.co.uk

NOTES:

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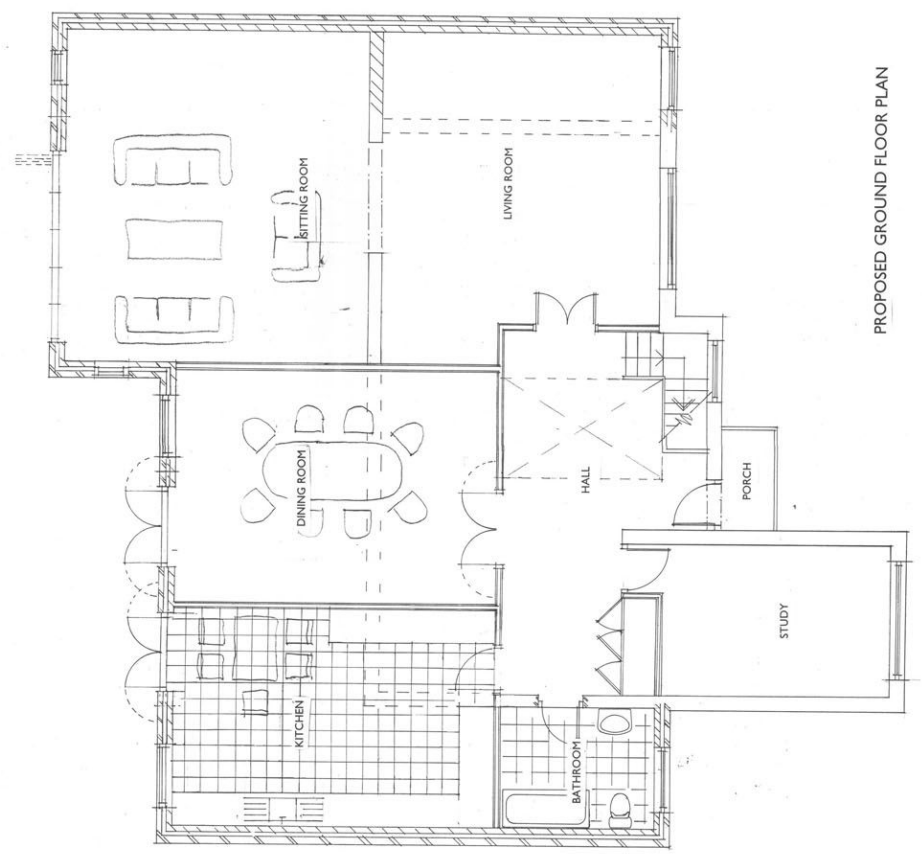


FRONT ELEVATION (WEST)

FRONT ELEVATION (EAST)

NORTH ELEVATION

SOUTH ELEVATION



PROPOSED GROUND FLOOR PLAN

REV	DETAILS	DATE
		27 MAY 2009

drawing:
 job:
 DRAWING PROPOSED GROUND FLOOR PLAN AND ELEVATIONS
 PROJECT 53 FINN WAY RUISLIP MIDDLESEX HA4 7QG
 SCALE 1:100/1:50 DATE May '09
 PROJECT NO. 09.383 DRAWING NO. 02. A
 Northgate studios, 12 Northgate, Chichester, PO19 1BA
 T: 01243 828811 F: 01243 828812 E: info@studio5architects.co.uk www.studio5architects.co.uk

drawing status:

NOTES:

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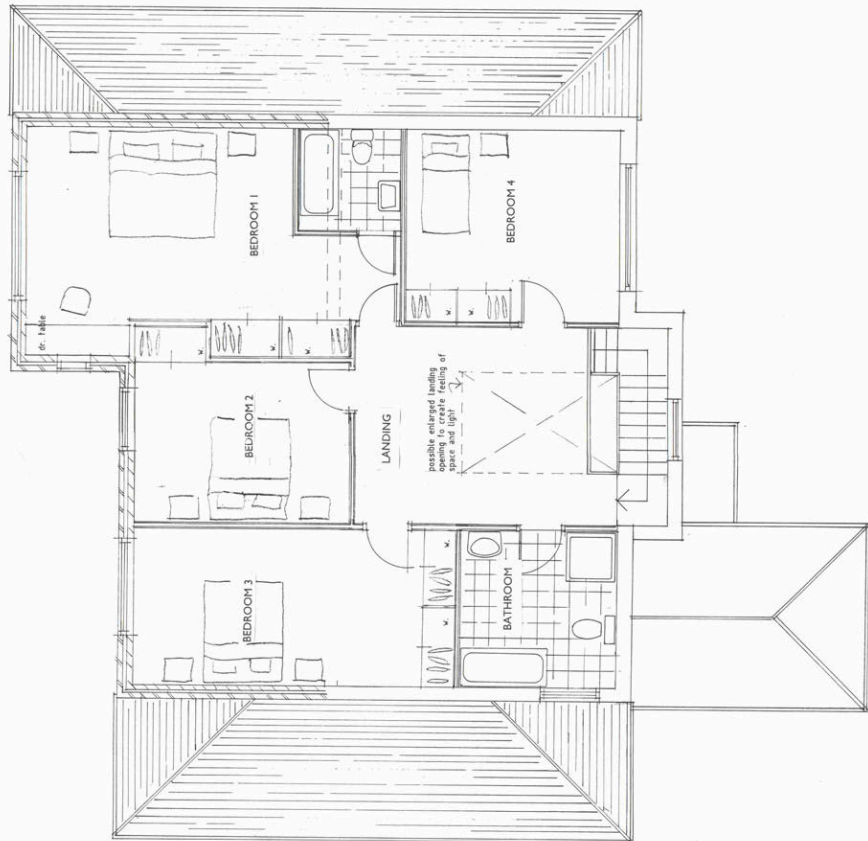
DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSION ONLY ARE TO BE USED.



Location Plan
Scale 1:1250



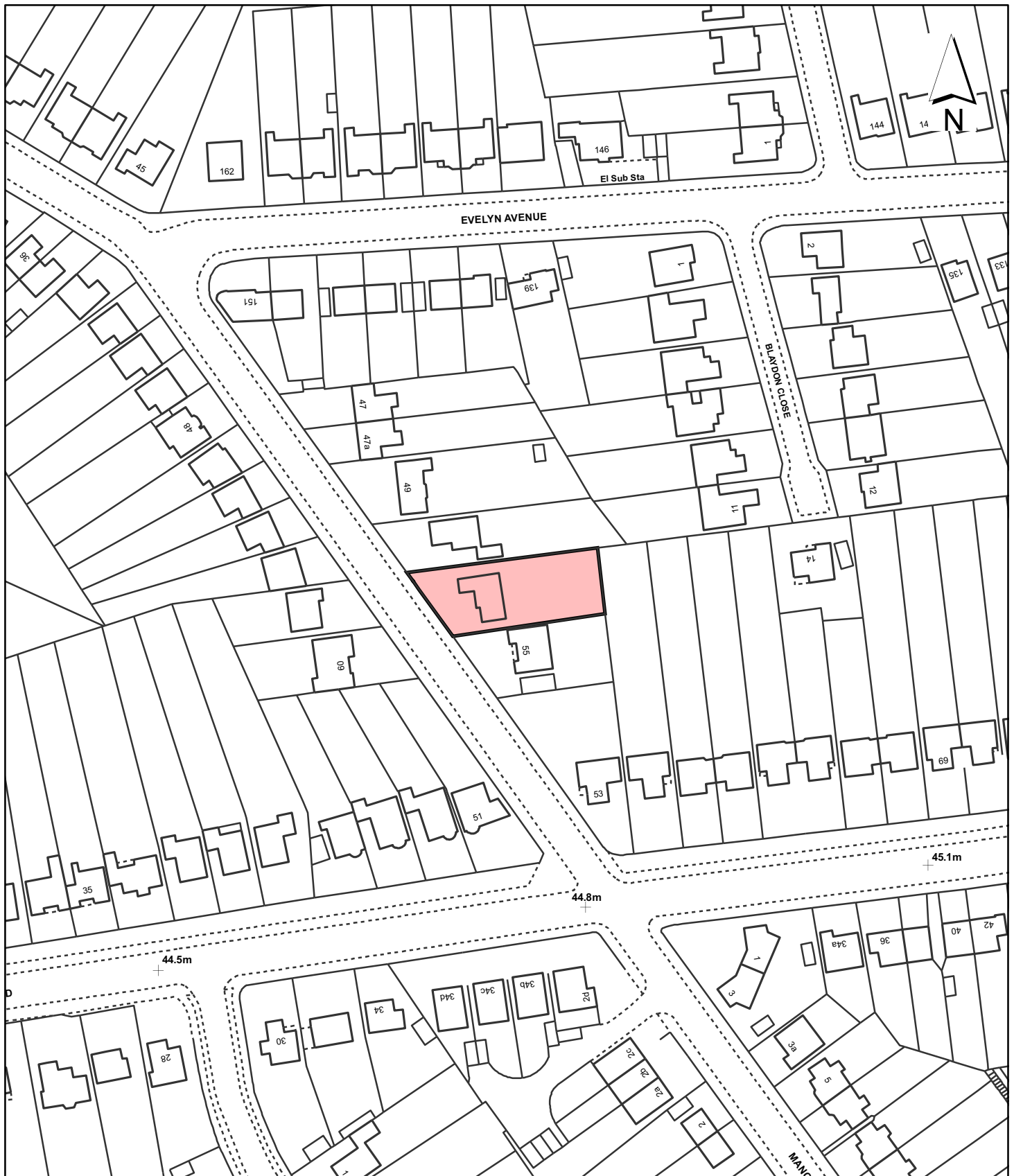
Block Plan
Scale 1:500




REV	DETAILS	DATE
	drawing:	27 May 09
	job:	

DRAWING		PROPOSED FIRST FLOOR PLAN
PROJECT		LOCATION & BLOCK PLAN
SCALE	DATE	53 PINN WAY
1:500/1:1250	May '09	RUISLIP
		MIDDLESEX HA4 7QG
PROJECT NO.	DRAWING NO.	
09:383	03	
Northgate studios, 12 Northgate, Chester PO10 1BA		
T: 01243 528811		
F: 01243 528025		
E: mail@studio5architects.co.uk		
www.studio5architects.co.uk		

drawing status:



Notes

 Site boundary

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Site Address	
53 Pinn Way Ruislip	
Planning Application Ref: 1244/APP/2009/1132	Scale 1:1,250
Planning Committee North Page 228	Date October 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 WEST OF WOODFIELD TERRACE AND DOVEDALE CLOSE
HAREFIELD

Development: Outline application with all matters other than access reserved, for a 9 dwelling development.

LBH Ref Nos: 66148/APP/2009/1453

Date Plans Received: 02/07/2009

Date(s) of Amendment(s):

Date Application Valid: 22/09/2009



INDICATIVE HOUSE FOOTPRINT:



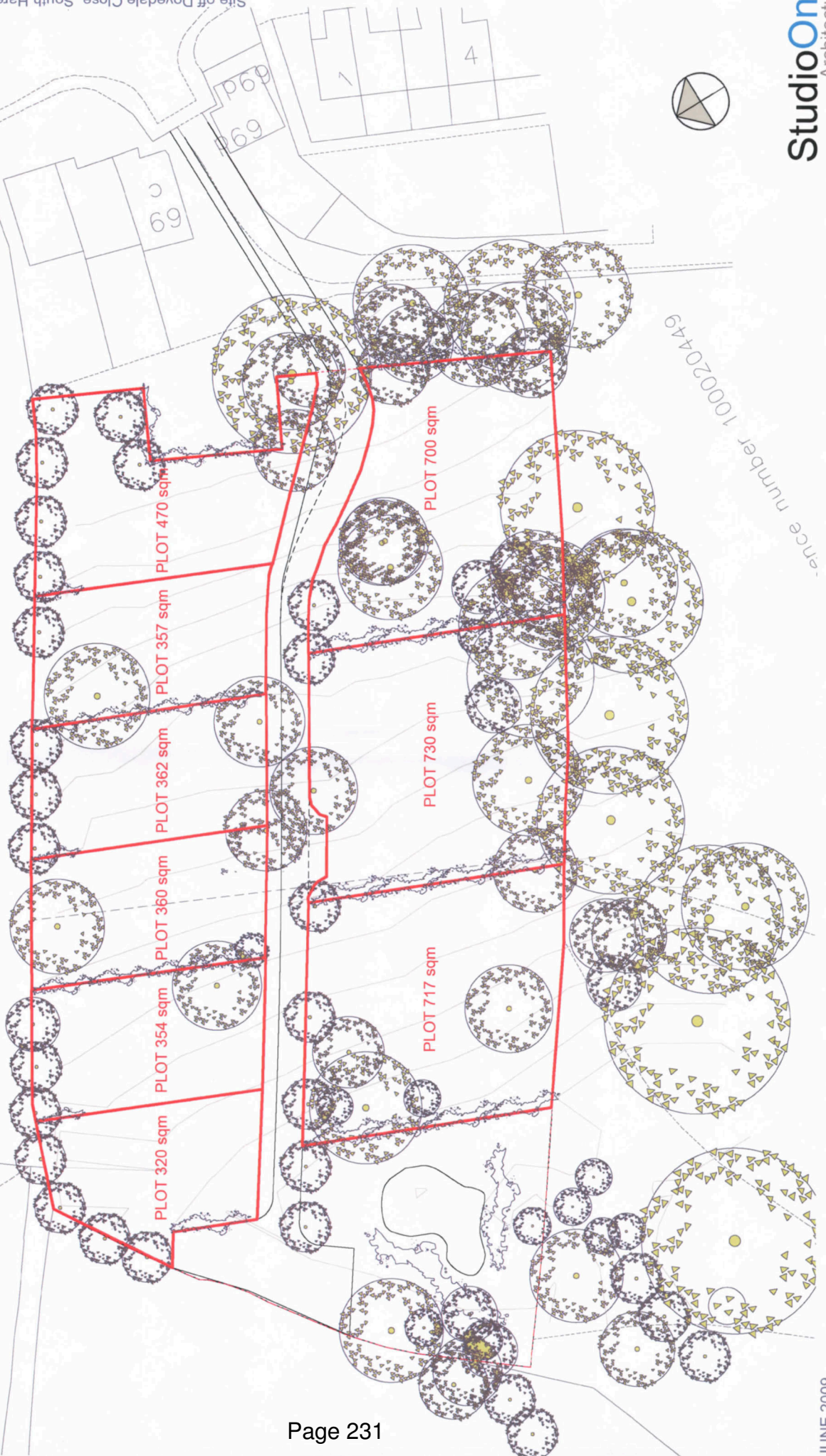
Provides an indicative site layout option illustrating domestic scale two storey houses arranged either side of a new access road. 9 homes are to be designed to eco home standards exceeding Code 4 of HQI.

PROPOSED PLOTS + TREES:

It can be seen that existing trees are retained and new tree planting added to create efficient plot sizes characterised by the openness and checked by the aforementioned environmental planning constraints.

Minimum disruption of natural and established species is promoted.

A wetland area to the North West is introduced to promote increased wildlife habitation and visitation activity on the site. This area builds upon an existing disused culvert and will be managed under a wildlife heritage management scheme forming part of the service arrangements applying to the site.



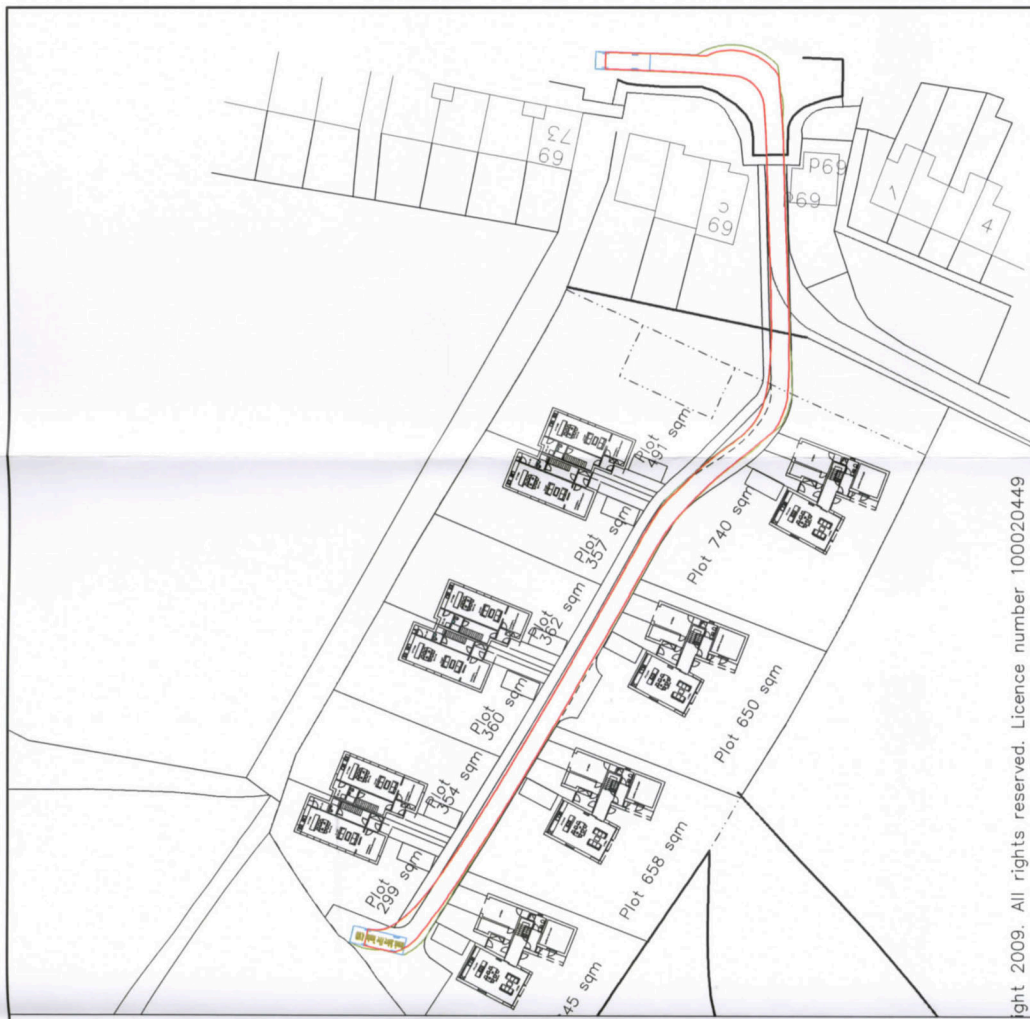
ENVIRONMENTAL LAND USE:

The site comprises a combination of grass field areas, mixed species woodland and bordered to the southern edge by mature trees.

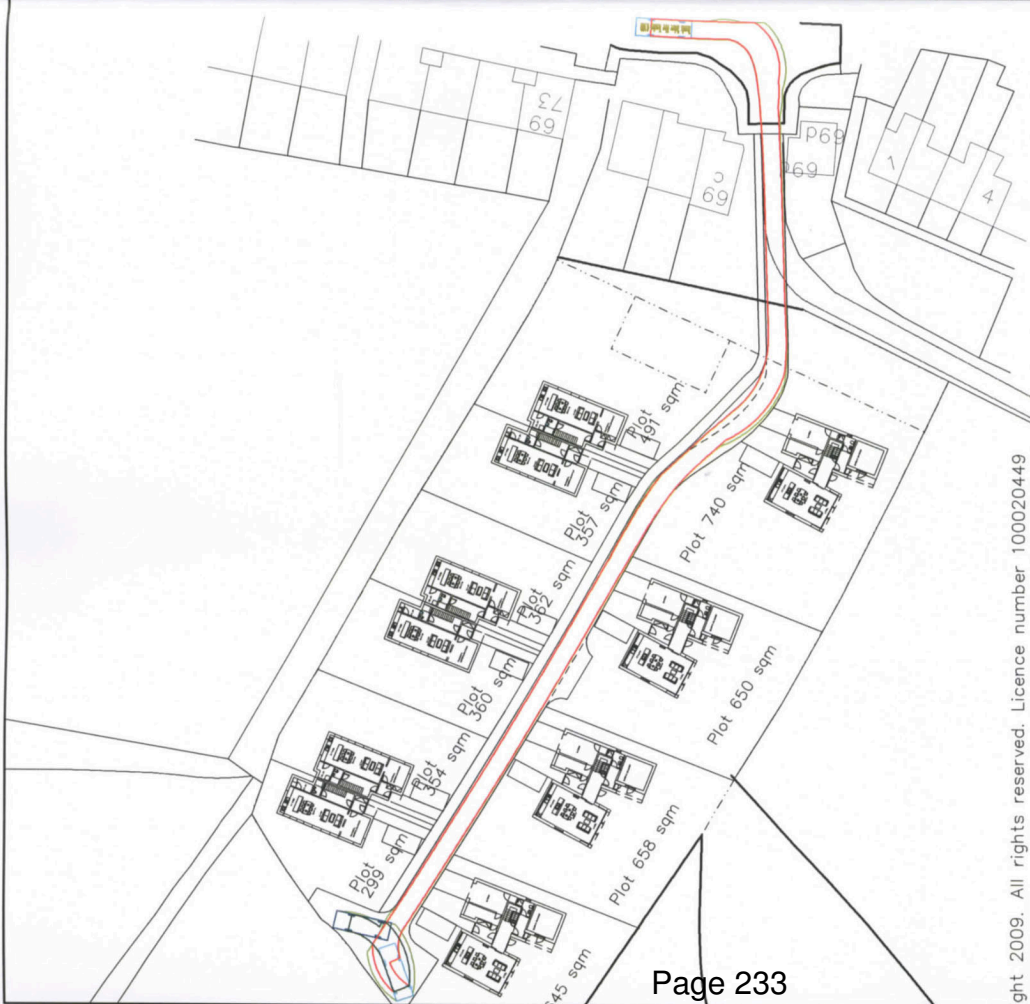
Beyond the site boundary the land use designation is a large sloping green belt expanse between the site and the Grand Union Canal.

Towards the southern edge of the site the woodland area thickens and this is bordered by a Site of Special Scientific Interest to which is delineated in the Hillingdon Unitary Development Plan.





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Dennis Sabre Fire Tender (LWB)
 Overall Length 7.70m
 Overall Body Height 5.415m
 Max. Ground Clearance 2.5m
 Max. Wheelbase 2.350m
 Lock to Lock 7.00m SEC
 Lock to Kerb 7.40m
 Turning Radius 7.00m

BTP Bettridge Turner and Partners
 (A Division of Hyder Consulting (UK) Limited)
 BTP-HR08
 Melrose Road
 Gosport
 Gosport
 Hampshire
 GU14 7AR
 Tel: +44 (0)1803 593 3005
 Fax: +44 (0)1803 593 3905

Hyder Consulting

Project No. — GD31045 — 01
 Issue

Project: **PROPOSED NEW CEMETERY HAREFIELD**
 Title: **SWEPT PATH ANALYSIS FOR MEDIUM SIZE REFUSE VEHICLE**

Status: PRELIMINARY		NOT TO BE USED FOR CONSTRUCTION	
Scales	NTS	Author	PW
Original Size	A3	Checker	PW
Printed Size	DATUM	Approver	PW
Grid	GRID	© Copyright reserved	
Filename	DRAWING.DWG		

Client: _____

Issue	Description	Amend	Date

OBJECTIVES:

The key planning policy constraints applying to the area within the site boundary include;

- Nature conservation and promotion;
- Promotion of diverse wildlife habitats;
- Natural ventilation across the site;
- Protection and promotion of trees and replanting; and
- Successful integration of built and natural environments.

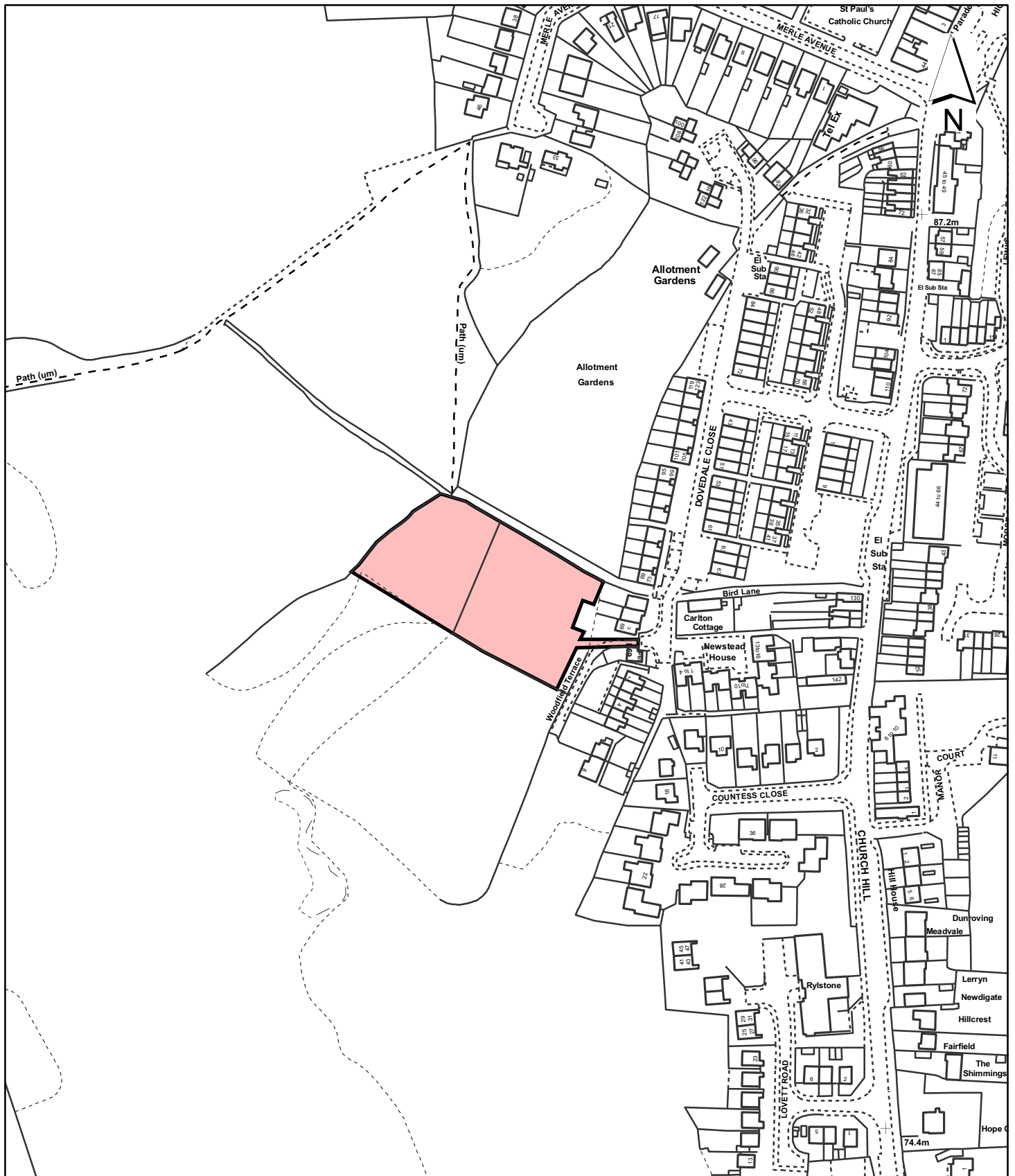
The key planning policy constraints applying to the area beyond the site boundary include

- Green Belt;
- Nature conservation;
- Conservation of Built Environment;
- Protection of views to and from Harefield Conservation Area and the waterside areas.


Development objectives

- Promotion of new family housing types of suitable scale and massing;
- Successful integration of existing built and natural environments with sustainable development
- Protection of mature and established trees and replanting
- Introduction of new wetland area
- Maintenance of uninterrupted views across the site to the waterside and vice versa
- Use of existing access roads and footpaths





Notes

 Site boundary

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Site Address

**Land west of
Woodfield Terrace and
Dovedale Close, Harefield**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:
66148/APP/2009/1453

Scale
1:2,500

Planning Committee
North Page 235

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 76 & 78 VICTORIA ROAD RUISLIP

Development: Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium.

LBH Ref Nos: 43997/APP/2009/1404

Date Plans Received: 26/06/2009

Date(s) of Amendment(s):

Date Application Valid: 09/07/2009

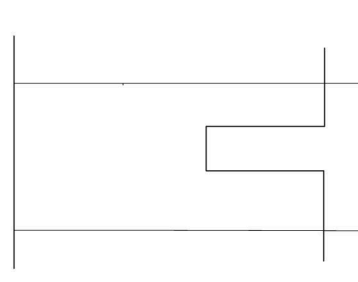
NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE



Location Plan 1:1250



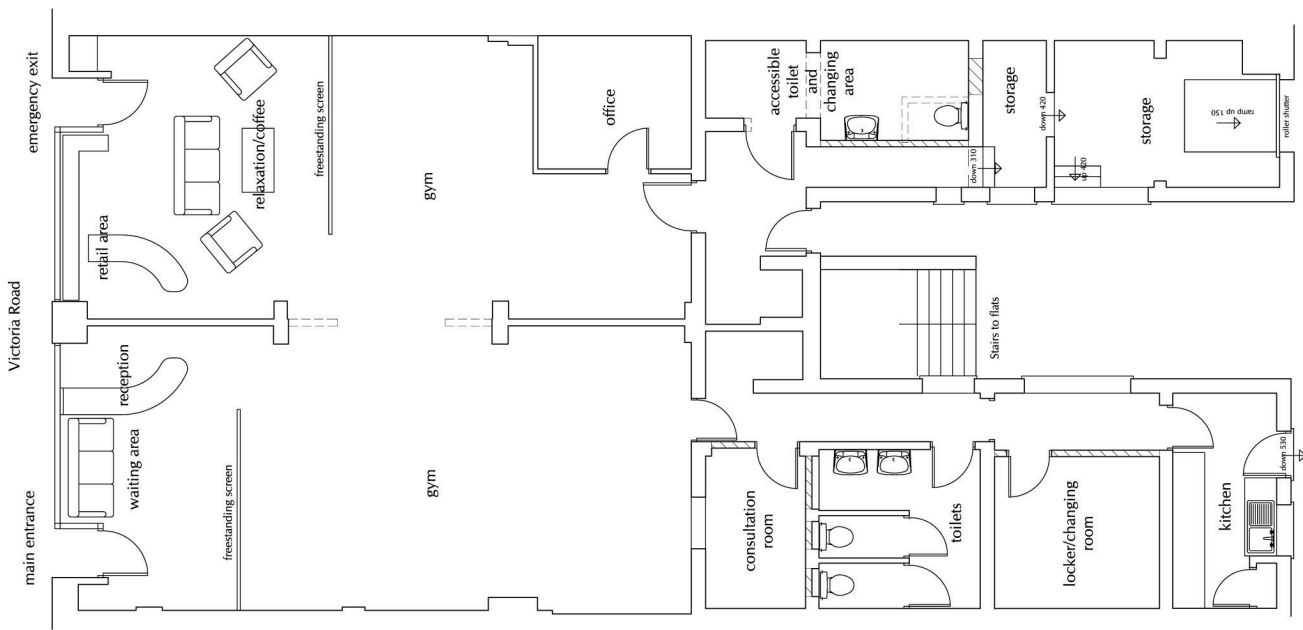
Victoria Road



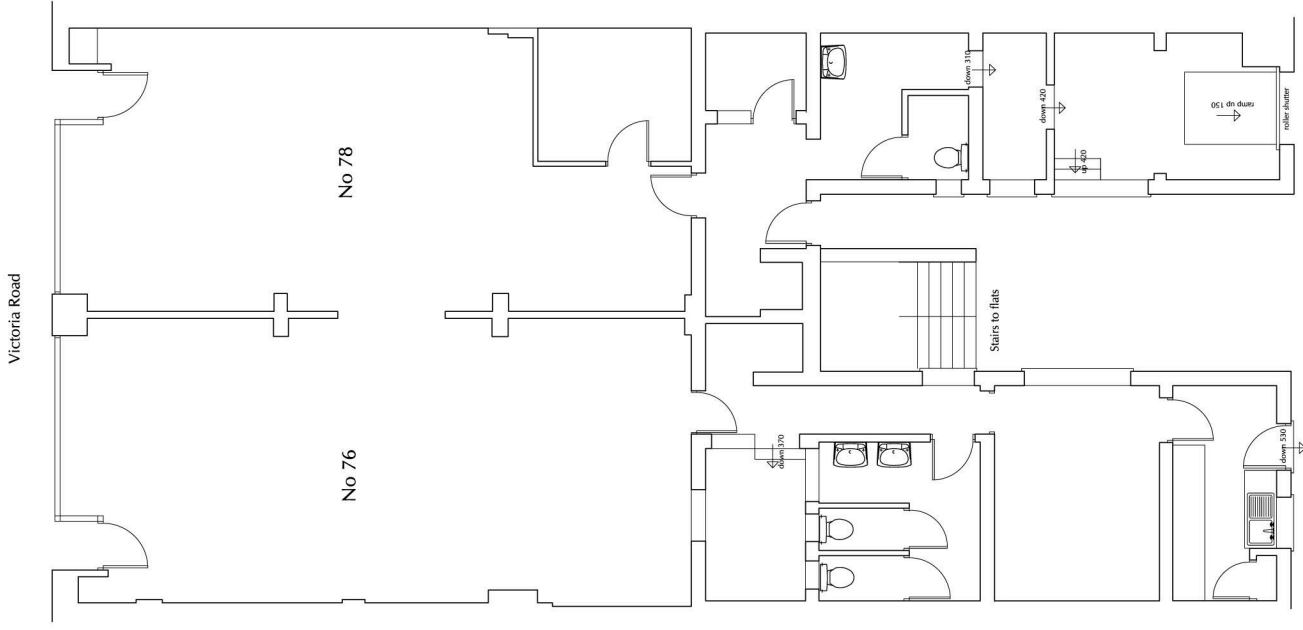
Service Road

Site Plan 1:200

A	Site and location plan added	CHK	08/09
	Revised	DATE	DATE
LAWRENCE-VACHER LLP CHARTERED SURVEYORS METRO HOUSE, 100 VICTORIA ROAD, HANSON, HA 1 1RG TEL: 020 8863 5331 FAX: 020 8863 4016 enquiries@lvcgroup.co.uk			
CLIENT	Martine Aston		
ADDRESS	76-78 Victoria Road, Ruilip Manor		
DESCRIPTION	Existing and Proposed Plans		
SCALE	1:50	DATE	June 09
PROJECT	L691	DRAWING NUMBER	1
		REVISION	A



No 76



No 78



10m at 1:50

Service Road
Proposed Plans

Service Road
Existing Plans



Notes

 Site boundary

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Site Address

**76 - 78 Victoria Road
Ruislip**

Planning Application Ref:

43997/APP/2009/1404

Planning Committee

North Page 238

Scale

1:1,250

Date

October 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 76 HIGH STREET NORTHWOOD

Development: ERECTION OF A THREE-STOREY BUILDING COMPRISING GROUND FLOOR COMMUNITY HALL AND 6 STUDIO AND 2 ONE-BEDROOM SELF CONTAINED FLATS AT FIRST AND SECOND FLOOR LEVELS, WITH ASSOCIATED CAR PARKING (INVOLVING THE DEMOLITION OF THE EXISTING NORTHWOOD (COMMUNITY) HALL) (OUTLINE APPLICATION)

LBH Ref Nos: 17829/APP/2009/683

Date Plans Received: 02/04/2009

Date(s) of Amendment(s): 22/04/2009

Date Application Valid: 22/04/2009

28/07/2009

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- REV. A. ~~CONSUMER~~ INDICATED: 15/12/08
- B. CROSSBEE DIVIS APPROV: 20/4/09
- C. EXISTING TREES STUMP REMOVED: 20/4/09
- D. NEW TREE PLANTING: 20/4/09

S I T E P L A N

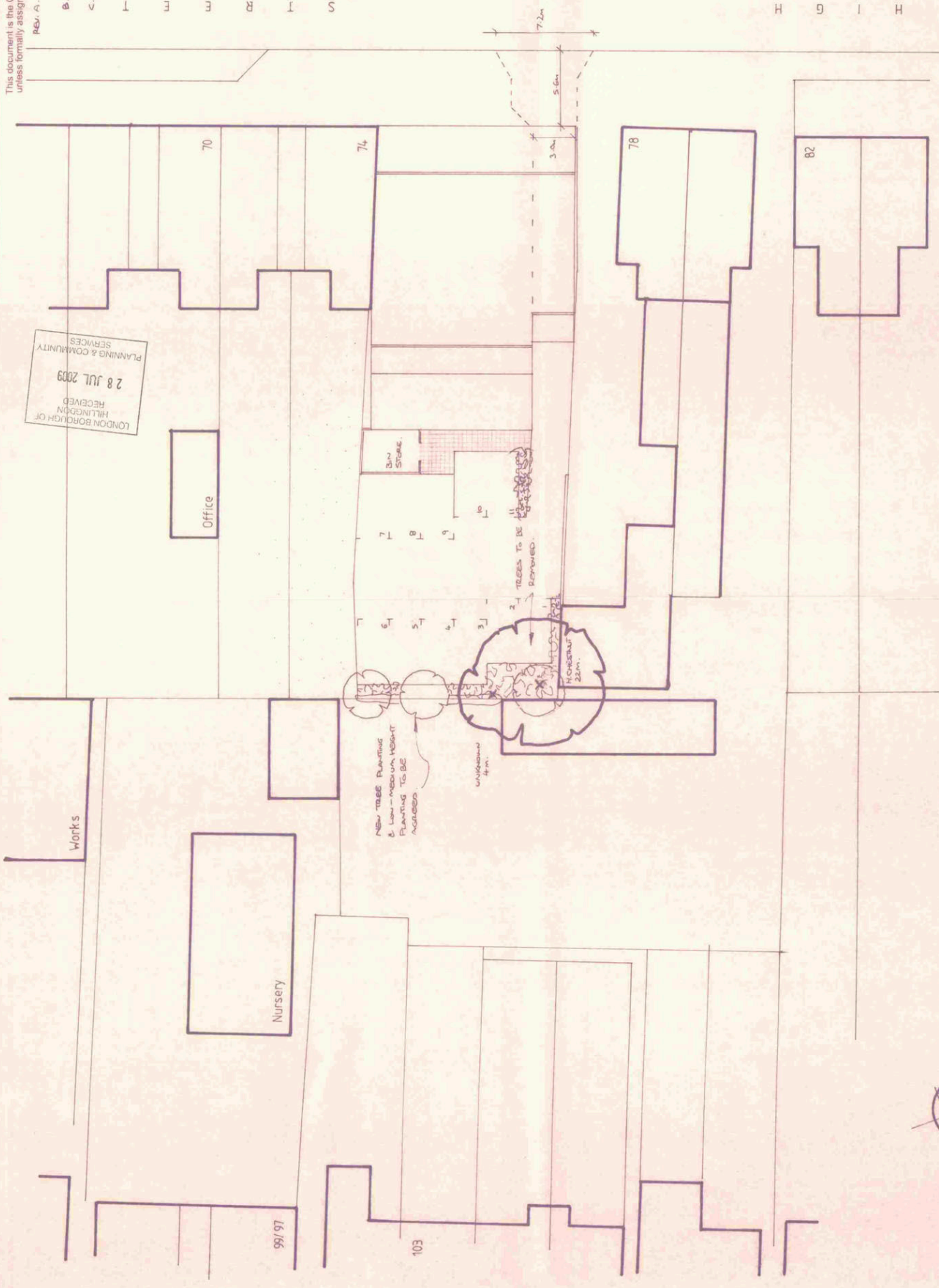
AMENDED PLAN

Project Number	06 / 3088 / 6
Date	28 / 9 / 06
Scale	1 : 200

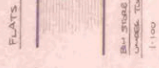
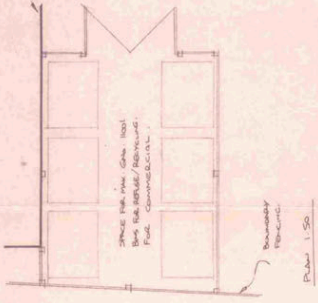
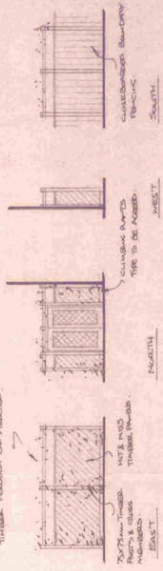
W J Macleod
ARCHITECT

17 The Wood Industrial Estate, 100 Hill Street, Northwood, Middlesex, HA8 7JN

76 HIGH STREET, NORTHWOOD.



Commercial
Elevations 1:50
Through On Structure



AMENDED
PLAN
DESIGN REVIEW BY
HILARIOUS
RECEIVED
28 JUL 2009
PLANNING & COMMUNITY
SERVICES

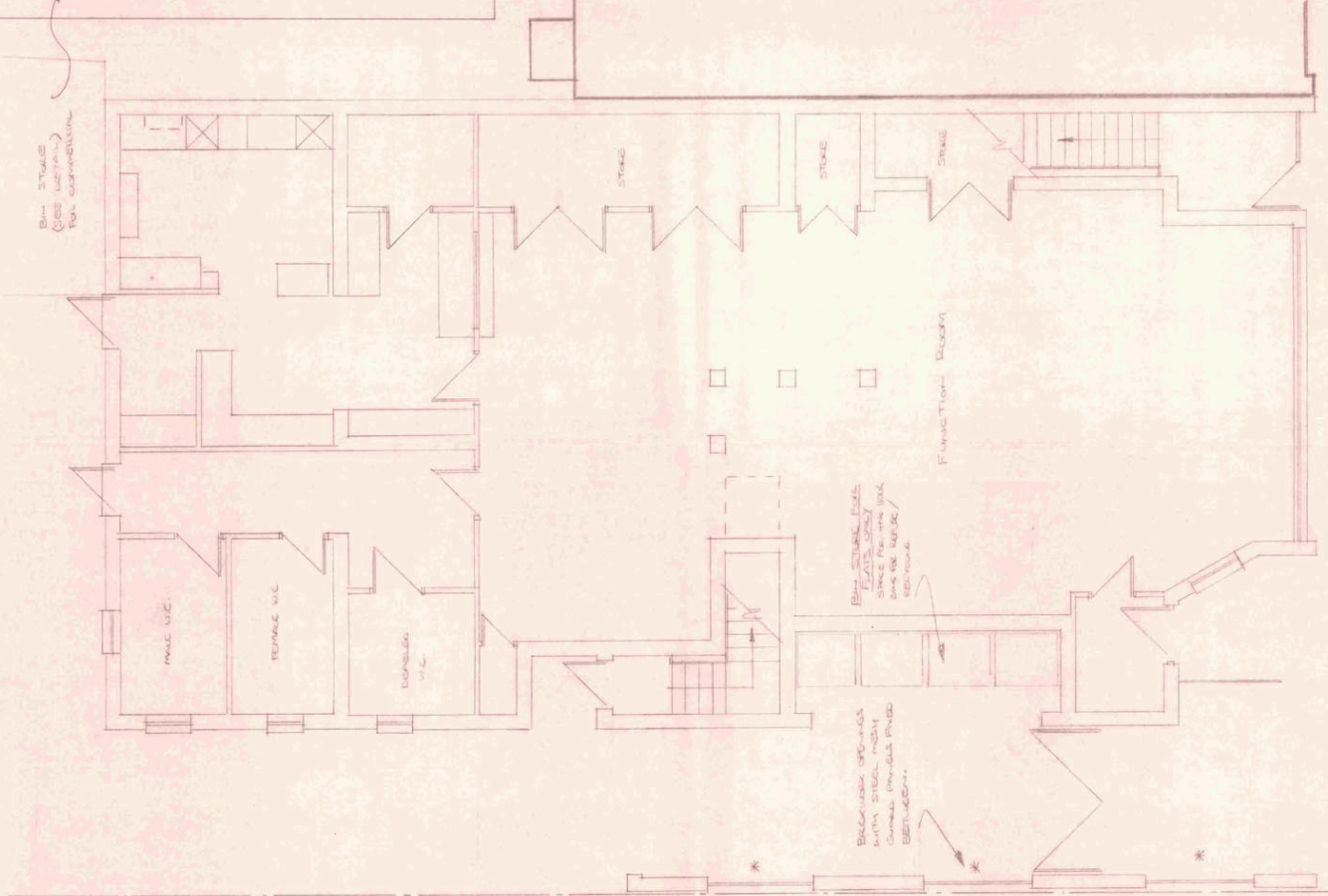


GROUND FLOOR

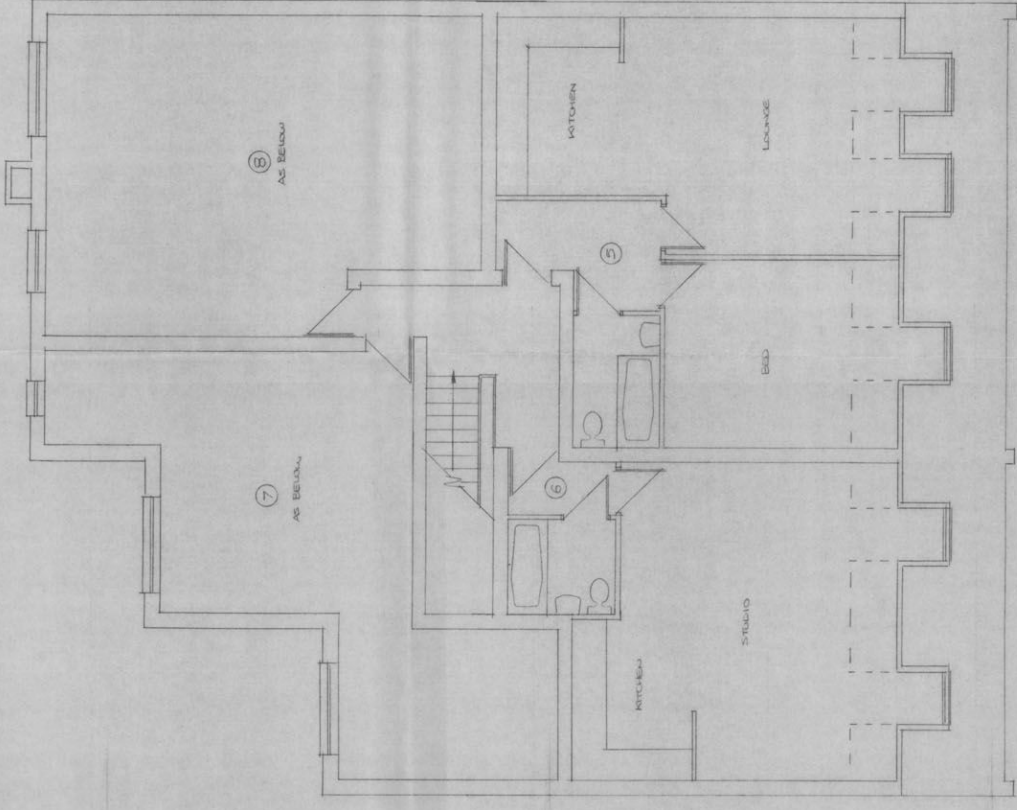
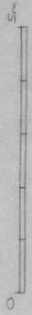
76 HIGH ST, NORTHWOOD

W J Macleod ARCHITECT

Project No.	05/0519/11	E
Date	9/2/09	Drawn By
Scale	1:50	Date Approved
		H



W J Macleod Architect
2011/12/13
76 HIGH ST, NORTHWOOD
1:50



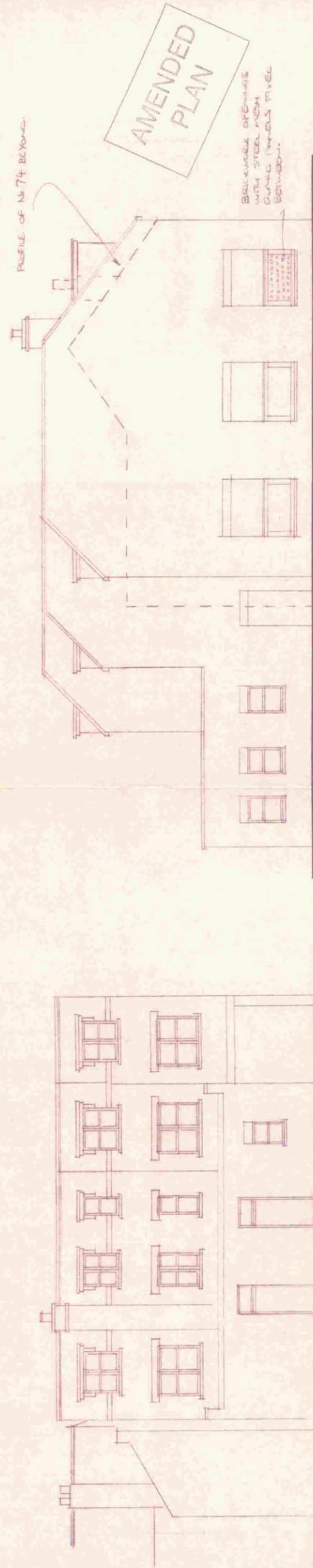
SECOND FLOOR

76 HIGH ST, NORTHWOOD

Project Number	06 / 2018 / 13
Date	9 / 2 / 09
Scale	1:50
Drawn by	H

W J Macleod
ARCHITECT
20 High Street, Northwood, Middlesex TW20 2HJ, UK

LONDON BOROUGH OF HILLINGDON RECEIVED
28 JUL 2009
PLANNING & COMMUNITY SERVICES

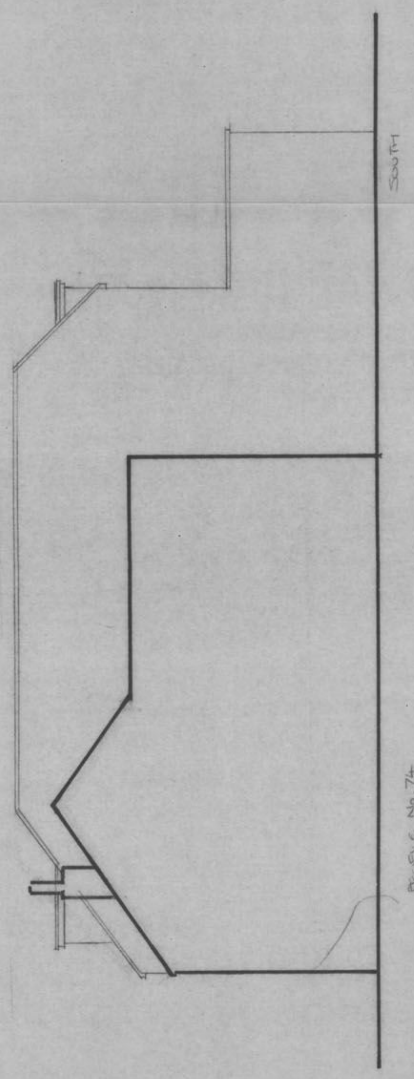


D. WEST CLARK ARCHITECTS 9/7/09
CLARK BENTON ASSOCIATES 20/11/09
E. PROBERT ARCHITECTS 24/11/09
A. ROOF PROFILE ADJUSTED 25/11/07 MM

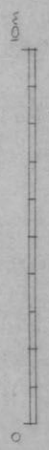
Project No.	08/2065/10
Date	8/6/07
Scale	1:100
Author	D
Checker	H

W J Macleod
ARCHITECT
178 High Street, Northwood, Middlesex, HA8 7JH

76 HIGH ST., NORTHWOOD.



PROFILE No. 74



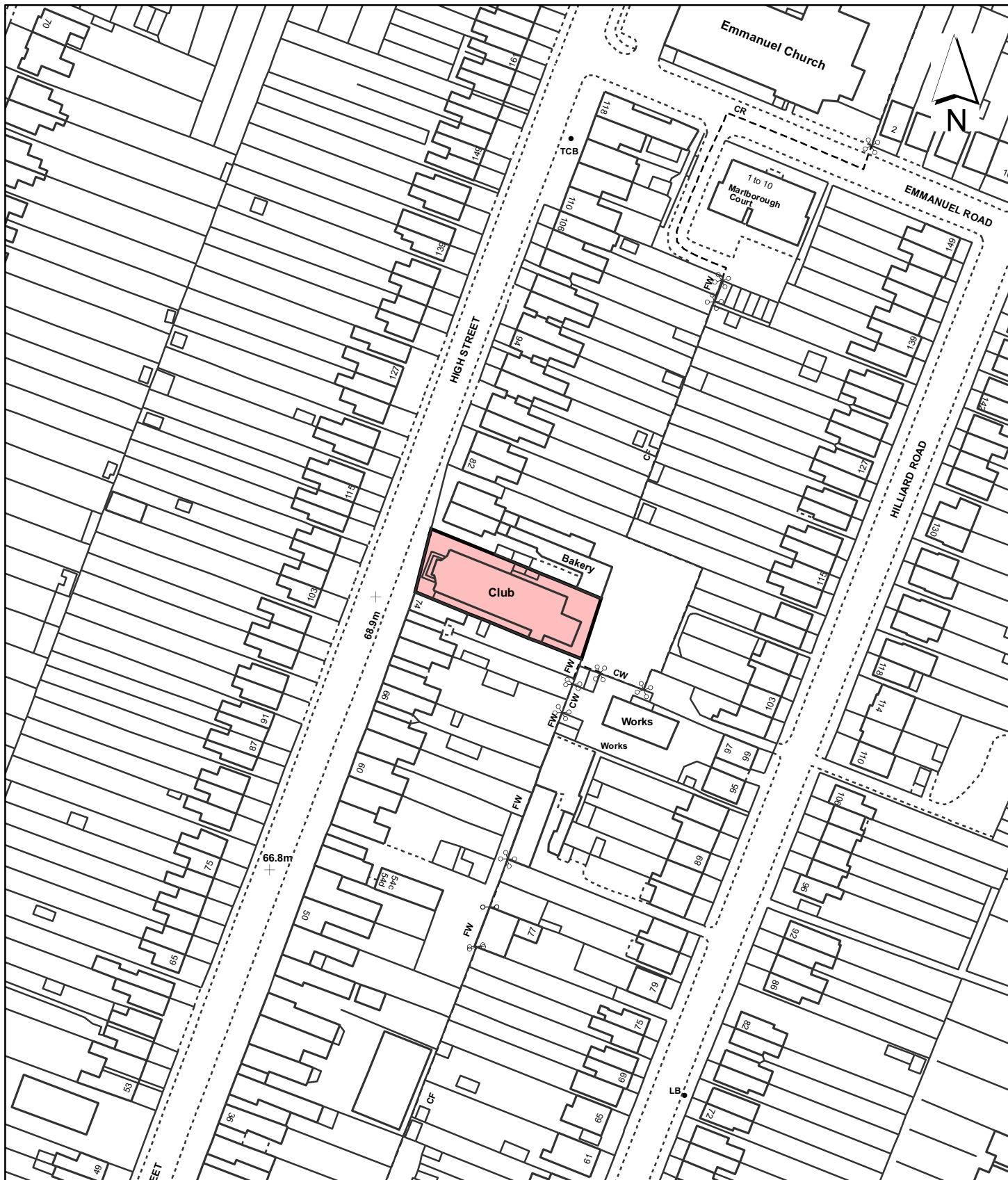
76 HIGH ST. NORTHWOOD

W J Macleod
ARCHITECT
76 High Street Northwood Middlesex TW20 2NU


EXHIBIT TO BE RETURNED TO
PLANNING & BUILDING CONTROL
- 3 APR 1983

B. PLANNING PERMITS. 26/18/82
A. ROAD PERMITS. APPROVED 27/11/82

Project Name	Scale
67/5088/5	1:50
28/19/86	1:100
Date	1.100
Drawn by	H
Checked by	H



Notes

 Site boundary

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Site Address	
76 High Street Northwood	
Planning Application Ref:	Scale
17829/APP/2009/683	1:1,250
Planning Committee	Date
North Page 246	October 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



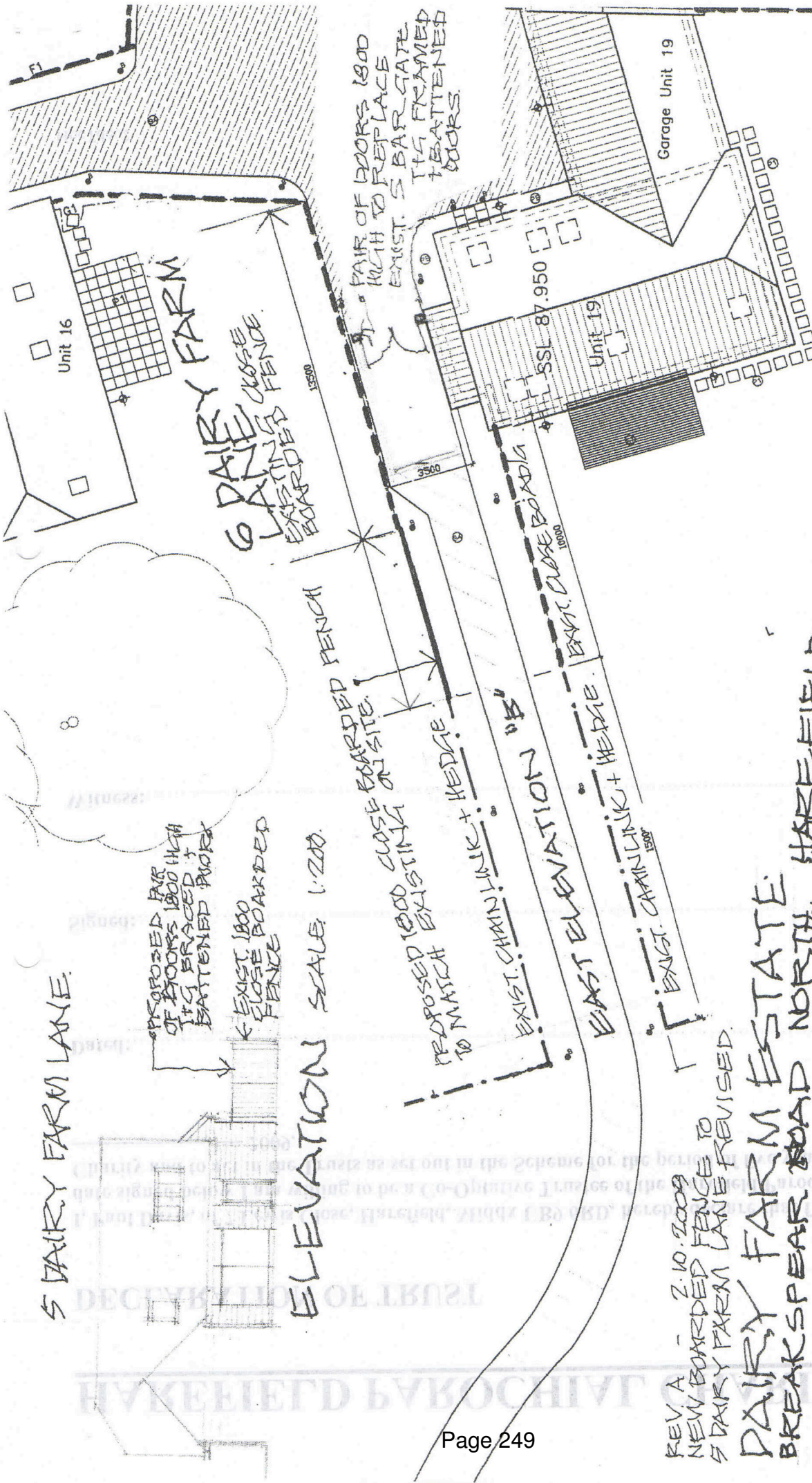
HILLINGDON

LONDON

S DAIRY FARM LANE.

PROPOSED PAIR OF DOORS 1800 HIGH 11'6" BRACED + BATTENED DOORS
← EXIST 1800 CLOSE BOARDED FENCE

ELEVATION SCALE: 1/200



REV A - 2.10.2009
NEW BOARDED FENCE TO S DAIRY FARM LANE REVISED.

DAIRY FARM ESTATE

BREAKSPEAR ROAD NORTH, HAREFIELD

AMENDMENT TO PROPOSED ADDITIONAL FENCING SHOWN IN DRAWING NO: HRC/DFF/001A.

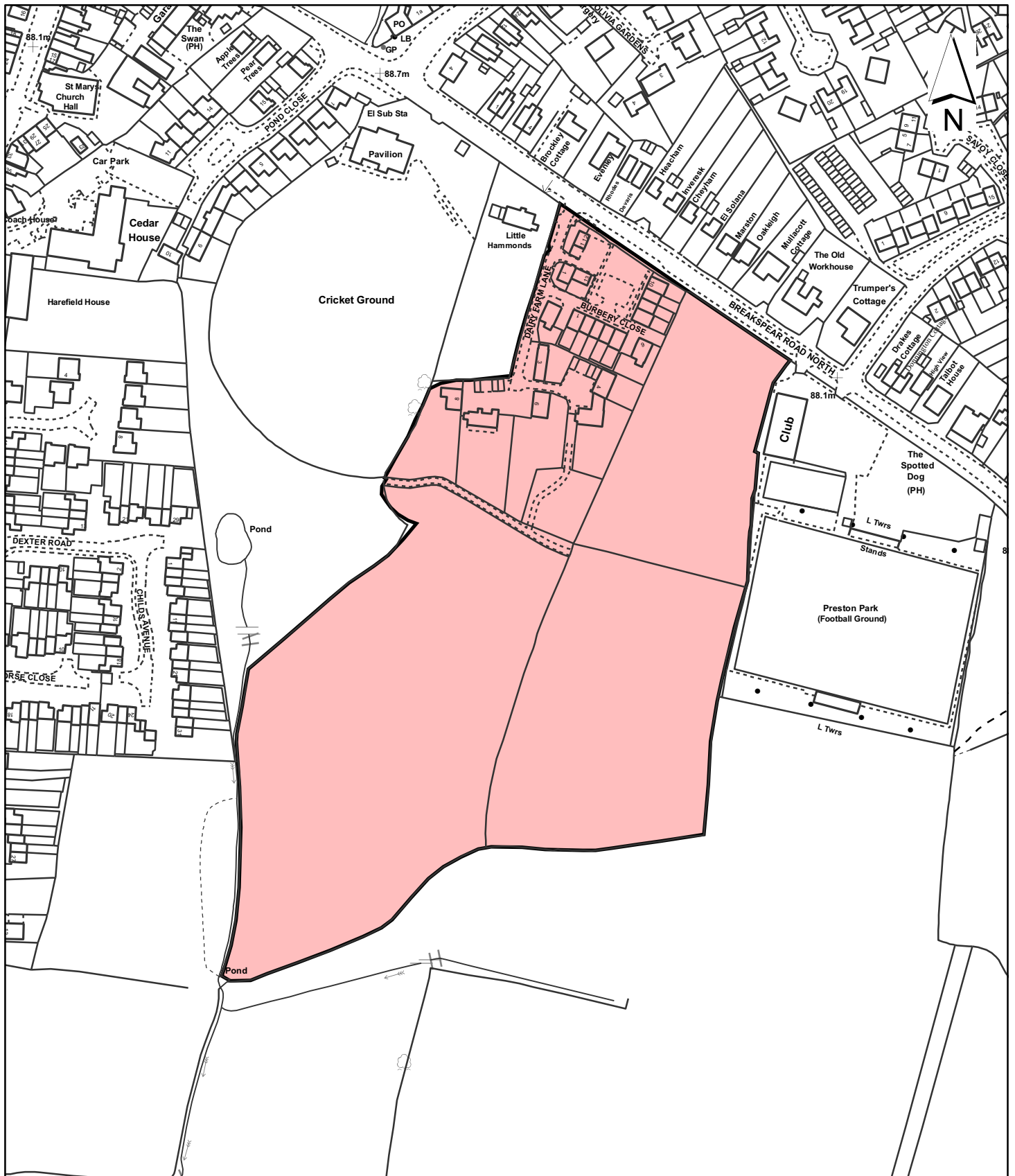
DRAWING NO: HRC/DFF/003A SEPT. 2009

S DAIRY FARM LANE


CLOSE BOARDED DOOR WITH LATCH + LOCKABLE BOLT.

21/000

FIRM OPENING IN CHAIN LINK FENCE



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Site Address

**The Dairy Farm
Breakspear Road
Harefield**

Planning Application Ref:

27314/APP/2009/2021

Planning Committee

North Page 250

Scale

1:2,500

Date

October 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 41 GREEN LANE NORTHWOOD

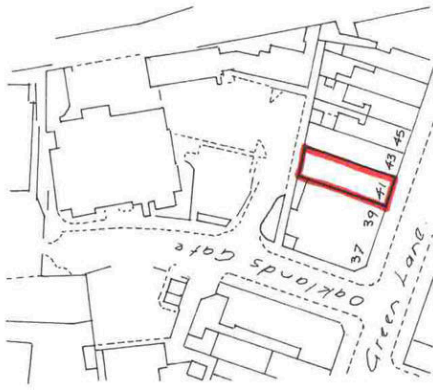
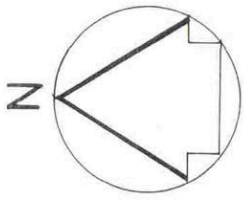
Development: Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear .

LBH Ref Nos: 12112/APP/2009/1591

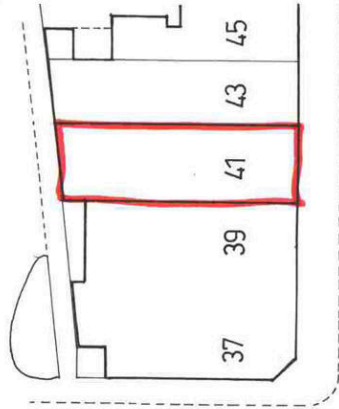
Date Plans Received: 21/07/2009

Date(s) of Amendment(s):

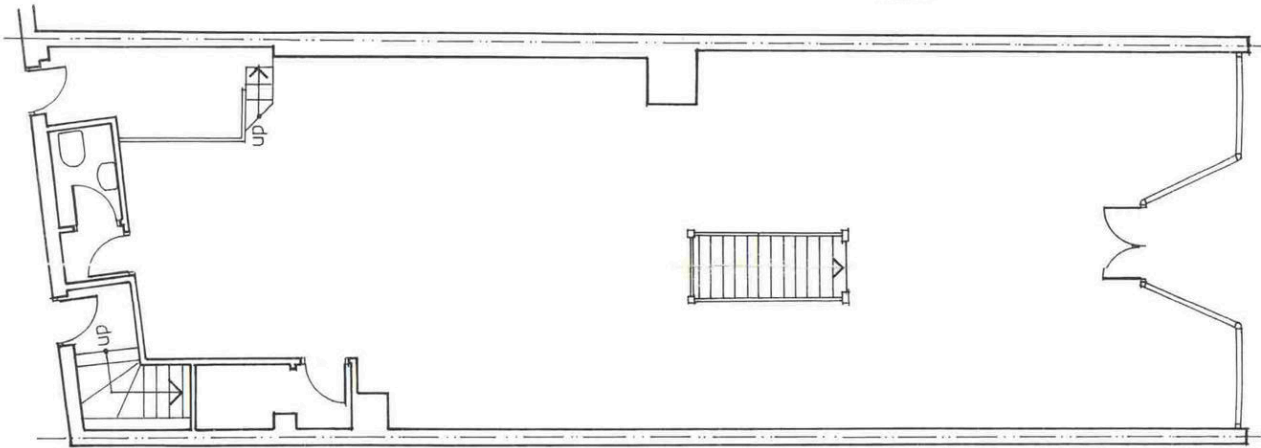
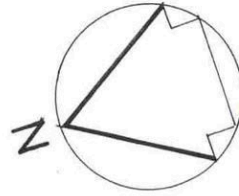
Date Application Valid: 21/07/2009



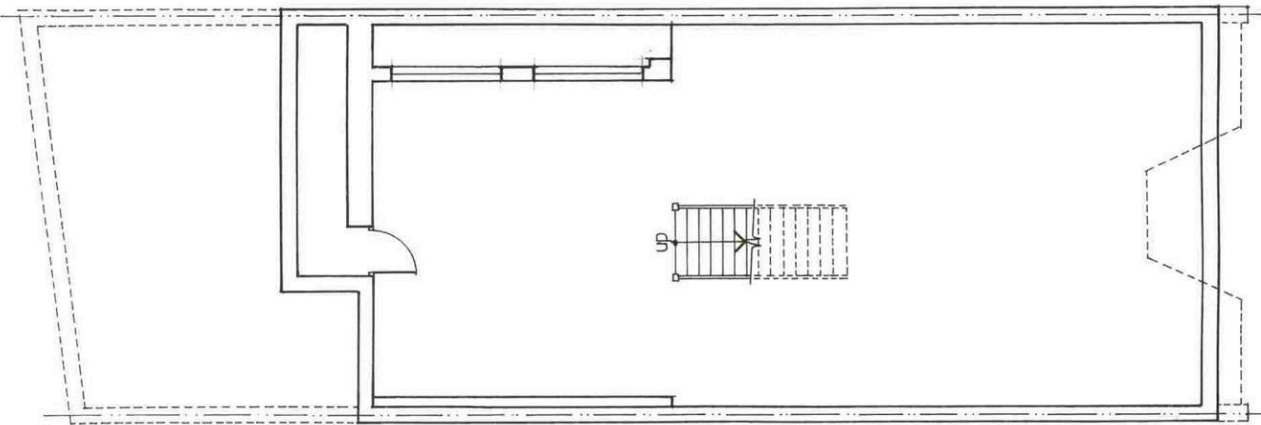
location plan 1:1250



site plan 1:500



ground



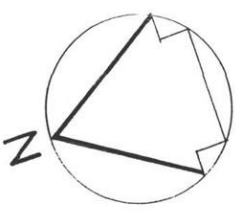
basement

existing floor plans 1:100

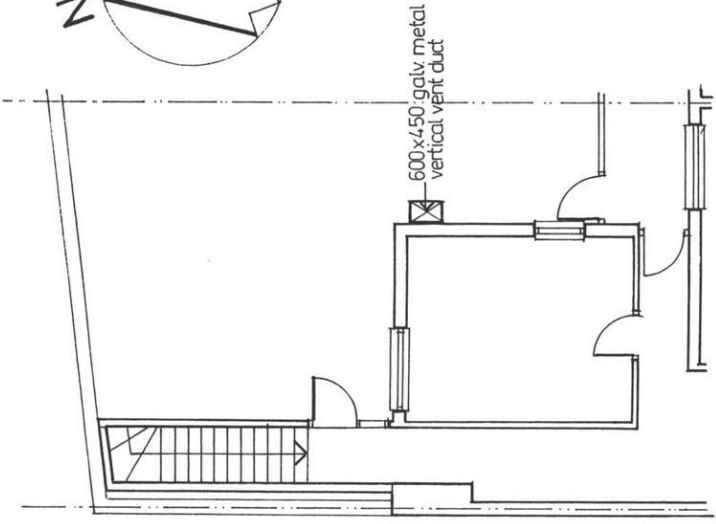
41 Green Lane, Northwood HA6 3AE

gtdunnell.020.8868.5141

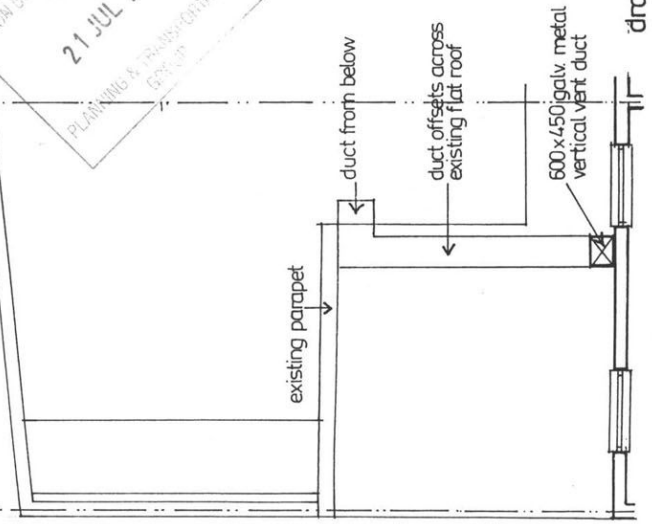
drawing no. 0901/1



LOW CARBON BUILDING
 21 JUL 2009
 PLANNING & TRANSPORTATION GROUP

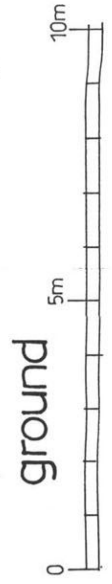
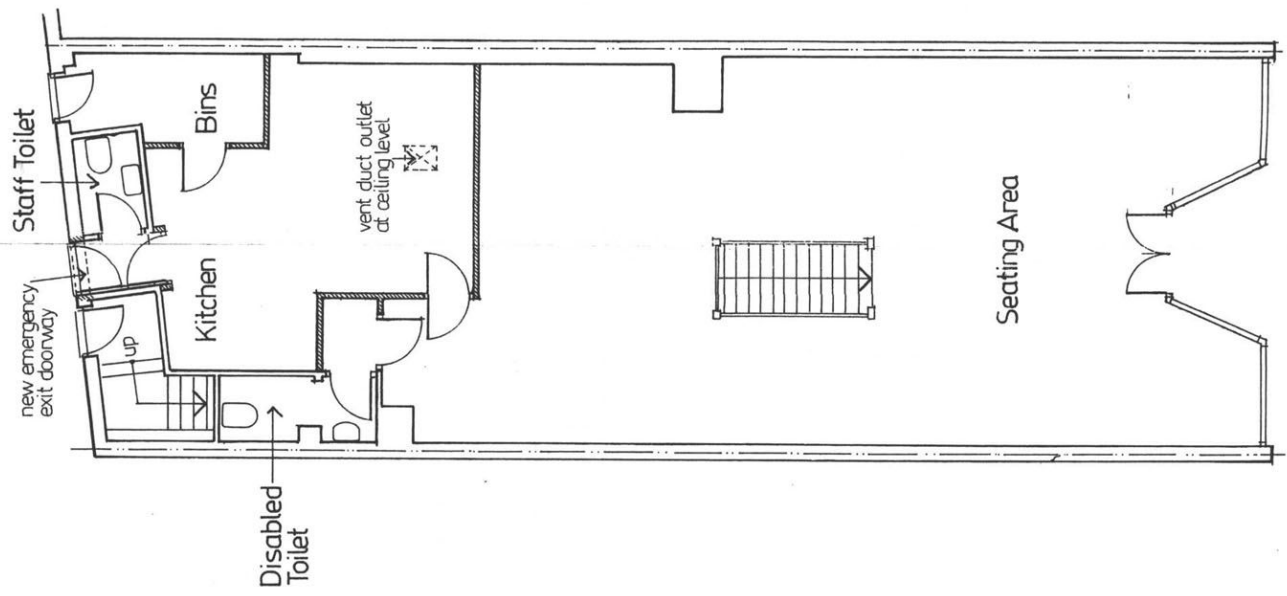


first (part)

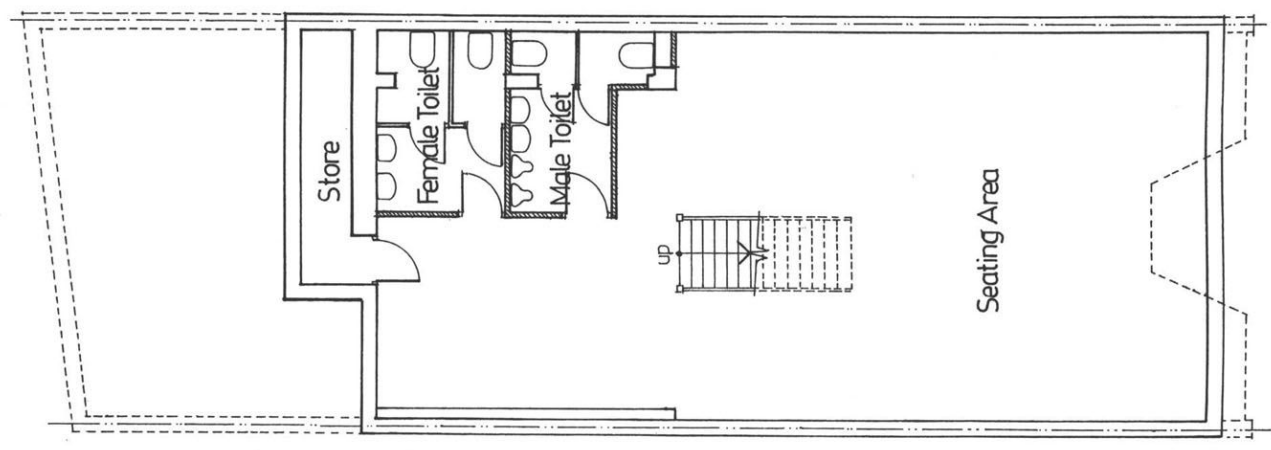


second (part)

drawing no. 0901/2



ground

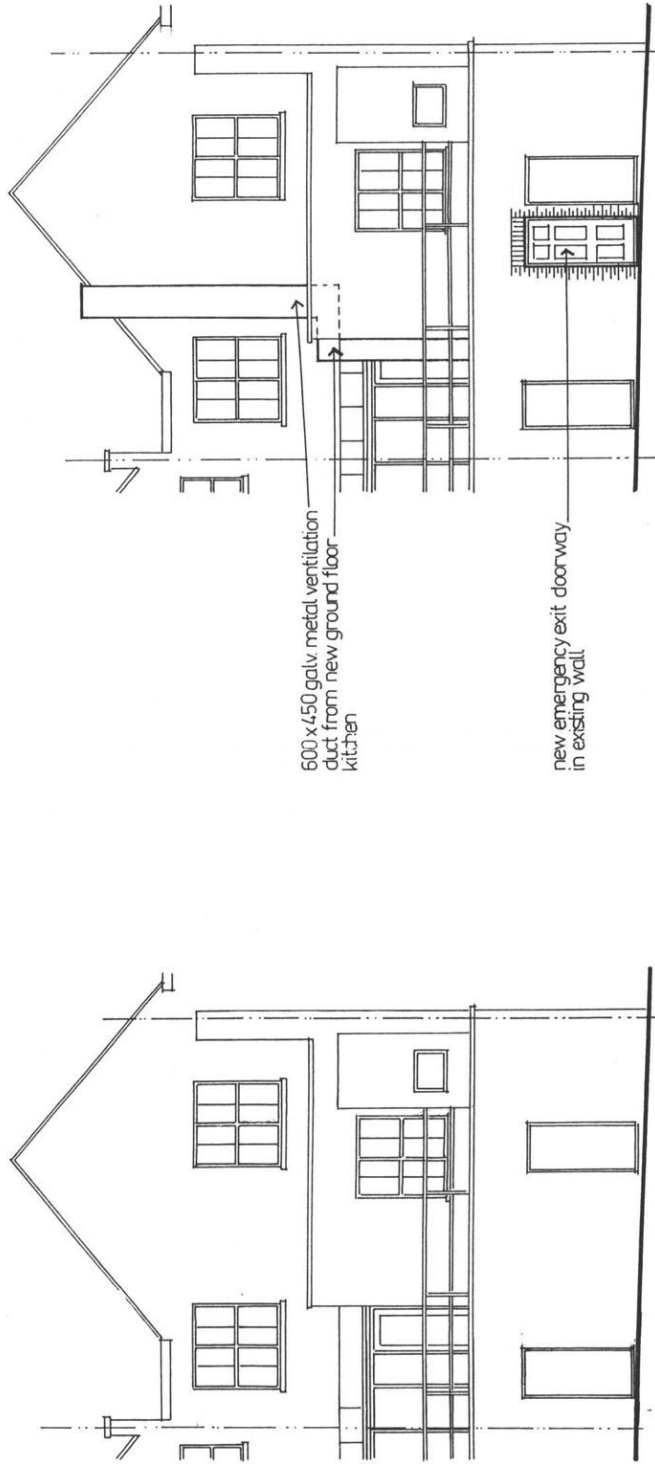


basement
 proposed floor plans 1:100
 for illustrative purposes only

gtunnell 020 8868 5141

41 Green Lane, Northwood HA6 3AE

LOW-BUDGET PLAN INCLUSION
 RECEIVED
 21 JUL 2009
 PLANNING & TRANSPORTATION
 GROUP

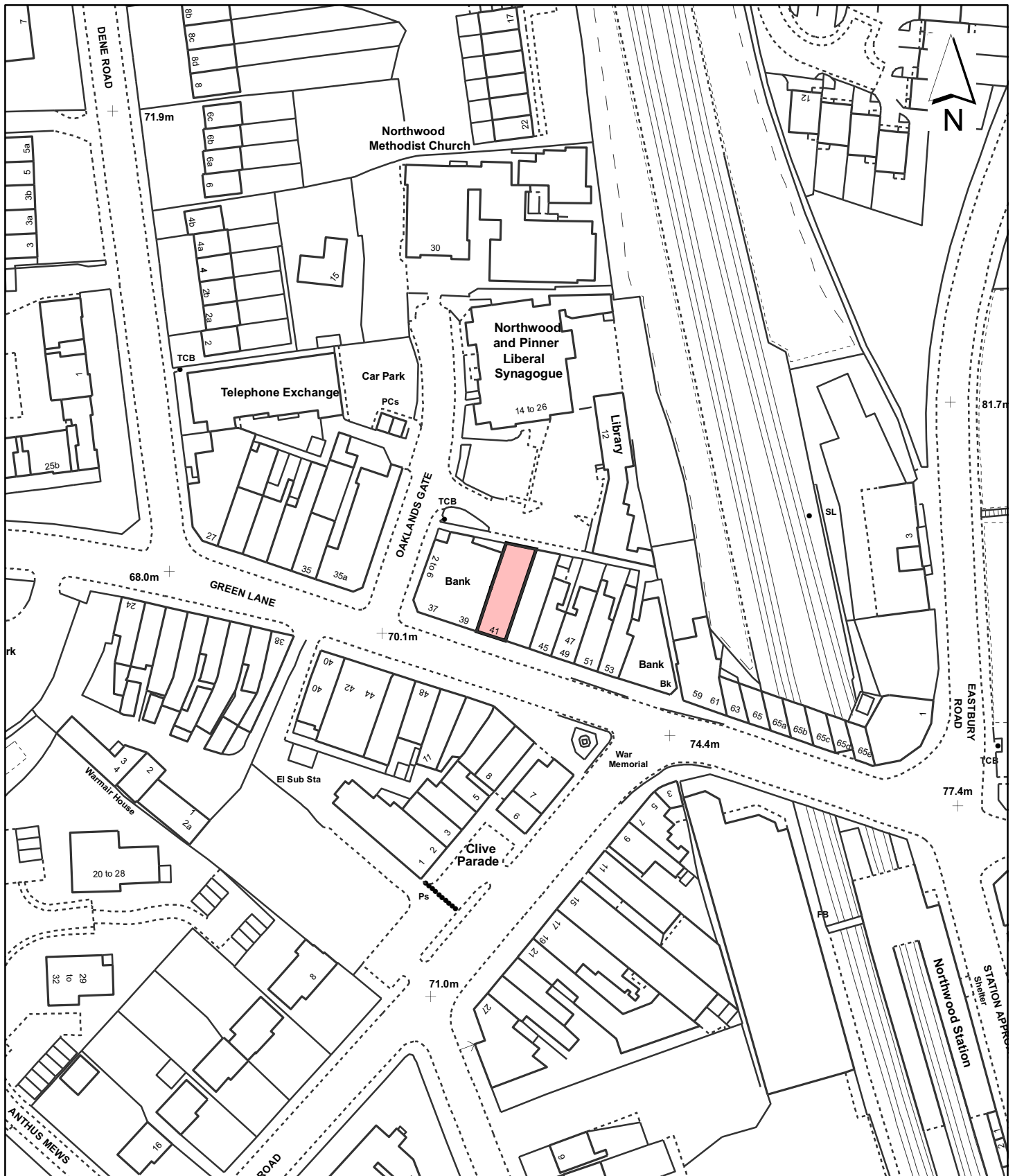


existing


proposed for illustrative purposes only



north (rear) elevation 1:100



Notes

 Site boundary

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Site Address

**41 Green Lane
Northwood**

Planning Application Ref:

12112/APP/2009/1591

Planning Committee

North Page 255

Scale

1:1,250

Date

September 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 76 HIGH STREET NORTHWOOD

Development: Erection of three storey building with ground floor community dining hall, 4 one-bedroom flats at first floor level and 4 one-bedroom flats at second floor level with associated parking (involving demolition of existing building).

LBH Ref Nos: 17829/APP/2007/2861

Date Plans Received: 06/09/2007

Date(s) of Amendment(s): 03/12/2007

Date Application Valid: 06/09/2007

05/02/2008

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unless formally assigned in writing.

REV. A. 15/12/08

S I M P L E

H I G H

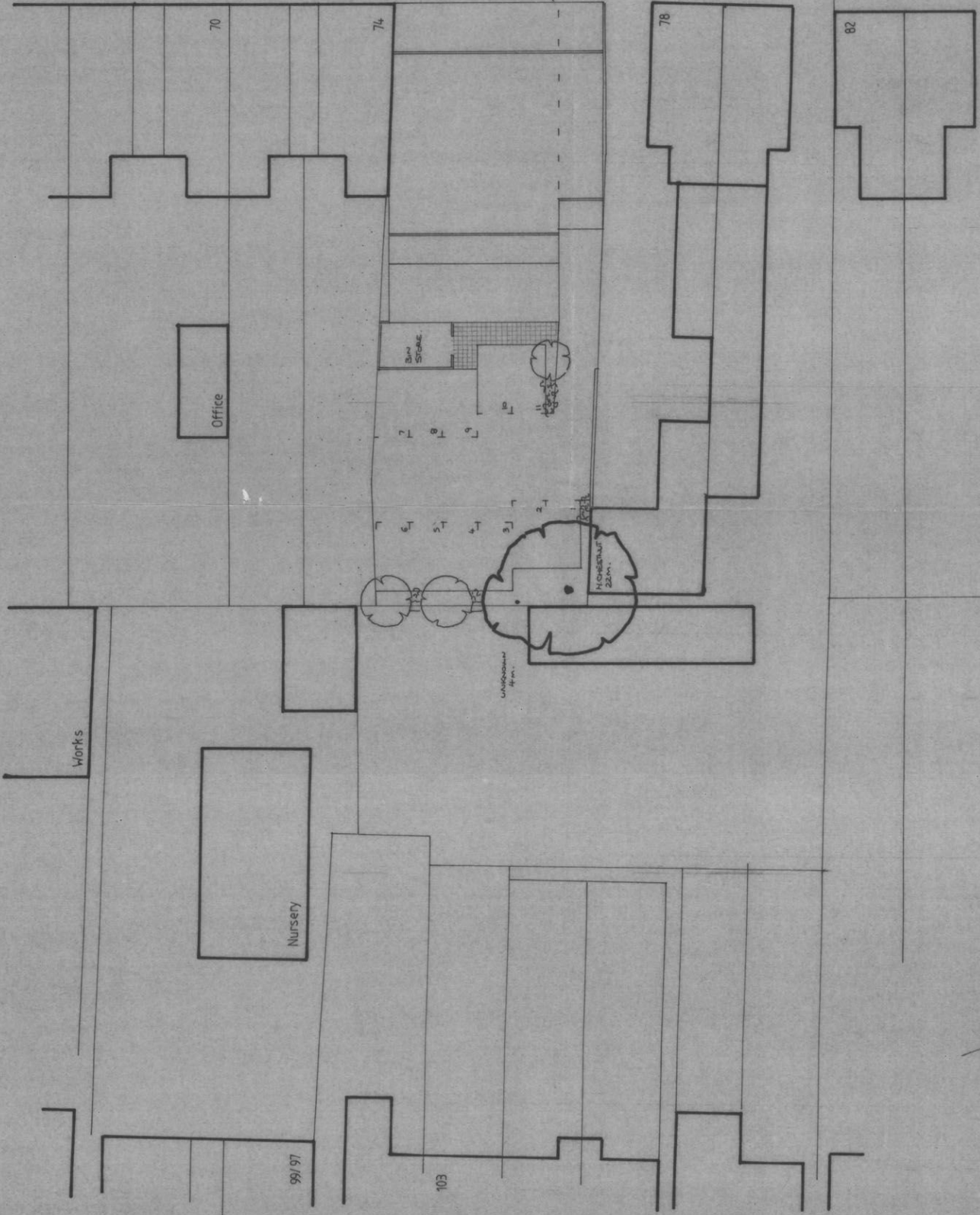
LONDON BOROUGH OF
HILLINGDON
RECEIVED
16 FEB 2009
PLANNING & COMMUN
SERVICES

AMENDED
PLAN

Drawing Number	06 / 3068 / 6	Sheet	A
Date	28 / 9 / 06	Drawn by	
Scale	1 : 200	Checked by	H

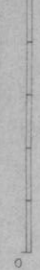
W J Macleod
ARCHITECT
The High Street, Northwood, Middlesex HA8 9JQ, London

76 HIGH STREET, NORTHWOOD.



LONDON BOROUGH OF
HARROW
RECORD ID
16 FEB 2008
PLANNING & COMMUNITY
SERVICES

AMENDED
PLAN

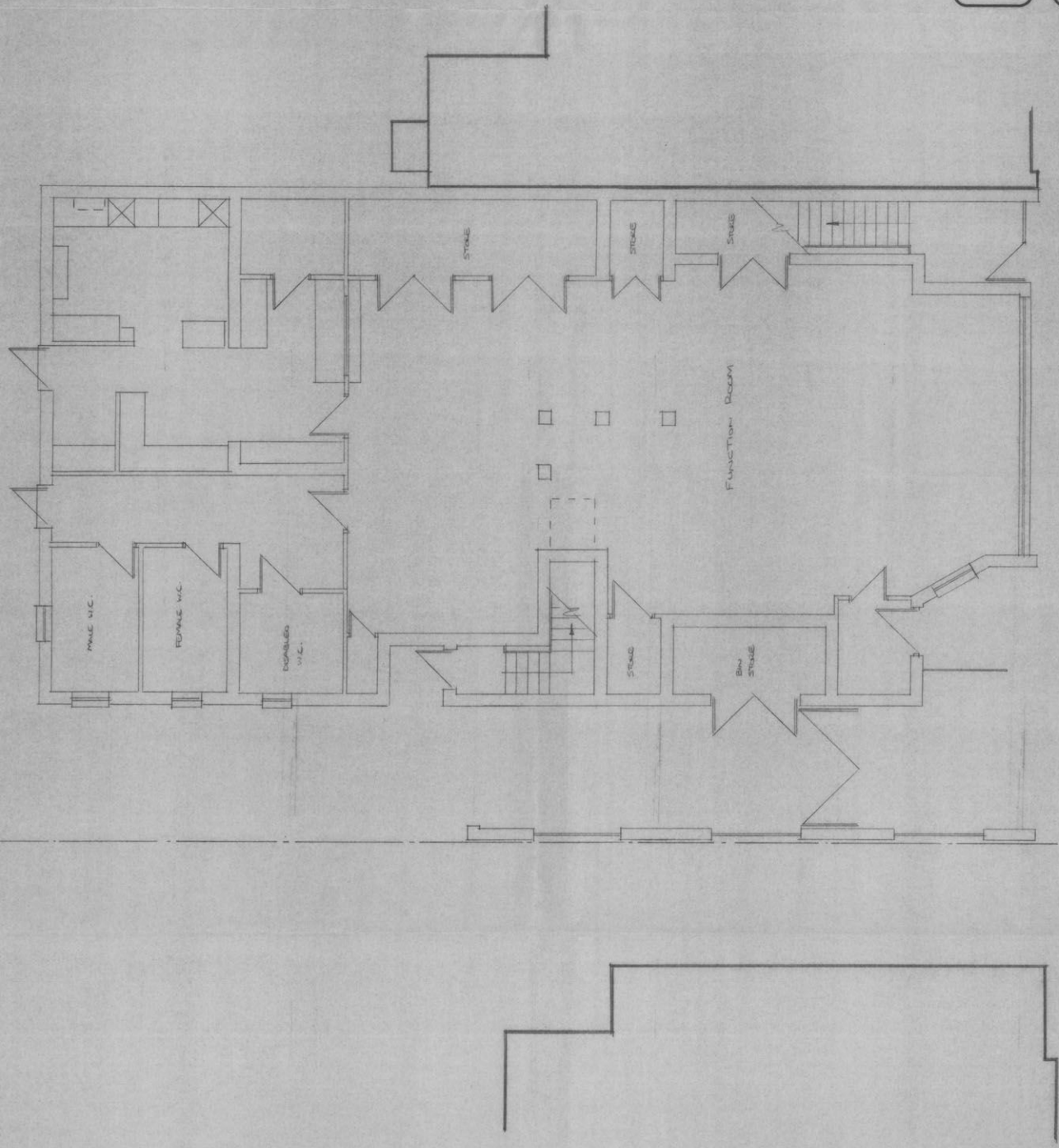


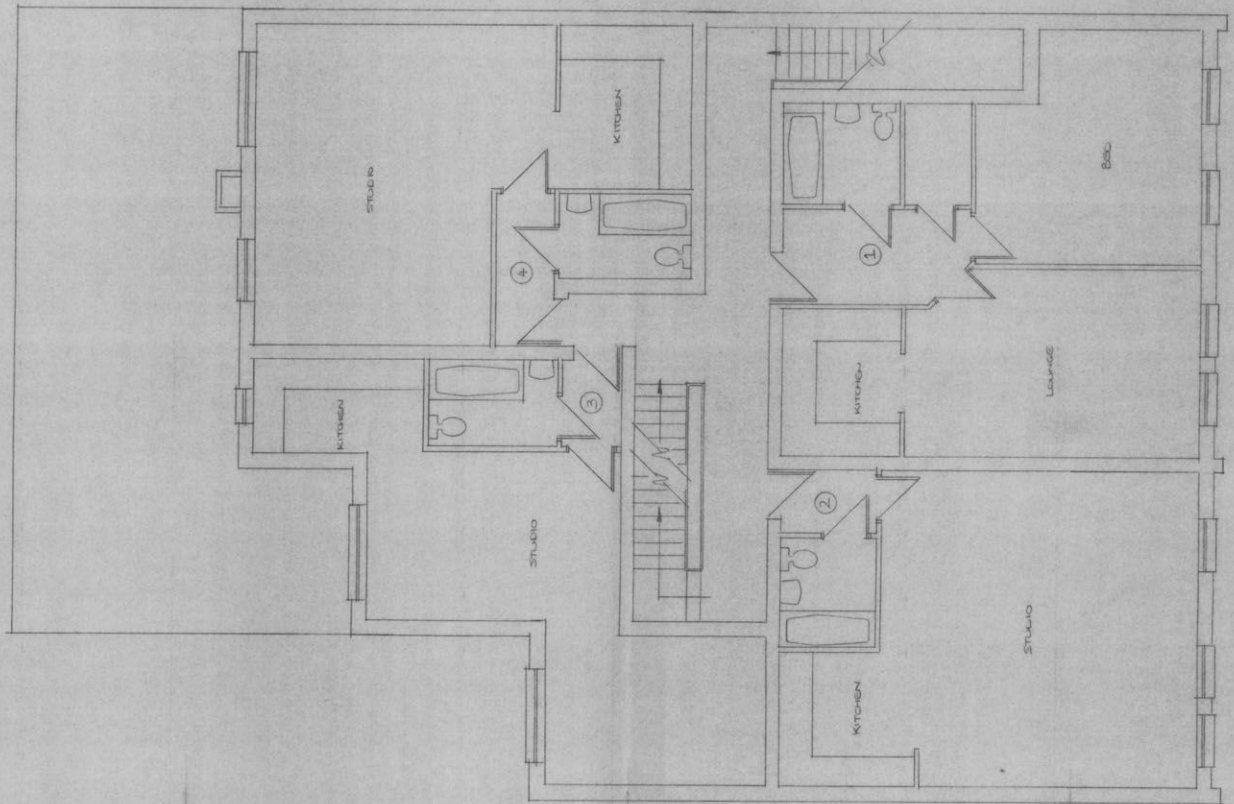
GROUND FLOOR

76 HIGH ST, NORTHWOOD.

Drawing Number	06 / 30518 / 11
Date	1 / 2 / 08
Scale	1:50
Drawn By	H
Check By	H

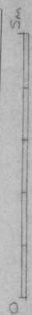
W J Macleod
ARCHITECT
200 High Street, Northwood, Middlesex, HA8 7PU, UK
Tel: 01895 831100





LONDON BOROUGH OF
HILLINGDON
RECEIVED
16 FEB 2008
PLANNING & COMMUNITY
SERVICES

AMENDED
PLAN



FIRST FLOOR

76 HIGH ST., NORTHWOOD.

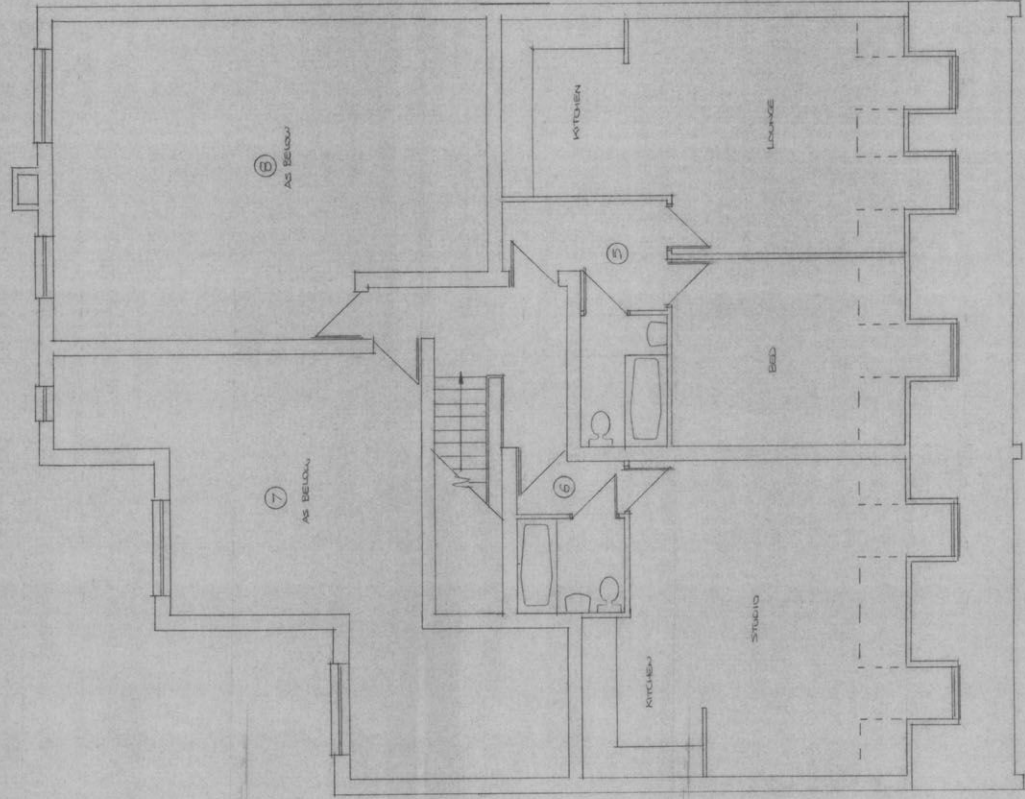
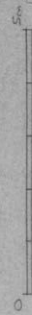
W J Macleod
ARCHITECT

20 High Street, Northwood, Middlesex HA8 9JQ, phone 01895 80000

Checked By:	OK / SJS/S / JZ
Drawn By:	OK / JZ / SJ
Scale:	1:50
Sheet:	H

LONDON BOROUGH OF
HARROGATE
RECEIVED
16 FEB 2008
PLANNING & COMMUNITY
SERVICES

AMENDED
PLAN

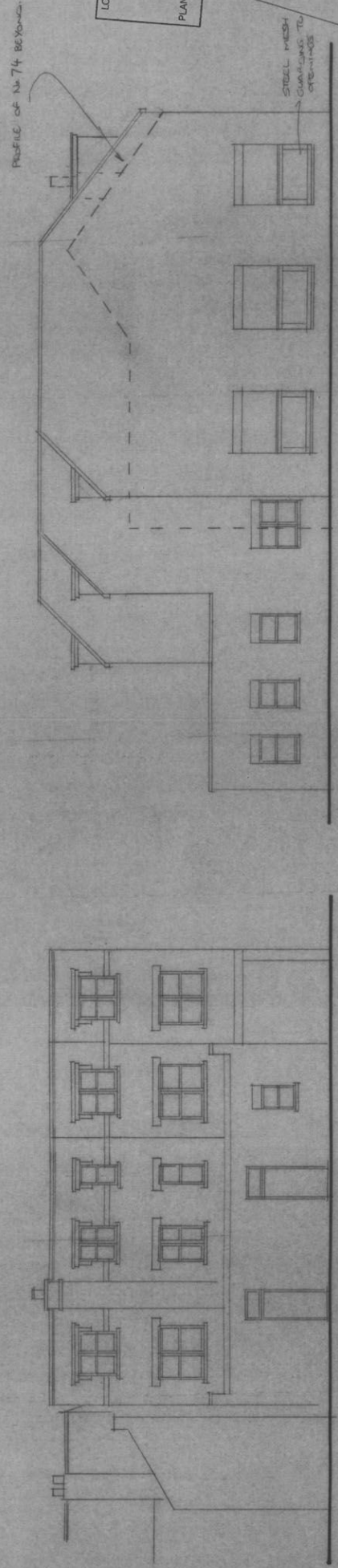
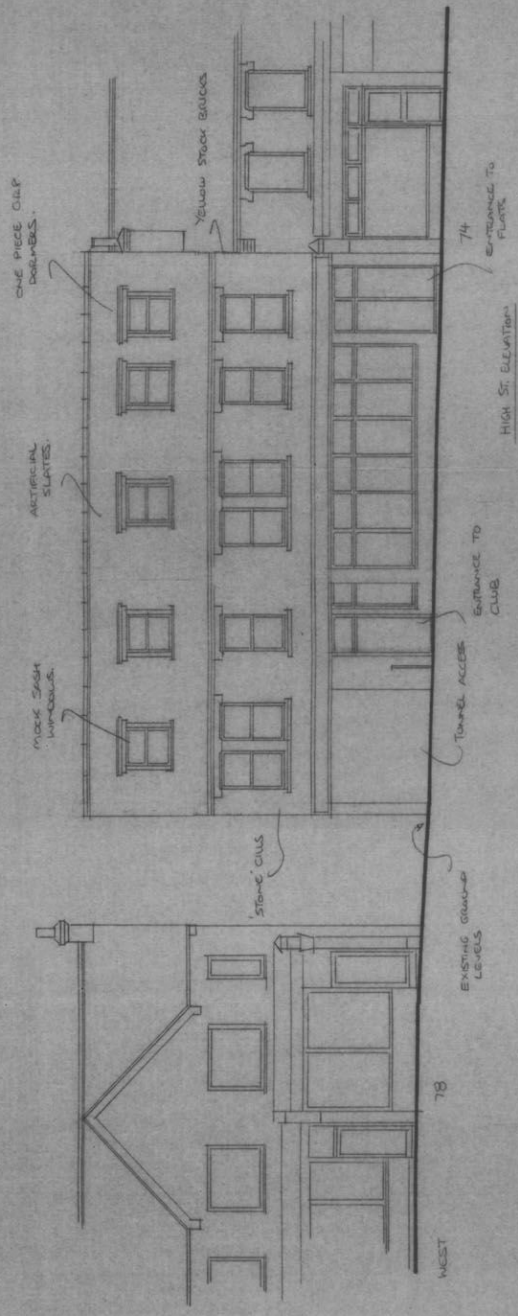


SECOND FLOOR

76 HIGH ST, NORTHWOOD.

Project Number	25/05/08/13
Drawn By	9/2/08
Date	1.5.08
Drawn By	H

W J Macleod
ARCHITECT
115, High Street, Northwood, Middlesex HA8 9JQ



LONDON BOROUGH OF HILLINGDON RECEIVED
 16 FEB 2009
 PLANNING & COMMUNITY SERVICES

AMENDED PLAN

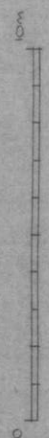
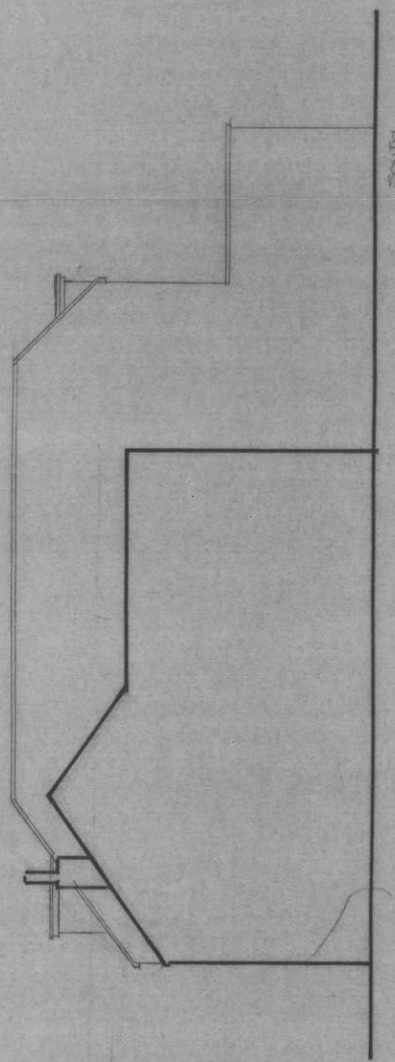
B. PROPOSED LEASING, 2012/13
 A. ROOF PROFILE ADJUSTED
 23/11/07 MMH

Project No.	08/2006/110
Date	18/11/07
Scale	1:100
Drawn by	MMH
Checked by	MMH

W J Macleod
 ARCHITECT
 76 High Street, Northwood, Middlesex, HA8 7NH, UK
 Tel: 01895 831111 Fax: 01895 831112

76 HIGH ST., NORTHWOOD.





76 HIGH ST, NORTHWOOD

W J Macleod
ARCHITECT
The High Street, Northwood, Middlesex, HA8 7JH

B. DRAWINGS FORWARDED 26/10/08
A. PLAN FORWARDED 27/11/07

Drawn	Checked	Date
WJ	WJ	28/1/06
WJ	WJ	1/1/06

AMENDED
PLAN

LONDON BOROUGH OF
HILLINGDON
RECEIVED
16 FEB 2009
PLANNING & COMMUNITY
SERVICES

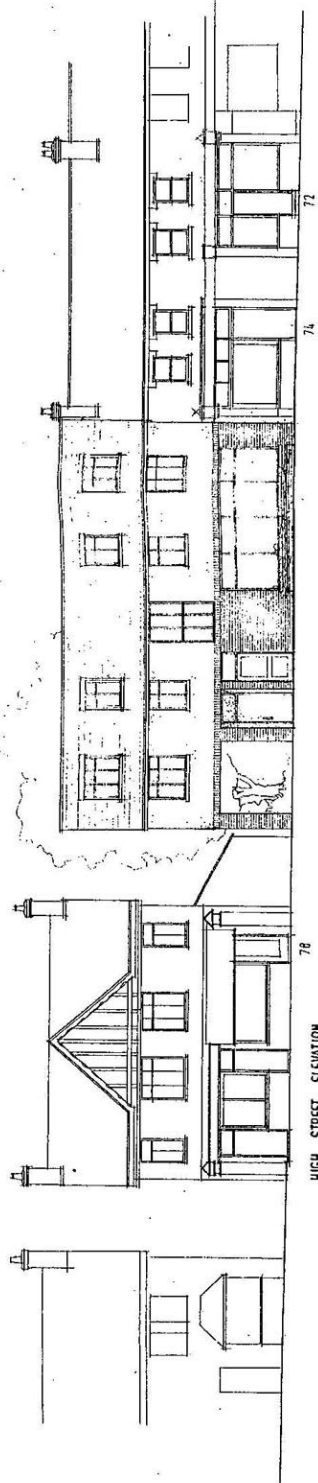
MATERIALS

ROOF: NATURAL GREY SLATE WITH RED CLAY RIDGE TILES
 WALLS: LOWER WALLS RED BRICK, UPPER WALLS CARAN PAINTED RENDER.

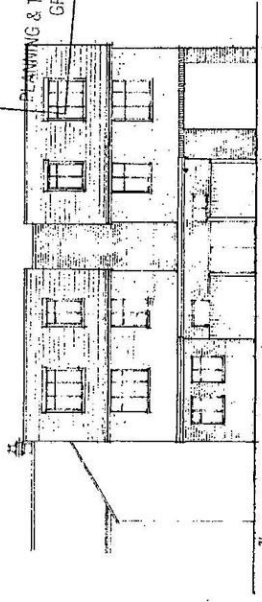
AMENDED PLAN

LOW BORCH OF HILLINGDON RECEIVED
 - 5 FEB 2008

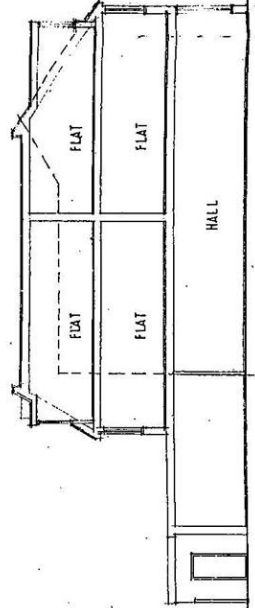
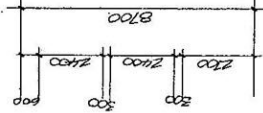
PLANNING & TRANSPORTATION GROUP



HIGH STREET ELEVATION



REAR ELEVATION



SECTION

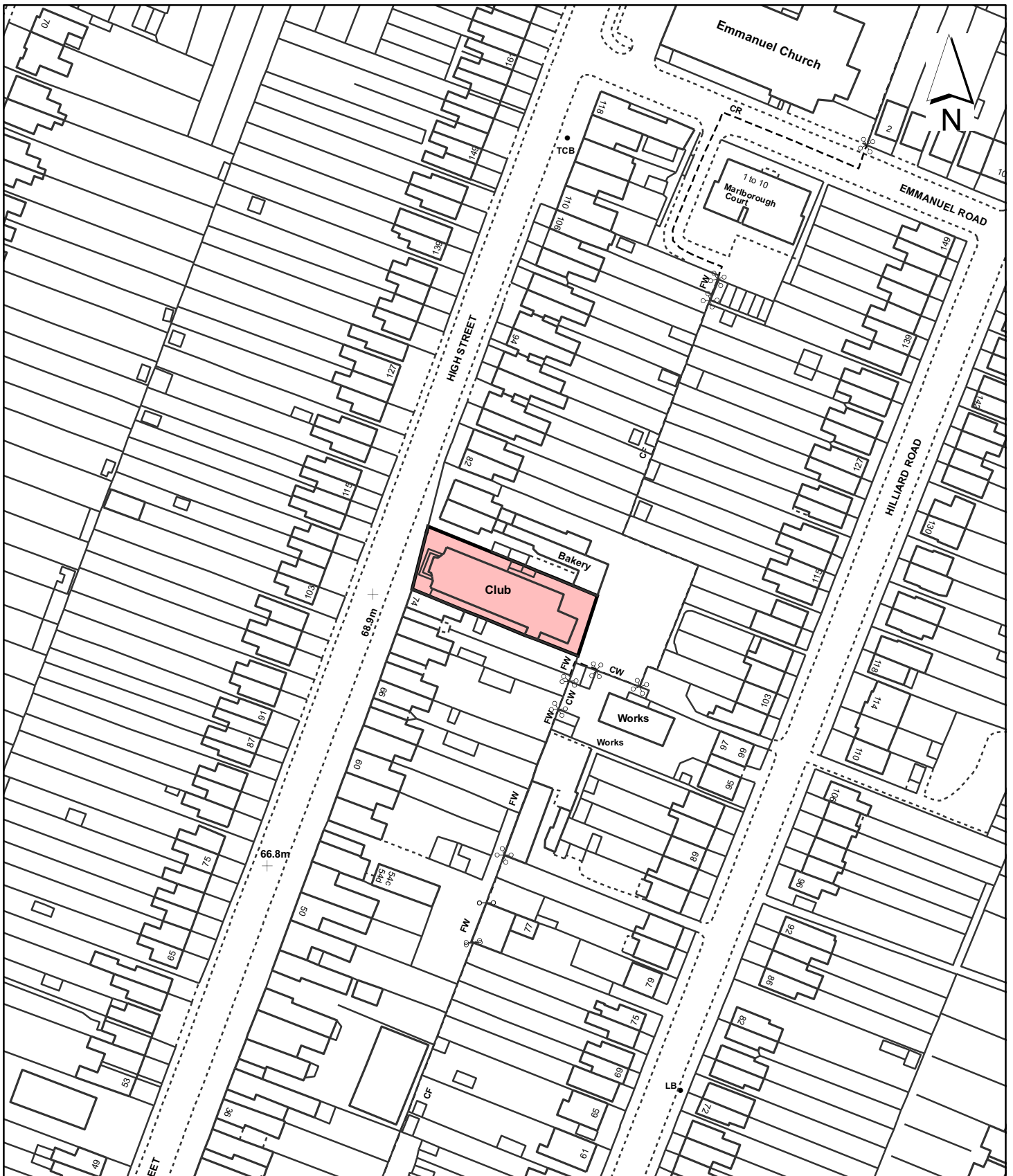
AS PER ELEVATION DATE 02.02.08
 AMENDMENTS DATE REV.
 COPYRIGHT RESERVED
 ALL CALLED DIMENSIONS MUST BE VERIFIED ON SITE

JOB	NORTHWOOD HALL REDEVELOPMENT HIGH STREET NORTHWOOD
CLIENT	THE FASSMIDGE TRUST
DRAWING	SECTION AND ELEVATION


DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, BARLINGTON ROAD,
 HILLINGDON, MIDDLESEX O1895-3745

SCALE	1:100	DRAWING No.	REV.
DATE	NOV. 02.		
DRAWN	TVZ		

4136-11 A



Notes

 Site boundary

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Site Address

**76 High Street
Northwood**

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

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

Planning Application Ref:
17829/APP/2007/2861

Scale
1:1,250

Planning Committee
North Page 264

Date
October 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 43 SALISBURY ROAD EASTCOTE PINNER

Development: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services).

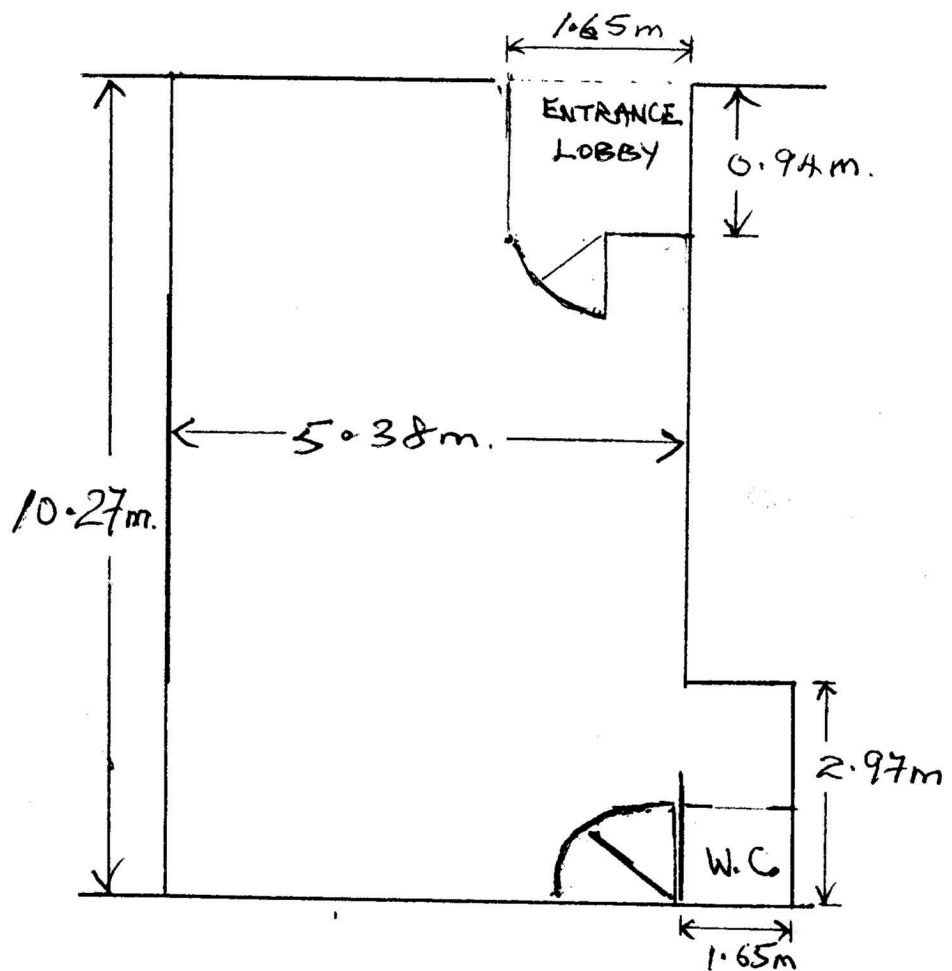
LBH Ref Nos: 33427/APP/2009/1680

Date Plans Received: 30/07/2009 **Date(s) of Amendment(s):**

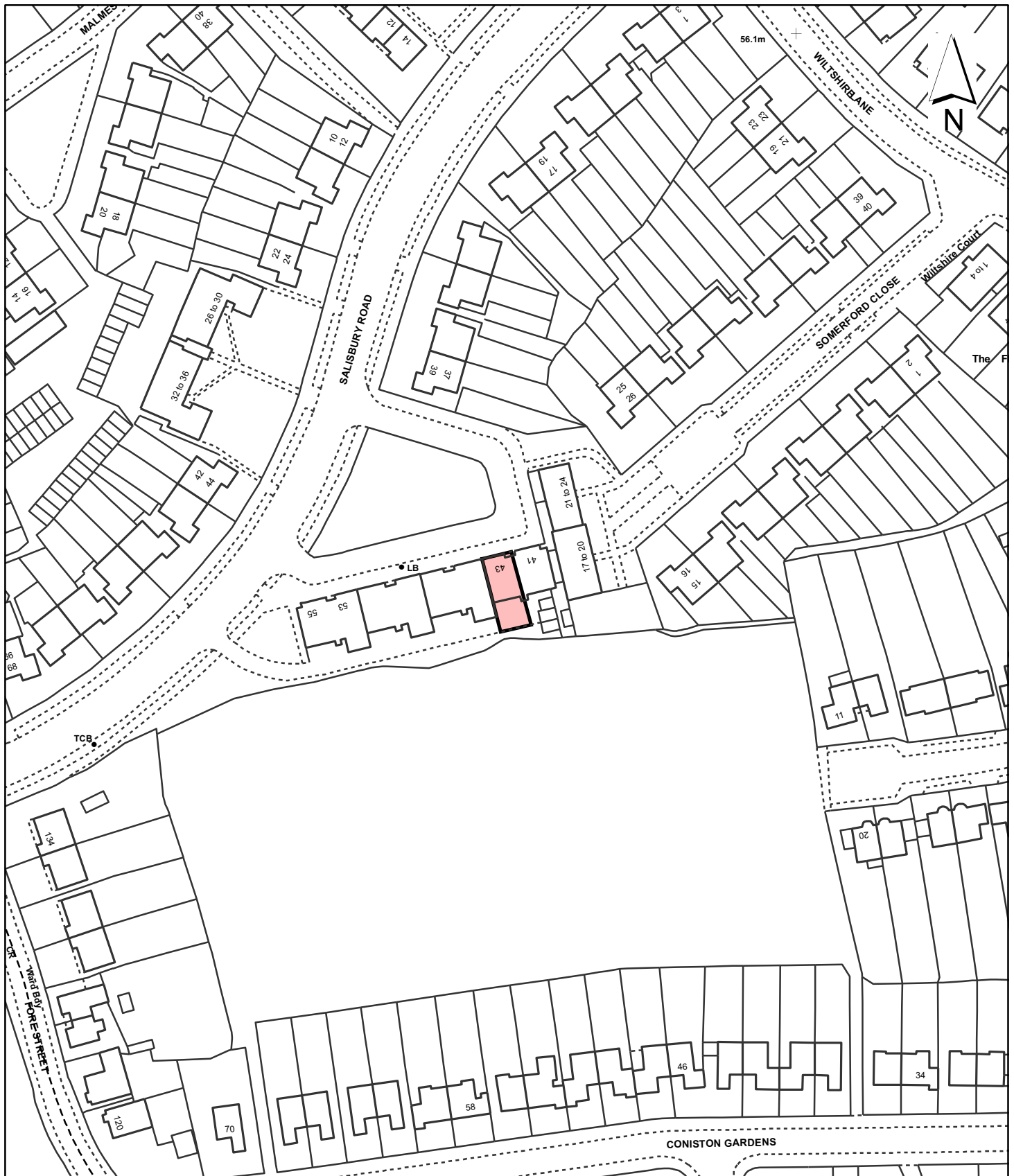
Date Application Valid: 26/08/2009

No. 43, SALISBURY ROAD, EASTCOTE.


FRONT.



REAR
OPEN YARD



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Site Address	
43 Salisbury Road Eastcote	
Planning Application Ref:	Scale
33427/APP/2009/1680	1:1,250
Planning Committee	Date
North Page 267	October 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 LONG DRIVE RUISLIP

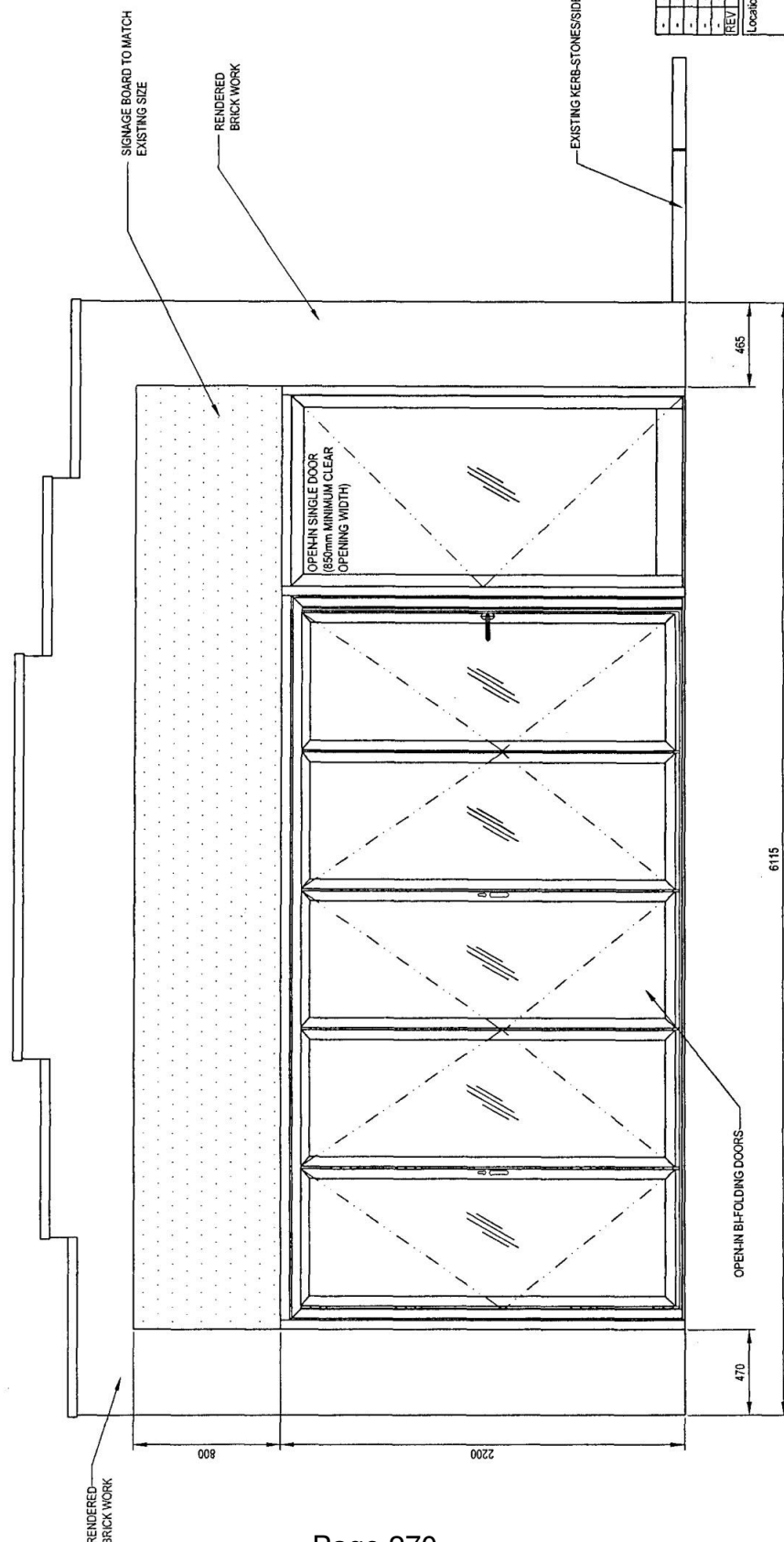
Development: Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall

LBH Ref Nos: 40940/APP/2009/1752

Date Plans Received: 07/08/2009

Date(s) of Amendment(s):

Date Application Valid: 08/09/2009



REV	DATE	REVISION	INT
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Location
1 LONG DRIVE, STATION APPROACH,
SOUTH RUISLIP, H44 0HN

Title
PROPOSED SHOP FRONT
EXTERNAL ELEVATION

Client
MR. R. JOHAL

Dwn DBP
Date 06/08/09
Chkd -
Scale 1:25@A3

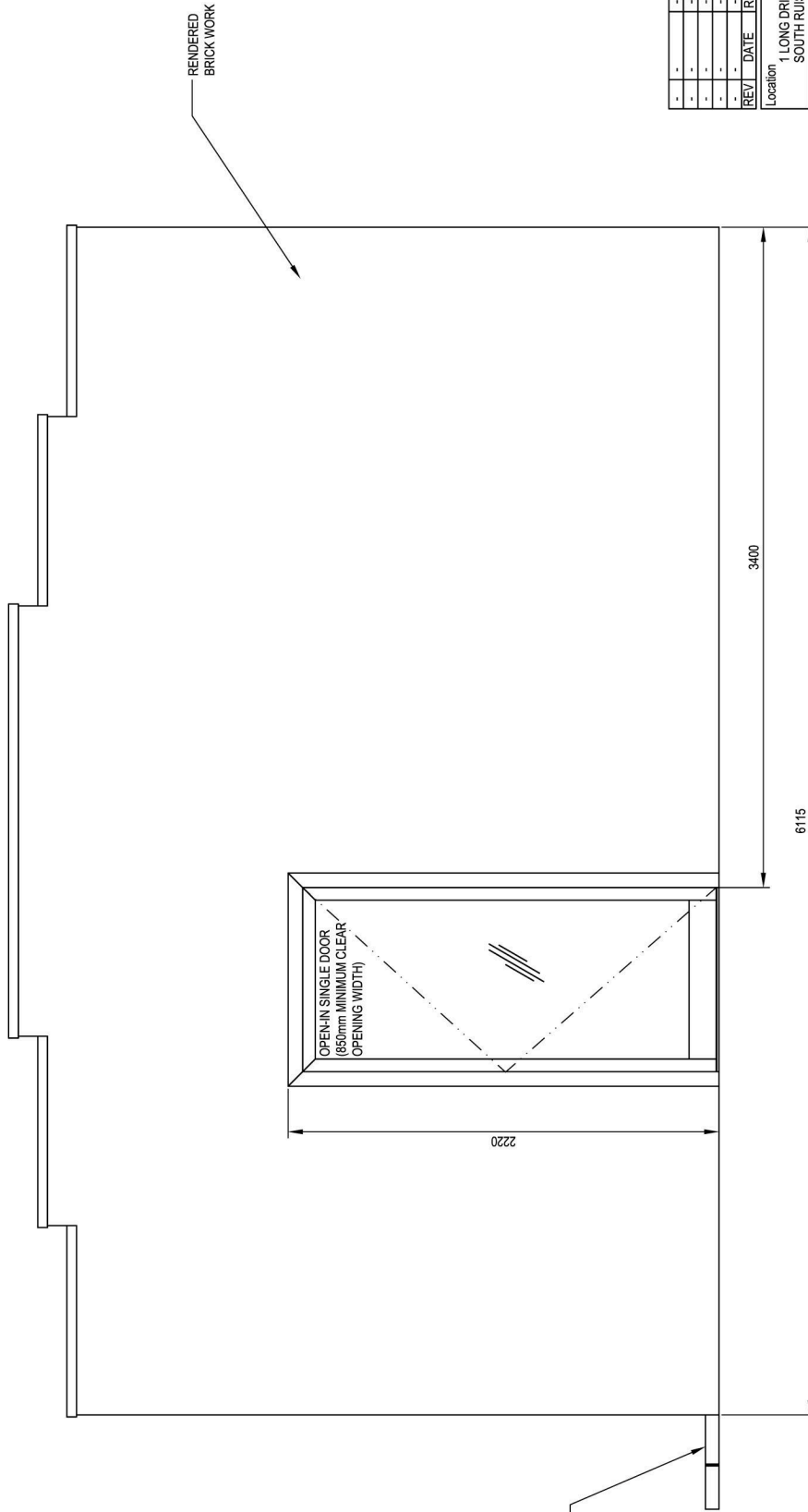
Orig No
PJ-0002-E-001
Rev -

Reason for Issue
APPROVAL

NOTE:
FOR PLAN VIEW REFER TO
DRAWING PJ-0002-P-001

PROPOSED SHOP FRONT EXTERNAL ELEVATION

Do not scale - Work to figured dimensions - If in doubt 'ask'



REV	DATE	REVISION	INT
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Location
 1 LONG DRIVE, STATION APPROACH,
 SOUTH RUISLIP, HA4 0HN

Title
 PROPOSED SHOP BACK
 EXTERNAL ELEVATION

Client
 MR. R. JOHAL

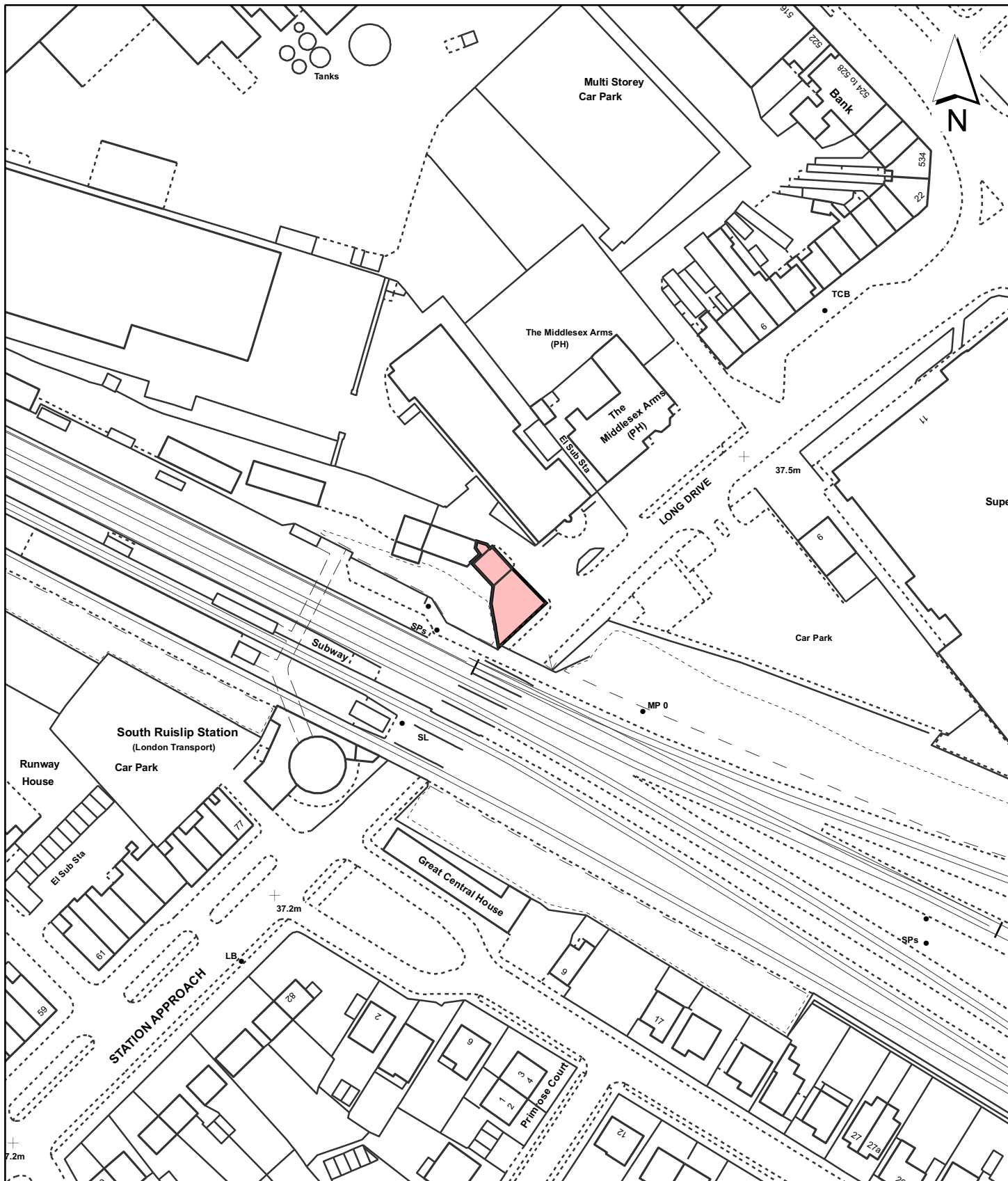
Dwn DBP
 Date 25/09/09
 Checkd -
 Scale 1:25@A3

Dwg No
 PJ-0002-E-002
 Rev -


Reason for Issue
 APPROVAL

NOTE:
 FOR PLAN VIEW REFER TO
 DRAWING PJ-0002-P-001

PROPOSED SHOP BACK EXTERNAL ELEVATION



Notes

 Site boundary

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Site Address	
1 Long Drive Ruislip	
Planning Application Ref: 40940/APP/2009/1752	Scale 1:1,250
Planning Committee North Page 272	Date October 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 PRIORS FARM WEST END ROAD RUISLIP

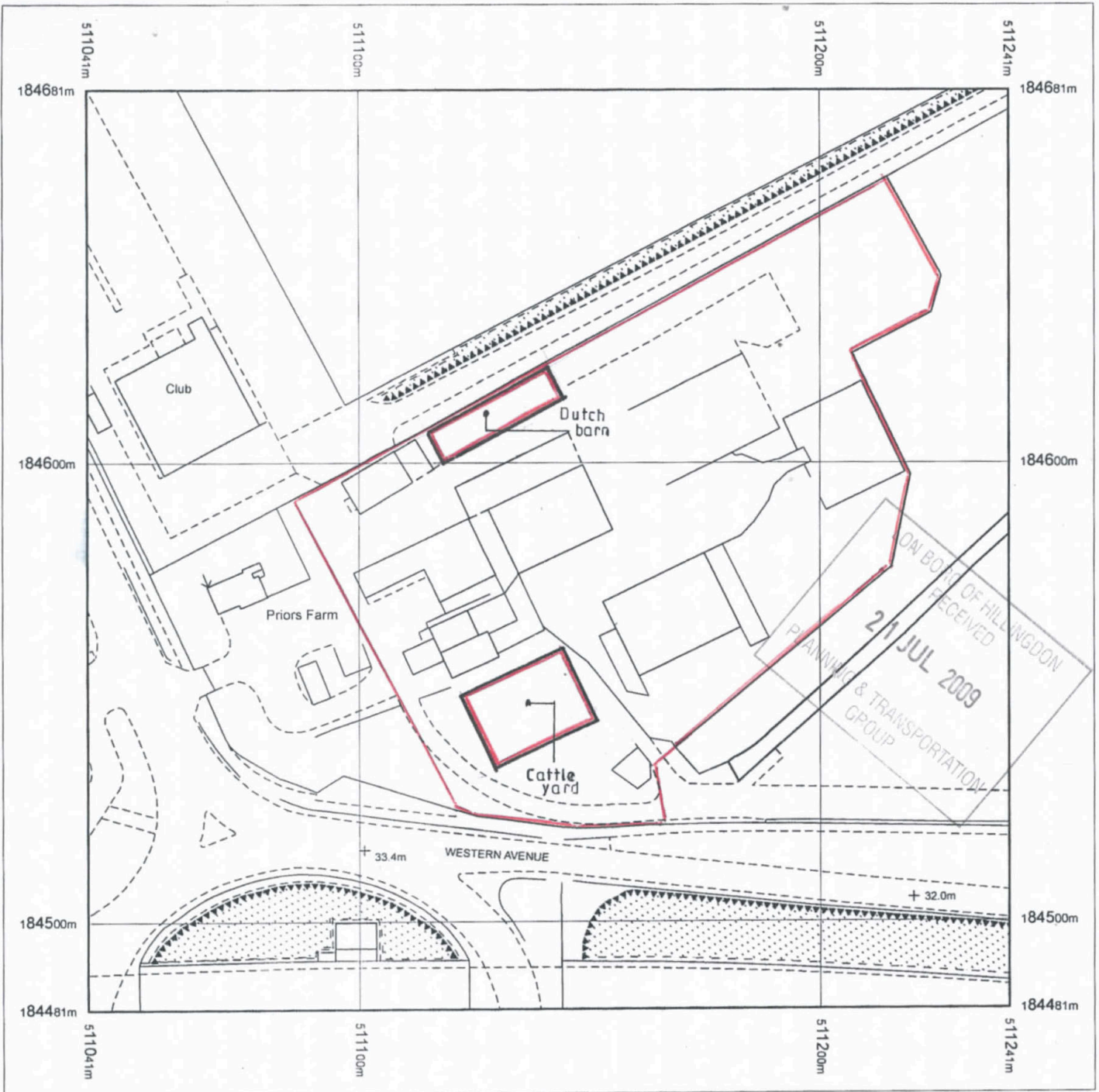
Development: Dutch Barn and Cattle Yard to site.

LBH Ref Nos: 14699/APP/2009/1599

Date Plans Received: 21/07/2009

Date(s) of Amendment(s):

Date Application Valid: 11/09/2009



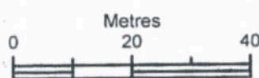
Produced 18.06.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009.

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The representation of features as lines is no evidence of a property boundary.



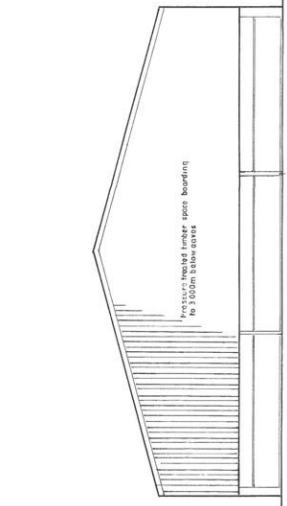
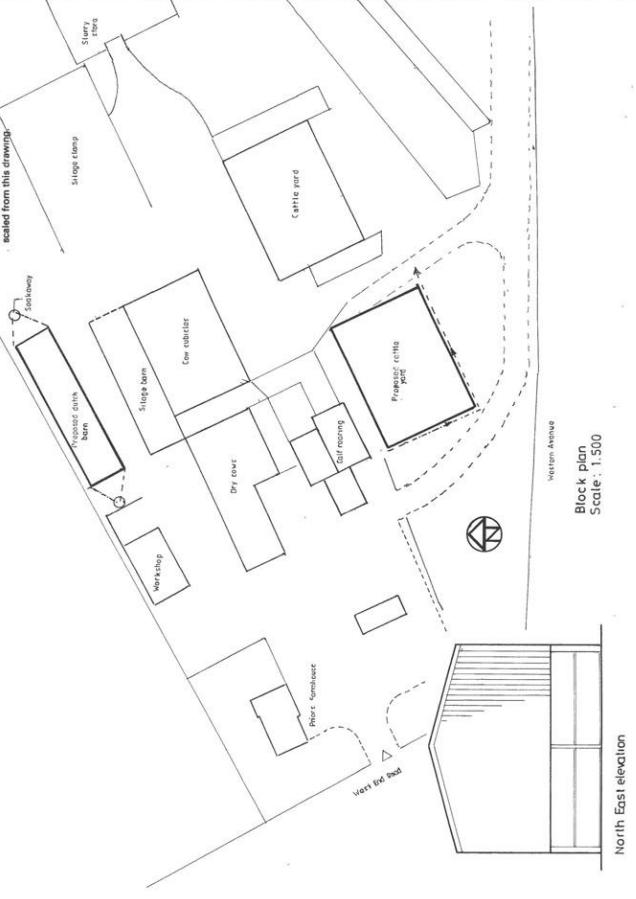
Scale 1:1250

Supplied by: **Centremaps@Aworth**
 Serial number: 00698600
 Centre coordinates: 511141 184581

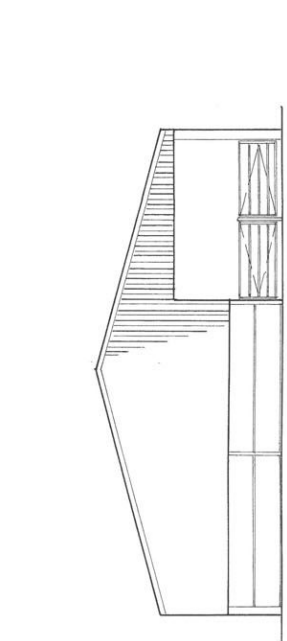
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Proposed dutch barn & cattle yard
Priors Farm, West End Road, SOUTH RUISLIP, Middx HA4. 6QX
Drq. No. 2303/2. Date: 6.7.2009.

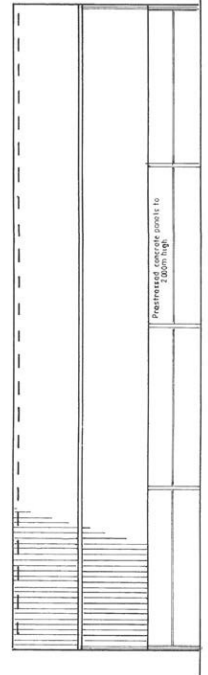
NOTES:
 1. All dimensions must be checked on site and not scaled from this drawing.



South West elevation



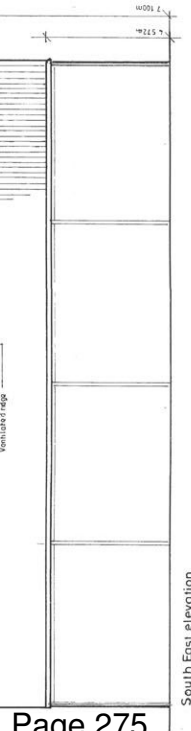
North East elevation



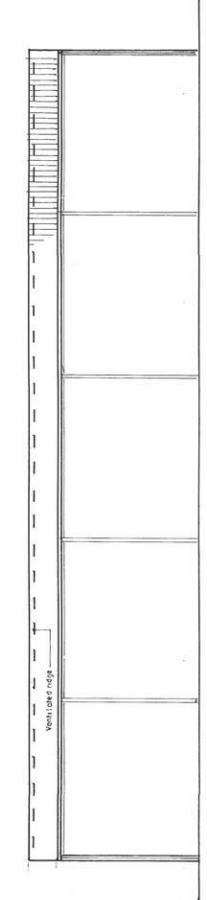
North West elevation

South West elevation

North East elevation



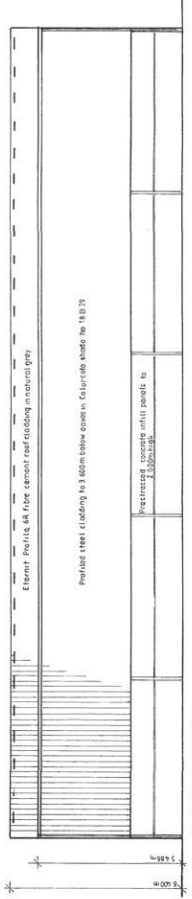
South East elevation



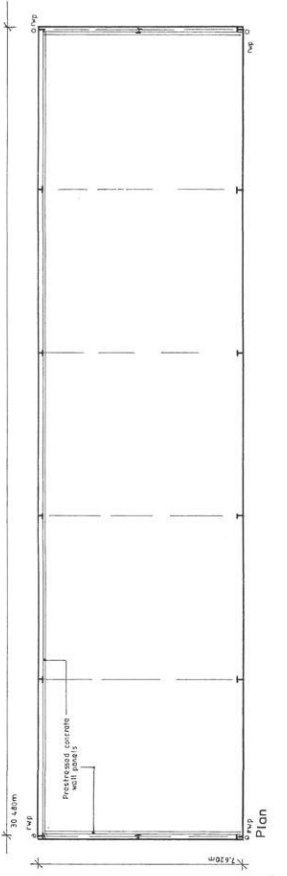
South East elevation



Plan



North West elevation



Plan

A	Date	Revisions

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Client
 K Pauker, Procs Farm, West End Road,
 South Ruislip, Middx

Job Title
 Proposed dutch barn & cattle yard

21 JUL 2009

ABBOTTSMITH
 ARCHITECTURAL & INTERIOR CONSULTANTS
 ARCHITECTURAL & INTERIOR CONSULTANTS
 113 Bishopsgate, West, Upper, Centre, LONDON, E1C 2NE
 Tel: 020 7553 2514 Fax: 020 7553 4272
 E: info@abbottsmith.com W: www.abbottsmith.com

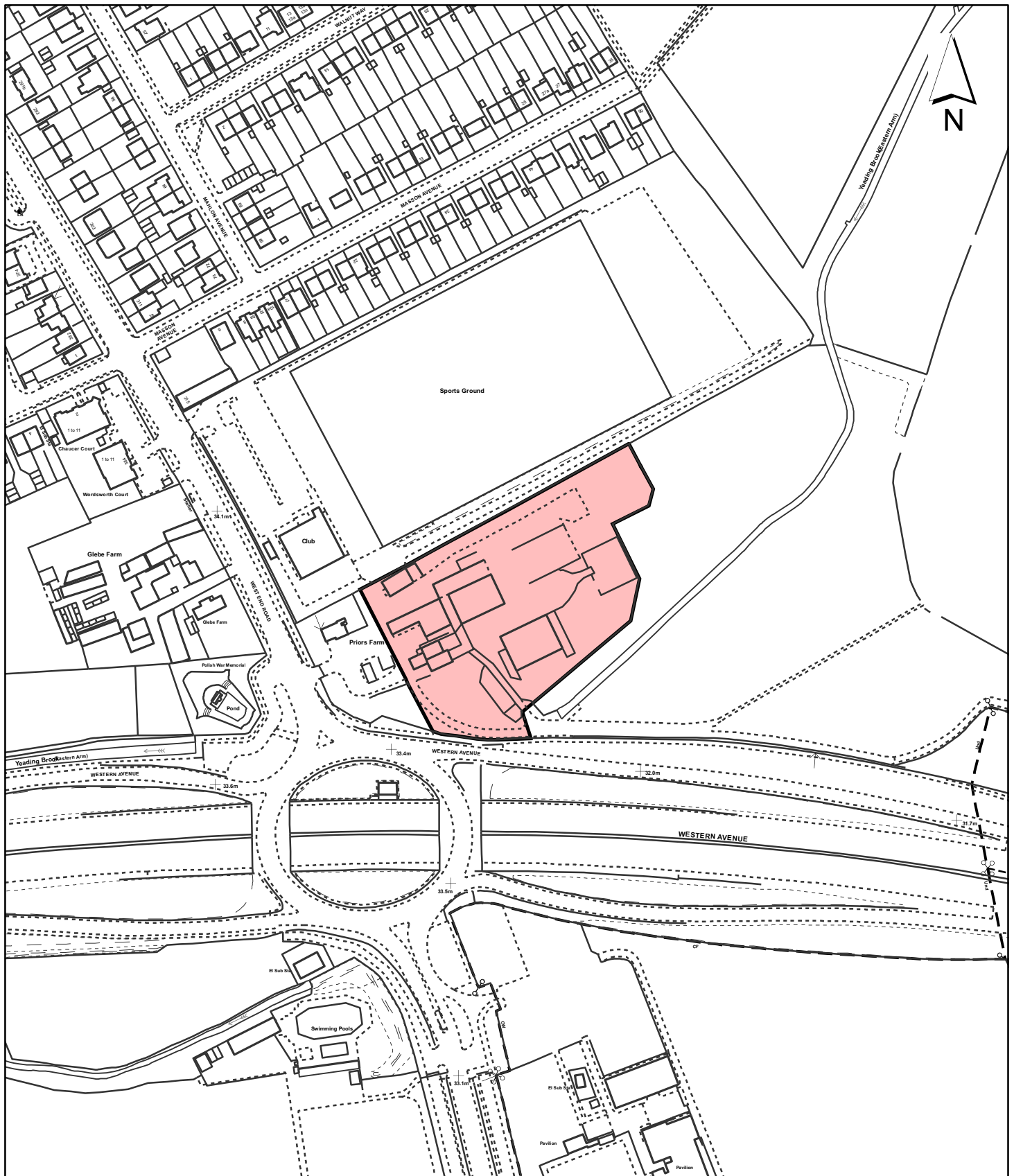
Scale
 1:100 - 1:500

Date
 5.7.2009


Drawn by
 J. Wood

Rev.
 2303/1

94 x 84mm AT



Notes

 Site boundary

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Site Address

**Priors Farm
West End Road
Ruislip**

Planning Application Ref:
14699/APP/2009/1599

Planning Committee
North Page 276

Scale
1:2,500

Date
October 2009

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

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



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